

**DELINQUENT TAX SALE
BREWSTER COUNTY, TEXAS**

**March 1, 2016 at 10:00 AM
Courthouse Steps in Alpine, Texas**

GENERAL INFORMATION REGARDING THE TAX SALE

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.
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with a **cashier's check** payable to **MVBA, Trustee**, within two hours of the conclusion of the tax sale. 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.
3. The amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher, and sums less than the given figure cannot be accepted. 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. A policy of title insurance may be difficult to obtain.
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 and property appraised as agricultural land. 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 (Sec. 33.51 Tax Code). The deed recording fee charged by the County Clerk will be collected at the tax sale.
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.

If you have any questions, please contact our office in Round Rock at (512) 323-3200.

TAX SALE
BREWSTER COUNTY
March 1, 2016 at 10:00 AM

PROPERTIES TO BE SOLD ON MARCH 1, 2016:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER/ PURCHASER	AMOUNT:
1	2012-12-B10110-A-TAX	The County of Brewster, Texas v Herman A. Acosta	Lot 10, Block 10, Carpenter Addition, 2nd Filing, to the City of Alpine, Brewster County, Texas (Volume 212, Page 410 of the Official Public Records, Brewster County, Texas), 300 E. John West Road, Alpine, Texas 79830-2032 Account #000000010300 Judgment Through Tax Year: 2014	\$12,000.00		
2	2012-12-B10110-A-TAX	The County of Brewster, Texas v Herman A. Acosta	Lot 4, Block 12, Carpenter Addition, 3rd Filing, to the City of Alpine, Brewster County, Texas (Volume 263, Page 632 of the Official Public Records SAVE AND EXCEPT that property described in Volume 281, Page 580 and SAVE and EXCEPT that property described in Volume 284, Page 753 of the Official Public Records, Brewster County, Texas) Account #000000030298 Judgment Through Tax Year: 2014	\$800.00		
3	2012-12-B10110-A-TAX	The County of Brewster, Texas v Herman A. Acosta	Lot 5, Block 12, Carpenter Addition, 3rd Filing, to the City of Alpine, Brewster County, Texas (Volume 263, Page 632 of the Official Public Records SAVE AND EXCEPT that property described in Volume 281, Page 580 and SAVE and EXCEPT that property described in Volume 284, Page 753 of the Official Public Records, Brewster County, Texas) Account #000000030299 Judgment Through Tax Year: 2014	\$800.00		
4	2012-12-B10110-A-TAX	The County of Brewster, Texas v Herman A. Acosta	0.23 Acres out of Block 9, Section 100, G.H. & S.A. Ry. Co. Survey, City of Alpine, Brewster County, Texas (Volume 292, Page 520 of the Official Public Records, Brewster County, Texas) Account #000000033412 Judgment Through Tax Year: 2014	\$2,800.00		
5	2013-10-B10144-A-TAX	The County of Brewster, Texas v James M. Patton, Jr.	the Northeast Quarter of the Northeast Quarter of Section 9, Block TER, AKA Tract 924 being 40.00 Acres, more or less, Brewster County, Texas (Volume 200, Page 478 of the Deed Records, Brewster County, Texas) Account #000000027273 Judgment Through Tax Year: 2014	\$3,000.00		
6	2013-10-B10145-A-TAX	The County of Brewster, Texas v John W. Phillips, Jr.	the South one-half of the Southeast Quarter of the Southeast Quarter of Section 13, Block 15, GH & SA RR Survey, AKA Tract 2915 being 20.00 Acres, more or less, Brewster County, Texas (Volume 225, Page 214 of the Deed Records, Brewster County, Texas) Account #000000024329 Judgment Through Tax Year: 2014	\$2,500.00		

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7	2014-01-B10150-A-TAX	The County of Brewster, Texas v Bryan Powers	The East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 60, Block G-4, Abstract 8753, D & W RR Survey AKA Tract: 704, being 20.00 Acres, more or less, Brewster County, Texas (Volume 199, Page 491 of the Deed Records, Brewster County, Texas) Account #000000024952 Judgment Through Tax Year: 2014	\$1,000.00		
8	2014-01-B10151-A-TAX	The County of Brewster, Texas v Kenneth Kyle, Jr.	The South 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 18, Block TER aka Tract: 998, being 20.00 Acres, more or less, Brewster County, Texas (Volume 126, Page 404 and 406 of the Official Public Records, Brewster County, Texas) Account #000000027405 Judgment Through Tax Year: 2014	\$1,900.00		
9	2014-01-B10152-A-TAX	The County of Brewster, Texas v Gaetano Verdi	The West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 11, Block 15, GH&SA RR Survey, AKA Tract: 2973, being 20.00 Acres, more or less, Brewster County, Texas (Volume 267, Page 379 of the Deed Records, Brewster County, Texas) Account #000000024282 Judgment Through Tax Year: 2014	\$1,900.00		
10	2014-01-B10152-A-TAX	The County of Brewster, Texas v Gaetano Verdi	Tract F92, Section 21, Block 15, GH & SA RR Survey, being 5.00 Acres, more or less, Brewster County, Texas (Volume 267, Page 379 of the Deed Records, Brewster County, Texas) Account #000000024532 Judgment Through Tax Year: 2014	\$600.00		
11	2014-01-B10153-A-TAX	The County of Brewster, Texas v William J. Tuley	The West 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 54, Block G4, GC & SF RR Survey, aka Tract: 1182, being 22.00 Acres, more or less, Brewster County, Texas (Volume 209, Page 544 of the Deed Records, Brewster County, Texas) Account #000000024826 Judgment Through Tax Year: 2014	\$1,250.00		
12	2014-01-B10154-A-TAX	The County of Brewster, Texas v Allen Thigpen	The North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 59, Block G4, D & W RR Survey, aka Tract: 719, being 20.00 Acres, more or less, Brewster County, Texas (Volume 207, Page 805 of the Deed Records, Brewster County, Texas) Account #000000024931 Judgment Through Tax Year: 2014	\$1,250.00		
13	2014-01-B10155-A-TAX	The County of Brewster, Texas v Durrell D. Pierce	The West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 12, Block 15, GH & SA RR Survey, aka Tract: 2898, being 20.00 Acres, more or less, Brewster County, Texas (Volume 222, Page 151 of the Deed Records, Brewster County, Texas) Account #000000024312 Judgment Through Tax Year: 2014	\$1,800.00		
14	2014-01-B10156-A-TAX	The County of Brewster, Texas v Fred C. Blanco	The Southwest 1/4 of the Southeast 1/4 of Section 13, Block G12, GC & SF RR Survey, aka Tract: 2466, being 40.00 Acres, more or less, Brewster County, Texas (Volume 209, Page 363 of the Deed Records, Brewster County, Texas) Account #000000026629 Judgment Through Tax Year: 2014	\$1,900.00		

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15	2014-01-B10157-A-TAX	The County of Brewster, Texas v Andrew M. Smith	The South 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 13, Block 15, GH & SA RR Survey, aka Tract: 2920, being 20.00 Acres, more or less, Brewster County, Texas (Volume 227, Page 171 of the Deed Records, Brewster County, Texas) Account #000000024334 Judgment Through Tax Year: 2014	\$1,800.00		
16	2015-09-B10247-A-TAX	The County of Brewster, Texas v Jesus Alaniz	East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 4, Block G5, GC&SR RR Co Survey, aka Terlingua Ranch Tract 2994, being 20 Acres, more or less, Brewster County, Texas (a part of that in Volume 21, Page 568 and Volume 43, Page 810, of the Official Public Records, Brewster County, Texas) Account #26241 Judgment Through Tax Year: 2014	\$1,200.00		
17	2015-09-B10247-A-TAX	The County of Brewster, Texas v Jesus Alaniz	Northeast 1/4 of the Northwest 1/4 of Section 15, Block 15, GH&SA RR Co Survey, Abstract 595, being 40 Acres, more or less, Brewster County, Texas (Volume 117, Page 334, Volume 57, Page 238, and Volume 227, Page 345 and 347 of the Deed Records, Brewster County, Texas) Account #24410 Judgment Through Tax Year: 2014	\$1,000.00		
18	2015-09-B10247-A-TAX	The County of Brewster, Texas v Jesus Alaniz	Southeast 1/4 of the Southwest 1/4 of the Section 37, Block 17, Abstract 1385, GH&SA RR Co Survey, being 40 Acres, more or less, Brewster County, Texas (Volume 57, Page 238, and Volume 227, Page 345 and 347 of the Deed Records, Brewster County, Texas) Account #24658 Judgment Through Tax Year: 2014	\$1,000.00		
19	2015-09-B10248-A-TAX	The County of Brewster, Texas v 2583 Investments, Inc.	Northeast 1/4 of the Northeast 1/4 of Section 7, Block G12, GC&SF RR Co Survey, being 40 Acres, more or less, Brewster County, Texas (Volume 165, Page 514, of the Official Public Records, Brewster County, Texas) Account #30867 Judgment Through Tax Year: 2014	\$1,900.00		
20	2015-09-B10248-A-TAX	The County of Brewster, Texas v 2583 Investments, Inc.	South 1/2 of the Northwest 1/4 of the Southwest 1/4 of Section 13, Block G12, GC&SF RR Co Survey, aka Terlingua Ranch Tract 2469, being 20 Acres, more or less, Brewster County, Texas (Volume 210, Page 384, of the Deed Records, Brewster County, Texas) Account #26632 Judgment Through Tax Year: 2014	\$1,800.00		
21	2015-09-B10248-A-TAX	The County of Brewster, Texas v 2583 Investments, Inc.	West 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 10, Block 15, GH&SA RR Co Survey, aka Terlingua Ranch Tract 2658, being 20 Acres, more or less, Brewster County, Texas (Volume 26, Page 344 and 342, of the Official Public Records, Brewster County, Texas) Account #24261 Judgment Through Tax Year: 2014	\$1,500.00		

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22	2015-09-B10248-A-TAX	The County of Brewster, Texas v 2583 Investments, Inc.	West 1/2 of the Southeast 1/4 of the Northwest 1/4 of Section 22, Block 15, GH&SA RR Co Survey, aka Terlingua Ranch Tract 2418, being 20 Acres, more or less, Brewster County, Texas (Volume 209, Page 1, of the Deed Records, Brewster County, Texas) Account #24581 Judgment Through Tax Year: 2014	\$1,800.00		
23	2015-09-B10249-A-TAX	The County of Brewster, Texas v Frank Graves	North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 2, Block TER, assessed in the tax records as Terlingua Ranch Tract 806, being 20 Acres, more or less, Brewster County, Texas (Volume 187, Page 715, of the Deed Records, Brewster County, Texas) Account #27152 Judgment Through Tax Year: 2014	\$2,500.00		
24	2015-09-B10249-A-TAX	The County of Brewster, Texas v Frank Graves	South 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 2, Block TER, assessed in the tax records as Terlingua Ranch Tract 807, being 20 Acres, more or less, Brewster County, Texas (Volume 187, Page 714, Brewster County, Texas) Account #27153 Judgment Through Tax Year: 2014	\$2,500.00		
25	2015-09-B10249-A-TAX	The County of Brewster, Texas v Frank Graves	3.02 Acres, more or less, out of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 3, Block TER, assessed in the tax records as Terlingua Ranch Tract 849D, Brewster County, Texas (Volume 236, Page 205, of the Deed Records, Brewster County, Texas) Account #27167 Judgment Through Tax Year: 2014	\$1,000.00		
26	2015-09-B10249-A-TAX	The County of Brewster, Texas v Frank Graves	Southwest 1/4 of the Southeast 1/4 of Section 11, Block TER, assessed in the tax records as Terlingua Ranch Tract 960, being 40 Acres, more or less, Brewster County, Texas (A part of that in Volume 245, Page 749 of the Deed Records, and Volume 315, Page 214, of the Official Public Records, Brewster County, Texas) Account #27319 Judgment Through Tax Year: 2014	\$1,900.00		