

**DELINQUENT TAX SALE  
THE COUNTY OF MILAM, TEXAS  
MILAM COUNTY, TEXAS**

**October 2, 2012 at 10:00 a.m.  
at the Courthouse Door of Milam County, 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 cash or a cashier's check payable to Milam County Sheriff's Department. 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 County Clerk's office. Purchasers have the right of possession during the redemption period. 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.
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 defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21 (g) of the TEXAS TAX CODE.
7. Property is sold by legal description. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of the properties may be on file in the office of the County Clerk or the Appraisal District and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. The approximate property address reflected herein is the address on the tax records and may not be completely 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 Jane Moore at our office in Georgetown at (512) 943-1647.

**PROPERTIES TO BE SOLD ON OCTOBER 2, 2012:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER INFORMATION AND FINAL BID AMOUNT
1	31,612	The County of Milam, Texas v Edelgard Phillips et al	Improvement Only, located on 20 acres out of Abstract 269 of the Robert Milby Survey, Milam County, Texas, 2171 FM 487 N, Rockdale, Texas Account #000000073373 Judgment Through Tax Year: 2011	\$500.00	
2	32,898	County of Milam v Margarite Halpain AKA Margaret Halpain et al	.175 Acres, more or less, being tracts number 12 and 13 of a division of Lot number 35, out of the W. W. Lewis (Scott) League, City of Cameron, Milam County, Texas (Volume 329, Page 303 of the Deed Records, Milam County, Texas), 304 N. Vine, Cameron Account #000000018046 Judgment Through Tax Year: 2011	\$1,000.00	
3	33,683	County of Milam v Thomas S. Ramirez et al	A Manufactured Home, Serial ALS02204, Label NTA0567026, located at 306 South Preston, City of Thorndale, Milam County, Texas Account #000000076186 Judgment Through Tax Year: 2010	\$1,300.00	
4	33,683	County of Milam v Thomas S. Ramirez et al	Southwest part of Block 7, Charles Michalk Addition, City of Thorndale, Milam County, Texas (Volume 923, Page 560 of the Deed Records, Milam County, Texas, 306 South Preston, Thorndale Account #000000058704 Judgment Through Tax Year: 2010	\$700.00	
5	33,924	County of Milam v Johnnie B. Chrisman et al  <b>Subject to City of Cameron Mowing Lien</b>	The Southwest part of Lot 5, Block 2, part (Southwest) of Section C, W.W. Lewis (Henderson-Arnold), City of Cameron, Milam County, Texas, (Volume 743, Page 768, Volume 670, Page 181, Volume 449, Page 871 and Volume 242, Page 249 of the Deed Records, Milam County, Texas), 1302 West 7th Street Account #000000022208 Judgment Through Tax Year: 2011	\$1,500.00	
6	33,925	The County of Milam, Texas v Ora Lee Fowler	Land Only, being the East part of Blocks 116 and 117 (all and part of streets), Davilla Subdivision, Milam County, Texas (Volume 609, Page 345 of the Deed Records, Milam County, Texas), FM 487 Account #000000023545/000000037378 Judgment Through Tax Year: 2011	\$3,400.00	

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7	33,949	County of Milam v William Henry Dunn, Jr. et al	10.0 Acres, more or less, out of Abstract 44 of the A.G. Perry Survey, Milam County, Texas (Volume 876, Page 209 of the Deed Records, Milam County, Texas) Account #000000019224 Judgment Through Tax Year: 2010	\$3,600.00	
8	33,949	County of Milam v William Henry Dunn, Jr. et al	10.5 Acres, more or less, out of Abstract 44 of the A.G. Perry Survey, Milam County, Texas (Volume 791, Page 596 of the Deed Records, Milam County, Texas) Account #000000019667 Judgment Through Tax Year: 2010	\$10,300.00	
9	34,207	The County of Milam, Texas v Norman E. Cook et al	Part of Block H, D. Monroe Grant, Reese Addition, City of Cameron, Milam County, Texas (Volume 377, Page 295 of the Deed Records, Milam County, Texas), 105 East 15th Street Account #000000010644 Judgment Through Tax Year: 2011	\$2,850.00	
10	34,225	The County of Milam, Texas v Earnest R. Hurt et al	Lot 4, Block 13, Revised Praesel Subdivision, City of Rockdale, Milam County, Texas (Volume 827, Page 568 of the Deed Records of Milam County, Texas), 313 Crestview Account #000000014971 Judgment Through Tax Year: 2011	\$3,600.00	
11	34,225	The County of Milam, Texas v Earnest R. Hurt et al	Lot 5, Block 13, Revised Praesel Subdivision, Milam County, Texas (Volume 452, Page 153 of the Deed Records, Milam County, Texas), 484 Skyline Drive Account #000000015062 Judgment Through Tax Year: 2011	\$4,300.00	
12	34,225	The County of Milam, Texas v Earnest R. Hurt et al	Lot 1, Block 5, Revised Praesel Subdivision, Milam County, Texas (Volume 572, Page 861 of the Deed Records, Milam County, Texas), Oaklawn Account #000000025194 Judgment Through Tax Year: 2011	\$600.00	
13	34,355	The County of Milam, Texas v Marvin E. Hamilton et al	Lots 1, 2, 3 and 4, Block B, Miller Addition, Previously called Gause Township, Milam County, Texas (Volume 946, Page 871 and Volume 952, Page 327 of the Deed Records, Milam County, Texas), East Cherry Road Account #000000026430 Judgment Through Tax Year: 2011	\$1,600.00	
14	34,385	The County of Milam, Texas v Alma Staten Wanza et al	18.889 Acres, more or less, out of Abstract 83 of the John N. Burnhill Survey, Milam County, Texas (Volume 527, Page 856 of the Deed Records, Milam County, Texas) Account #000000057242 Judgment Through Tax Year: 2010	\$3,950.00	

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15	34,385	The County of Milam, Texas v Alma Staten Wanza et al	0.641 Acre, more or less, out of Abstract 387 of the Azra Webb Survey, Milam County, Texas (Volume 531, Page 871 of the Deed Records, Milam County, Texas) Account #000000057875 Judgment Through Tax Year: 2010	\$950.00	
16	34,416	The County of Milam, Texas v Stanley Wilson et al	Lots 11, 12, 13 and 14, Block 34, Milano Junction, Milam County, Texas (Volume 899, Page 698 of the Deed Records, Milam County, Texas), 302 East Avenue E Account #000000017543 Judgment Through Tax Year: 2010	\$1,100.00	
17	34,636	The County of Milam, Texas v Withie McKee et al	Lots 18 and 19, Block 3, Camp Addition to the City of Rockdale, Milam County, Texas (Volume 241, Page 50 of the Deed Records, Milam County, Texas), 324 East 3rd Street, Rockdale, Texas 76567-3326 Account #000000018985 Judgment Through Tax Year: 2011	\$1,500.00	
18	34,693	The County of Milam, Texas v Arnette Moore et al	15.00 Acres, more or less, out of a 96.50 Acre tract, out of Abstract 271 of the A.T. Miles Survey, Milam County, Texas (Volume 218, Page 585; Volume 440, Page 205; and Volume 648, Page 417 SAVE AND EXCEPT that portion of property which lies in Burleson County, Texas) Account #000000021782 Judgment Through Tax Year: 2011	\$2,750.00	
19	34,693	The County of Milam, Texas v Arnette Moore et al	13.0 Acres, more or less, out of a 96.50 Acre tract, out of Abstract 251 of the Morris Moore Survey, Milam County, Texas (Volume 218, Page 585; Volume 440, Page 205; and Volume 648, Page 417 SAVE AND EXCEPT that portion of property which lies in Burleson County, Texas) Account #000000019968 Judgment Through Tax Year: 2011	\$2,400.00	
20	34,702	The County of Milam, Texas v Janice D. Cowen	Lot 4, Block 1, Smith Addition to the City of Rockdale, Milam County, Texas (Volume 1012, Page 142 of the Deed Records, Milam County, Texas), 324 Mary Street, Rockdale, Texas 76567-2740 Account #000000010664 Judgment Through Tax Year: 2011	\$3,050.00	
21	34,704	The County of Milam, Texas v Deborah J. Stout et al  <b>Subject to City of Rockdale Mowing Lien</b>	The East One-Half of Lot 13, Marrs Addition to the City of Rockdale, Milam County, Texas (Volume 983, Page 327), 403 Bowser, Rockdale, Texas 76567-2758 Account #000000022694 Judgment Through Tax Year: 2011	\$3,000.00	

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22	34.742	The County of Milam, Texas v Richard W. Inman et al	Land Only, 1.864 Acres, more or less, being Lot 32, Town & Country Subdivision, Milam County, Texas (Volume 850, Page 546 of the Deed Records, Milam County, Texas), 837 Cypress Trail Account #000000024944 Judgment Through Tax Year: 2011	\$S1,100.00	Withdrawn
23	34.742	The County of Milam, Texas v Richard W. Inman et al	Lot 16 and part of Lot 17, Block 1, Hicks Addition to the City of Rockdale, Milam County, Texas (Volume 937, Page 115 SAVE AND EXCEPT Volume 872, Page 883 which is All of Lot 18 and Part of Lot 17, of the Deed Records, Milam County, Texas), 700 Burleson Account #000000013444 Judgment Through Tax Year: 2011	\$750.00	Withdrawn
24	34.742	The County of Milam, Texas v Richard W. Inman et al	Land Only, Lot 16, Block 3, Oak Park Subdivision, Milam County, Texas (Volume 1031, Page 246 of the Deed Records, Milam County, Texas), 338 Oak Park 3 Account #000000011774 Judgment Through Tax Year: 2011	\$700.00	
25	34.742	The County of Milam, Texas v Richard W. Inman et al	Land Only, 1.403 Acres, more or less, out of Abstract 199 of the William W. Hill Survey assessed on the tax rolls as being Lot 15, Town & Country Subdivision, Milam County, Texas (Volume 859, Page 176 of the Deed Records, Milam County, Texas), Cypress Trail Account #000000023425 Judgment Through Tax Year: 2011	\$650.00	Withdrawn
26	34.742	The County of Milam, Texas v Richard W. Inman et al	a Manufactured Home Only, located in Milam County, Texas, Cypress Trail Account #000000075503 Judgment Through Tax Year: 2011		WITHDRAWN
27	34.742	The County of Milam, Texas v Richard W. Inman et al	a Manufactured Home Only, Label #TEX0465635, Serial #TXFLN12A16588FD located in Milam County, Texas, 839 Cypress Trail Account #000000070055 Judgment Through Tax Year: 2011	\$650.00	Withdrawn
28	34.742	The County of Milam, Texas v Richard W. Inman et al	a Manufactured Home Only, located in Milam County, Texas, Cypress Trail Account #000000075504 Judgment Through Tax Year: 2011+		WITHDRAWN

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29	34.742	The County of Milam, Texas v Richard W. Inman et al	Land Only, 1.379 Acres, more or less, out of Abstract 199 of the <del>William W. Hill Survey</del> assessed on the tax rolls as being Lot 10, Town & Country Subdivision, Milam County, Texas (Volume 659, Page 173 of the Deed Records, Milam County, Texas), 664 Cypress Trail Account #000000023014 Judgment Through Tax Year: 2011	\$1,900.00	Withdrawn
30	34.951	The County of Milam, Texas v Jessie Wells et al	1.303 Acres, more or less, out of Abstract 44 of the A.G. Perry Survey, Milam County, Texas (Volume 905, Page 622 of the Deed Records, Milam County, Texas) Account #000000017949 Judgment Through Tax Year: 2011	\$3,100.00	

**RESALES**  
**THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:**

31	31.033	The County of Milam, Texas v John Gandy et al	Lot 16, Block 39, West Cameron Addition to the City of Cameron, Milam County, Texas (Volume 1073, Page 91 of the Official Public Records, Milam County, Texas) Account #000000015836 Bid in Trust 4/1/2008 Judgment Through Tax Year: 2006	\$250.00	
32	31.452	The County of Milam, Texas v Zenaïdo Ramos	A Flamingo Manufactured Home Only, 14 Feet x 71 feet, Serial #12508987, Label #TEX0199221, located on ABC Mobile Home Park, Space 6, City of Rockdale, Milam County, Texas, 1008 Cameron Avenue, Space 6, Rockdale, Texas Account #000000068674 Bid in Trust 6/5/2012 Judgment Through Tax Year: 2010	\$250.00	
33	33.863	The County of Milam, Texas v Harold Hoffman et al	Lots 4 and 5, McGranahan Addition to the City of Rockdale, Milam County, Texas (Volume 1174, Page 661 of the Official Public Records, Milam County, Texas), 311 Erie, Rockdale, Texas 76567-2733 Account #000000015704 Bid in Trust 6/5/2012 Judgment Through Tax Year: 2011	\$250.00	

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34	34.358	The County of Milam, Texas v Sallie G. Williams et al	A Manufactured Home Only, Serial #CHVM189368006576, Label #TRA0185662, located on County Road 455, Milam County, Texas, County Road 455 Account #000000076894 Bid in Trust 6/5/2012 Judgment Through Tax Year: 2010	\$250.00	