

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

August 1, 2017 at 10:00 A.M.

**NORTHEAST SIDE OF THE WILLIAMSON COUNTY JUSTICE CENTER ANNEX AT 4TH & MARTIN LUTHER KING,
GEORGETOWN, 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. The grantee named in the deed must be the same person who was the successful bidder. (Section 34.015 Texas Tax Code.)
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 Williamson 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.
3. The amount of the opening bid is set out beside each tract. 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 Constable'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).
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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the Williamson 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 Georgetown at (512) 943-1645.

PROPERTIES TO BE SOLD ON AUGUST 1, 2017:

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12-0707-T26	The County of Williamson, Texas v Linwood Guthrie	2 Acres, more or less, Abstract 423, J. McOuld Survey, Florence, Williamson County, Texas and a Manufactured Home (Volume 683, Page 721 SAVE AND EXCEPT that property more particularly described in Volume 877, Page 450 of the Deed Records, Williamson County, Texas) Account #R010127 Judgment Through Tax Year: 2015	\$4,000.00
12-0878-T26	The County of Williamson, Texas v Lee J. Morris **Sell subject to State of Texas lien**	0.867 Acre, more or less, out of Abstract 257 out of the Jane Glasscock Survey, City of Cedar Park, Williamson County, Texas (Document 2005010162 of the Official Public Records, Williamson County, Texas) Account #R457674 Judgment Through Tax Year:2016	\$11,500.00
12-0878-T26	The County of Williamson, Texas v Lee J. Morris **Sell subject to State of Texas lien**	0.547 Acre, more or less, out of Abstract 257 of the Jane Glasscock Survey AKA Foreman Oaks, City of Cedar Park, Williamson County, Texas (Tract 1 of Document 2003008990 of the Official Public Records, Williamson County, Texas) Account #R435227 Judgment Through Tax Year: 2016	\$1,300.00
12-0878-T26	The County of Williamson, Texas v Lee J. Morris **Sell subject to State of Texas lien**	0.558 Acre, more or less, out of Abstract 257 of the Jane Glasscock Survey AKA Foreman Oaks, City of Cedar Park, Williamson County, Texas (Tract 2 of Document 2003008990 of the Official Public Records, Williamson County, Texas) Account #R435228 Judgment Through Tax Year: 2016	\$2,000.00
15-0007-T368	The County of Williamson, Texas v Samuel M. Rich	5 Acres, more or less AKA Tract 5, Leff's Acres, Williamson County, Texas (Volume 1392, Page 346 of the Deed Records, Williamson County, Texas), 11600 N Highway 183, Florence, Texas 76527 Account #R009574 Judgment Through Tax Year: 2016	\$2,500.00
15-0120-T277	The County of Williamson, Texas v Shadow Creek, Ltd.	Lot 3, Block A, Avery Ranch Commercial Northeast 2, City of Austin, Williamson County, Texas (Cabinet X, Slide 96 of the Plat Records, Williamson County, Texas), Avery Ranch Boulevard , Austin, Texas 78717 Account #R438977 Judgment Through Tax Year: 2014	\$6,000.00
15-0176-T26	The County of Williamson, Texas v Robert Ramirez	19.95 Acres, more or less, out of Abstract #478 of the James Northcross Survey, Williamson County, Texas (Volume 728, Page 269 of the Official Public Records, Williamson County, Texas), 451 County Road 254, Georgetown, Texas 78633-4012 Account #R010319 Judgment Through Tax Year: 2016	\$3,000.00
15-0214-T368	The County of Williamson, Texas v Martina Tijerina Et Al	0.11 Acre, more or less, out of Abstract 284 of the J.M. Harrell Survey, City of Round Rock, Williamson County, Texas (Volume 393, Page 190 of the Deed Records, Williamson County, Texas), 806 S Interstate 35, Round Rock, Texas 78681-6637 Account #R055657 Judgment Through Tax Year: 2014	\$2,000.00
15-0216-T277	The County of Williamson, Texas v Becky Pruitt Et Al	All of Lot 3, Block 3, Original Townsite of the City of Leander, Williamson County, Texas (Volume 604, Page 990 of the Deed Records, Williamson County, Texas), 400 Brushy Street, Leander, Texas Account #R036031 Judgment Through Tax Year: 2016	\$8,500.00
15-0471-T277	The County of Williamson, Texas v Glen Hausmann	Lot 4, Block B, Jonah Estates Amended and a 1994 Austin Manufactured Home, Label TEX0530202/TEX0530201, Williamson County, Texas (Instrument #2013073240 of the Official Public Records, Williamson County, Texas), 107 Water Valley Dr, Georgetown, Texas 78626-9443 Account #R097881 Judgment Through Tax Year: 2016	\$8,000.00
15-0532-T368	The County of Williamson, Texas v Jose L. Franco AKA Jose Franco Et Al	A Manufactured Home only, located on 1.93 Acres, more or less, out of Abstract 421 of the Antonio Manchaca Survey AKA Tract 38, Williamson County, Texas, 470 Green Acres, Georgetown, Texas 78626-1780 Account #R514120 Judgment Through Tax Year: 2015	\$1,000.00

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15-0543-T277	The County of Williamson, Texas v Gerald F. D'Angelo	Lot 4, Block U, South San Gabriel Urban Renewal Addition to the City of Georgetown, Williamson County, Texas (Instrument #2014013575 of the Official Public Records, Williamson County, Texas), 503 5th St W, Georgetown, Texas 78626-4924 Account #R047700 Judgment Through Tax Year: 2016	\$10,100.00
15-0556-T368	The County of Williamson, Texas v Wilson P. Hallmark AKA Wilson Hallmark Et Al	4 acres, more or less, being Part of Lot 11, Ramm's Subdivision, Williamson County, Texas (Part of Instrument #2003108910 of the Official Public Records, Williamson County, Texas), Ramm's Drive, Florence, Texas 76527 Account #R327101 Judgment Through Tax Year: 2014	\$2,500.00
15-0618-T277	The County of Williamson, Texas v 245 Development LLC	1.46 Acres, more or less, out of the John Hamilton Survey, Abstract No. 282, Williamson County, Texas (Instrument #2015006546 of the Official Public Records, Williamson County, Texas), County Road 245, Georgetown, Texas 78633 Account #R395265 Judgment Through Tax Year: 2016	\$5,000.00
16-0082-T277	The County of Williamson, Texas v Douglas Myron Cantrell AKA Douglas Cantrell Et Al	10.0 Acres, more or less, out of the Henry Field Survey, Abstract No. 233, and a Manufactured Home, Serial #TXFL1A50894504, Label #TEX0188261, Williamson County, Texas (Volume 1453, Page 912 and Volume 2258, Page 648 of the Official Public Records, Williamson County, Texas), Stubblefield, Liberty Hill, Texas 78642 Account #R306666 Judgment Through Tax Year: 2015	\$5,000.00
16-0088-T277	The County of Williamson, Texas v Daniel Melton Et Al	4.118 Acres, more or less, being Lot 26, Beaukiss Estates, Williamson County, Texas (Instrument #2013113596 of the Official Public Records, Williamson County, Texas), Marcus Circle, Elgin, Texas 78621 Account #R301925 Judgment Through Tax Year: 2016	\$3,500.00
16-0092-T368	The County of Williamson, Texas v Round Rock Alcoholic Foundation, an Involuntarily Dissolved Nonprofit Corporation Et Al	0.383 Acres, more or less, out of the Robert McNutt Survey, Abstract No. 422, City of Round Rock, Williamson County, Texas (Volume 902, Page 798 of the Official Public Records, Williamson County, Texas), 30 Dawson Rd, Round Rock, Texas 78665 Account #R320017 Judgment Through Tax Year: 2016	\$7,500.00
16-0099-T26	The County of Williamson, Texas v Thomas R. Byrne AKA Thomas Byrne	A Manufactured Home Only, Serial #TWIMSCS11059, Label #HWC0041852, located on 1.12 Acres, more or less, being Lot 1, Broom Robert Subdivision, Williamson County, Texas, 31 County Road 255, Florence, Texas 76527 Account #R522976 Judgment Through Tax Year: 2016	\$1,500.00
16-0131-T368	The County of Williamson, Texas v Eola Davis Et Al	0.45 Acres, more or less, being Lots 20-27, Block 1, Black & Baker Addition to the City of Thrall, Williamson County, Texas (Volume 585, Page 316 of the Official Public Records, Williamson County, Texas), 105 N Barker St, Thrall, Texas 76578 Account #R007281 Judgment Through Tax Year: 2015	\$2,500.00
16-0232-T368	The County of Williamson, Texas v Joanna Marie Gephart AKA Joanna Gephart Et Al	A 1997 Galaxy Manufactured Home only Label #PFS0447365 located on Tract 12, Florence Oaks Subdivision AKA Abstract. 423, Mcould Survey, Williamson County, Texas, 1059 County Road 220, Florence, Texas 76527-4381 Account #R451449 Judgment Through Tax Year: 2016	\$2,000.00
16-0265-T395	The County of Williamson, Texas v Sergio Rodriguez Et Al	A 1996 Trinity Manufactured Home, Label #PFS0391089, located in the Riverside Mobile Home Park Space 104, Williamson County, Texas, 1275 E State Highway 29 Lot 104, Georgetown, Texas 78626-2265 Account #M433404 Judgment Through Tax Year: 2016	\$1,500.00
16-0483-T26	The County of Williamson, Texas v Corey W. Daniels AKA Corey Daniels Et Al	Lot 28, Block G, Brushy Creek Meadows Section 2, City of Hutto, Williamson County, Texas (Document #2009074251 of the Official Public Records, Williamson County, Texas), 509 Decker Dr, Hutto, Texas 78634-5349 Account #R444438 Judgment Through Tax Year: 2015	\$1,600.00

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16-0521-T395	The County of Williamson, Texas v Fausto Don Juan	4.0% Common Interest in Unit 3, Orchard Drive Mobile Home Community Condominium, and a Manufactured Home, Serial #CW2007588TZA, Label #HWC0306015, Williamson County, Texas (Tract 2 in Document #2015010486 of the Official Public Records, Williamson County, Texas), 161 County Road 270, Leander, Texas 78641 Account #R394852 Judgment Through Tax Year: 2016	\$7,000.00
16-0521-T395	The County of Williamson, Texas v Fausto Don Juan	4% Common Interest in 0.521 Acres, more or less, being Unit 24, Orchard Drive Mobile Home Community Condominium, Williamson County, Texas (Document #2015019615 of the Official Public Records, Williamson County, Texas), 116 Orchard Cv, Leander, Texas 78641-1392 Account #R394873 Judgment Through Tax Year: 2016	\$1,500.00
16-0528-T368	The County of Williamson, Texas v Dora Herrera De Fuentes AKA Dora DeFuentes Et Al	0.12 Acres, more or less, being Lot 5, Block 92, City of Taylor, Williamson County, Texas (Document #2000018227 of the Official Public Records, Williamson County, Texas), 221 Martin Luther King Jr Blvd, Taylor, Texas 76574 Account #R015563 Judgment Through Tax Year: 2016	\$2,500.00
16-0583-T26	The County of Williamson, Texas v Timothy Peter Burgess AKA Timothy Burgess Et Al	Lot 7, Industrial Park North, a Subdivision in the City of Georgetown, Williamson County, Texas (Document #2014017940 of the Official Public Records, Williamson County, Texas), 40112 Industrial Park Cir, Georgetown, Texas 78626-4704 Account #R042866 Judgment Through Tax Year: 2016	\$12,000.00
16-0602-T425	The County of Williamson, Texas v John Robert Sybert	1.8 Acres, more or less, out of Abstract 494 of the E. Parson Survey, Williamson County, Texas (Tract 2 out of 2001076766 Save & Except Document 2009065648 of the Official Public Records, Williamson County, Texas), 5700 County Road 239, Jarrell, Texas 76537-1429 Account #R012225 Judgment Through Tax Year: 2016	\$3,100.00
16-0609-T395	The County of Williamson, Texas v RJF Assets LLC	23.72 Acres, more or less, out of the Antonio Manchaca Survey, Abstract No. 421, Williamson County, Texas (Tract 1 out of Document #2014042497 of the Official Public Records, Williamson County, Texas), 750 PR 917, Jarrell, Texas 76537 Account #R530633 Judgment Through Tax Year: 2016	\$9,000.00
16-0625-T395	The County of Williamson, Texas v Arturo Rangel Villalobos AKA Arturo Villalobos Et Al	0.14 Acres, more or less, being Lot 3, Block 59, City of Taylor, Williamson County, Texas (Document #2008081454 of the Official Public Records, Williamson County, Texas), 711 E 2nd St, Taylor, Texas 76574-3802 Account #R015284 Judgment Through Tax Year: 2016	\$1,700.00
16-0632-T368	The County of Williamson, Texas v Jennifer Michelle Ehly AKA Jennifer Ehly FKA Jennifer M. Crutchfield	2.41 Acres, more or less, being Lot 3 of Baker Estates, Williamson County, Texas (Document #2012103894 of the Official Public Records, Williamson County, Texas), 609 S Baker Cir, Leander, Texas 78641-9713 Account #R096012 Judgment Through Tax Year: 2016	\$9,500.00
16-0653-T395	The County of Williamson, Texas v Sammy Langford, Trustee of the Langford School Fund Revocable Living Trust **Sell subject to City of Round Rock liens**	.204 Acre being Lot 1, Block 1, Bradshaw Addition, (an unrecorded subdivision) AKA .204 Acre out of Abstract 298 of the Wiley Harris Survey, Williamson County, Texas (Document #1997018478 of the Official Public Records, Williamson County, Texas), 609 Mandell Street, Round Rock, Texas 78664 Account #R058886 Judgment Through Tax Year: 2016	\$5,000.00
16-0701-T395	The County of Williamson, Texas v Doyle McGary AKA Doyal McGary	0.11 Acres, more or less, being the South Part of Lot 3, Block 8, Hutto and Metcalfe Addition to the City of Hutto, Williamson County, Texas (Volume 2593, Page 140 of the Deed Records, Williamson County, Texas), 703 East St, Hutto, Texas 78634 Account #R332299 Judgment Through Tax Year: 2016	\$3,000.00
16-0706-T425	The County of Williamson, Texas v David W. Kuempel AKA David Kuempel	Part of Lot 3, Block 76, Doak's Addition to the City of Taylor, Williamson County, Texas (Document #2010022730 of the Official Public Records, Williamson County, Texas), 610 Lizzie St, Taylor, Texas 76574-2527 Account #R016843 Judgment Through Tax Year: 2016	\$4,000.00

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17-0011-T425	The County of Williamson, Texas v Goldie Cathaline Martin	A 2014 97TRU28724RH14 Manufactured Home only, Label # NTA1620028 & NTA1620029, located in the Country Glen Mobile Home Park, City of Weir, Williamson County, Texas, 40 Private Road 934, Space 15, Weir, Texas 78674 Account #M436082 Judgment Through Tax Year: 2015	\$2,000.00