DELINQUENT TAX SALE - BROWN COUNTY APPRAISAL DISTRICT, BROWN COUNTY, TEXAS
December 1, 2026 at **10:00 AM**
Brown County Courthouse Steps, 200 S Broadway St, Brownwood, Texas 76801

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid driver's license or identification card **issued by a state agency or the United States government**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Brown County Appraisal District.** Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Constable's Deed which is **WITHOUT WARRANTY**, express or implied. Title to property is **NOT** guaranteed. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT.**
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property, property appraised as agricultural land and mineral interests. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Section. 33.51, Texas Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation, and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.

If you have any questions, you may contact our office in Brownwood at (325) 643-2560.

PROPERTIES TO BE SOLD ON DECEMBER 1, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T-6205	Brown County Appraisal District v CP 31 (TX) LLC, et al	Lot 1, Block A, C P Homes Addition, City of Brownwood, Brown County, TexAs (Volume 5, Pages 241 and 242, Plat Records, Brown County, Texas), 4415 Highway 377 S, Brownwood, Texas 76801 Account #20045038 Judgment Through Tax Year: 2025 **Approximate Address:** 4415 Highway 377 S	$12,175.29
2	T-6733	Brown Count Co	WITHDRAWN Lot 73, Oak Ridge Estates, Phase 1, a subdivision in Brown l oad **Approximate Address:** 191 County Road 600	$7,333.89
3	T-6764	Brown County Appraisal District v Louis Evans Walker III, et al	A 26 foot by 42 foot, more or less, tract of land out of Block 16, and sometimes shown on maps as 16B of Brownwood Proper, City of Brownwood, Brown County, Texas (Volume 1294, Page 316 of the Real Property Records of Brown County, Texas), 406 S Broadway St, Brownwood, Texas 76801-8204 Account #51519 Judgment Through Tax Year: 2025 **Approximate Address:** 406 S Broadway St	$14,272.07
4	T-6821	Brown County Appraisal District v Brandy Lee Mason	Being 9.39 acres, more or less, out of the South one-half (S/2) of Section 40 of the HT & B RR Co. Survey, Abstract 2037, Brown County, Texas (Volume 1007, Page 224 of the Real Property Records, Brown County, Texas), 9200 County Road 149, Brownwood, Texas 76801-8478 Account #38234 Judgment Through Tax Year: 2025 **Approximate Address:** 9200 County Road 149	$7,580.07
5	T-6825	Brown County Appraisal District v Rance Day, et al	1.20 acres, more or less, situated in the E.L. Betts Survey, Abstract 70, and the James Kenney Survey, Abstract 579, Brown County, Texas (Volume 50, Page 848, and Volume 73, Page 477, of the Official Public Records, Brown County, Texas), CR 105, Brownwood, Texas 76801 Account #26193 Judgment Through Tax Year: 2025 **Approximate Address:** CR 105	$4,915.10
6	T-6828	Brown County Appraisal District v Annie Lee Lawrence, et al	0.24 acres, more or less, out of the Mary Miller Survey 181, Abstract 637, Brown County, Texas (Volume 254, Page 339, and Volume 522, Page 499, of the Deed Records, Brown County, Texas), FM 586 E, Brownwood, Texas 76801 Account #26909 Judgment Through Tax Year: 2025 **Approximate Address:**	$2,997.34
7	T-6833	Brown County Appraisal District v Domingo Jose Trevino, et al	Part of Outlot 127, M. Huling Survey No. 51, Abstract 405, Brown County, Texas (Instrument No. 1904064 of the Official Public Records, Brown County, Texas), 2110 W Main Ave, Brownwood, Texas 76801-3949 Account #58508 Judgment Through Tax Year: 2025 **Approximate Address:** FM 586 E	$2,946.91
8	T-6838	Brown County Appraisal District v Gary Allen Heine, et al	Being all of Lot 2, Block O, Coggin Addition to the City of Brownwood, Brown County, Texas (Volume 18, Page 499, of the Official Public Records, Brown County, Texas), 1415 Durham Ave, Brownwood, Texas 76801-3617 Account #51965 Judgment Through Tax Year: 2025 **Approximate Address:** 1415 Durham Ave	$5,550.07

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
9	T-6842	Brown County Appraisal District v Pauline M. Fortner, et al	Park area, located in Monticello West Addition, also known as Stonegate Addition, Section Two, City of Brownwood, Brown County, Texas (Volume 699, Pages 253 and 256, of the Deed Records, Brown County, Texas), Good Shepherd Dr, Brownwood, Texas 76801 Account #54912 Judgment Through Tax Year: 2025 **Approximate Address:** Good Shepherd Dr	$2,393.65
10	T-6853	Brown County Appraisal District v Homer Albert Musick, et al	Lot 668, Section B, Shamrock Shores, Brown County, Texas (Volume 550, Page 369, of the Deed Records, Brown County, Texas), Ballycastle Dr, Brownwood, Texas 76801 Account #44484 Judgment Through Tax Year: 2025 **Approximate Address:** Ballycastle Dr	$2,346.13
11	T-6856	Brown County Appraisal District v Alonzo Lee Reed, Sr., et al	Lot 6, Block 2, Beaver Addition to the City of Brownwood, Brown County, Texas (Volume 268, Pages 166 and 167, of the Deed Records, Brown County, Texas), 703 Crothers St, Brownwood, Texas 76801 Account #50301 Judgment Through Tax Year: 2025 **Approximate Address:** 703 Crothers St	$2,911.78
12	T-6858	Brown County Appraisal District v Harley Christopher Ashley	4.443 acres, more or less, out of the Richard Highsmith Survey No. 15, Abstract 401, Brown County, Texas (Volume 92, Page 465, of the Official Public Records, Brown County, Texas), 3050 CR 315 Account #21625 Judgment Through Tax Year: 2025 **Approximate Address:** 3050 CR 315	$4,561.45
13	T-6868	Brown County Appraisal District v Andrea Renea Mendoza, et al	Lot 18, Block 3, Bluff View Estates, First Addition to the Town of Brownwood, Brown County, Texas (Volume 1233, Page 356, of the Real Property Records, Brown County, Texas), 1019 La Monte Dr, Brownwood, Texas 76801-1909 Account #50390 Judgment Through Tax Year: 2025 **Approximate Address:** 1019 La Monte Dr	$4,044.11
14	T-6879	Brown County Appraisal District v Karen Baker	Lots 1024 and 1025, Section B, Shamrock Shores Subdivision, Lake Brownwood, Brown County, Texas (Instrument No. 1806173 (Tract III) of the Official Public Records, Brown County, Texas), 7040 Killarney Dr, Brownwood, Texas 76801-0047 Account #44721 Judgment Through Tax Year: 2025 **Approximate Address:** 7040 Killarney Dr	$3,618.84