DELINQUENT TAX SALE - THE COUNTY OF MILAM, TEXAS, THE CITY OF CAMERON, TEXAS AND ROCKDALE INDEPENDENT SCHOOL DISTRICT, MILAM COUNTY, TEXAS
December 1, 2026 at **10:00 AM**

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 Milam County.** 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 Sheriff'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.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located. Purchasers may have to pay for these liens.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the Milam County Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer (Section 34.015, Texas Tax Code).

If you have any questions, you may contact our office in Waco at (254) 756-7755.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER_____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ _____CITY: _____ZIP:_____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER:_____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON DECEMBER 1, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	CV42162	The County of Milam, Texas v Ana Duran	Lots 5-7, Block 1, Terral Heights Addition No. 2, City of Cameron, Milam County, Texas (Volume 1277, Page 57 of the Deed Records, Milam County, Texas), 211 E 18 1/2 St, Cameron, Texas 76520-1854 Account #14483 Judgment Through Tax Year: 2024	$11,900
2	CV42681	The County of Milam, Texas v Janet Staub, et al	Lots 6, 7 and 8 of Block 15 of the Revised Praesel Subdivision, Milam County, Texas (Volume 1191, Page 793 of the Official Records, Milam County, Texas), 450 Praesel Dr., Rockdale Account #12416 Judgment Through Tax Year: 2024	$2,800
3	CV42549	The County of Milam, Texas v Dorsey-Keatts Funeral Home, Inc.	0.59 acre tract of land, more or less, out of the W.W. Lewis Survey, Abstract #30 and being a part of Block 7, Subdivision A, Henderson and Arnold Addition, an unrecorded addition, City of Cameron, Milam County, Texas (Volume 1164, Page 898 of the Official Records, Milam County, Texas), 714 W 10th St, Cameron, Texas 76520-1526 Account #12659 Judgment Through Tax Year: 2025	$22,000
4	CV40458	The County of Milam, Texas v Cecil Kenneth Gifford AKA Cecil Gifford	1.24 Acres, more or less, out of the B.W. Holtzclaw Survey, Abstract No. 187, Milam County, Texas (Volume 1111, Page 214, SAVE & EXCEPT that property more particularly described in Volume 1122, Page 72 of the Deed Records, Milam County, Texas), 5533 N FM 487, Rockdale, Texas 76567-6024 Account #60562 Judgment Through Tax Year: 2025	$10,600
5	CV41727	The County of Milam, Texas v George W. Clifton, Jr.	South Part of Block 15, Tom Peoples Tract out of the W.W. Lewis Survey, City of Cameron, Milam County, Texas (Volume 411, Page 248 of the Deed Records, Milam County, Texas), 607 N Scott, Cameron76520 Account #25903 Judgment Through Tax Year: 2025	$2,400
6	CV42845	The County of Milam, Texas v Jose Rivera Reyes, Jr., et al	0.796 Acre of land, more or less, out of the Jose Leal Survey, Abstract #29, Milam County, Texas (Volume 1137, Page 600 of the Official Records, Milam County, Texas), 241 County Road 232 Loop, Rockdale Account #17382 Judgment Through Tax Year: 2025	$17,400
7	CV43335	Rockdale Independent School District v Myron Lynn Brandstetter, et al	1.70 Acres, more or less, Juan Jose Acosta Survey, Abstract 10, Milam County, Texas (Volume 353, Page 48, Deed Records, Milam County, Texas) Account #22437 Judgment Through Tax Year: 2025	$5,600
8	CV43305	The City of Cameron, Texas v River Rats Centex, LLC, et al	1.254 acres, more or less, William W. Lewis Survey, Abstract 30, Being Lots 34-37, Sunset Terrace Addition, City of Cameron, Milam County, Texas (Document Number 2022-1841 of the Official Records, Milam County, Texas) Account #20529846 Judgment Through Tax Year: 2025	$15,500
9	CV43307	Rockdale Independent School District v Aaron Garcia	3.50 acres more or less, Jackson Hall Survey, Abstract 189, Milam County, Texas (Tract one of Document Number 2023-4859, of the Official Records, Milam County, Texas), 16048 N FM 487, Thorndale, Texas 76577 Account #20534215 Judgment Through Tax Year: 2025	$3,500