

**DELINQUENT TAX SALE
THE COUNTY OF WILLIAMSON, TEXAS AND TAX APPRAISAL DISTRICT OF BELL COUNTY
WILLIAMSON COUNTY, TEXAS**

October 3, 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 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).
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 OCTOBER 3, 2017:

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13-0681-T368	The County of Williamson, Texas v Theo De La Rosa, Sr.	Lot 7, Block 38, Round Rock, Williamson County, Texas (Volume 314, Page 55 of the Deed Records, Williamson County, Texas) Account #R071519 Judgment Through Tax Year: 2015	\$8,000.00
15-0008-T26	The County of Williamson, Texas v Panfilo Pablo Avalos, Jr. **Subject to City of Hutto liens**	All that certain 0.200 acre tract of land being out of and part of Lot 1, Block 6, Hutto & Metcalfe Addition to the City of Hutto, Williamson County, Texas (Document 2009075666 of the Official Public Records, Williamson County, Texas), 501 East St, Hutto, Texas 78634-4316 Account #R021520 Judgment Through Tax Year: 2016	\$13,000.00
15-0051-T277	The County of Williamson, Texas v Roy A. Whitley	1.0 Acres, more or less, out of Abstract 55 of the J. Bailey Survey, Williamson County, Texas (Document 1998041937 of the Official Public Records, Williamson County, Texas), 12801 N Highway 183, Florence, Texas 76527-4273 Account #R009782 Judgment Through Tax Year: 2016	\$15,000.00
15-0440-T26	The County of Williamson, Texas v Cynthia Humphreys Avera	Lot 13, Block E, Old Town Meadows, City of Round Rock, Williamson County, Texas (Volume 2496, Page 886 of the Deed Records and Document 201300040 of the Official Public Records, Williamson County, Texas), 1409 Glenmeadows Drive, Round Rock, Texas 78681-2802 Account #R070275 Judgment Through Tax Year: 2016	\$43,000.00
15-0473-T26	The County of Williamson, Texas v Max Rodriguez Et Al	0.75 Acres, more or less, being the Middle Part of Lot 17BB, South San Gabriel Ranches, and a Manufactured Home, Serial #70X14Q23744, Label #DLS0036035, Williamson County, Texas (Instrument #2010042000), 150 King Ln, Leander, Texas 78641-1399 Account #R325052 Judgment Through Tax Year: 2016	\$3,200.00
15-0529-T368	The County of Williamson, Texas v Tommie Gage Et Al	0.18 Acres, more or less, being Lot 1, Block 58, City of Taylor, Williamson County, Texas (Volume 1861, Page 340 of the Official Public Records, Williamson County, Texas), 601 E 3rd St, Taylor, Texas 76574-3712 Account #R015270 Judgment Through Tax Year: 2015	\$3,500.00
16-0087-T26	The County of Williamson, Texas v Kimberley Ann Spencer AKA Kimberly Ann Spencer AKA Kimberley Spencer	7.78 Acres, more or less, being Lots 16-17 and Part of Lot 15, Northwest Acres Subdivision, Williamson County, Texas (Instrument #2013065769 of the Official Public Records, Williamson County, Texas), Phillip Lane, Liberty Hill, Texas 78642 Account #R024154 Judgment Through Tax Year: 2015	\$4,000.00
16-0161-T395	The County of Williamson, Texas v Phelonese Sledge Et Al	0.07 Acres, more or less, being the North Part of Lot 7, Block 59, City of Taylor, Williamson County, Texas (Volume 499, Page 429 of the Official Public Records, Williamson County, Texas), 214 Murphy St, Taylor, Texas 76574-3753 Account #R015290 Judgment Through Tax Year: 2016	\$2,000.00
16-0161-T395	The County of Williamson, Texas v Phelonese Sledge Et Al	0.26 Acres, more or less, being the Lot 2, Block 58, City of Taylor, Williamson County, Texas (Volume 577, Page 635 of the Official Public Records, Williamson County, Texas), 603 E. 3rd St, Taylor, Texas 76574-3712 Account #R015271 Judgment Through Tax Year: 2016	\$1,500.00
16-0267-T26	The County of Williamson, Texas v Ivan Hernandez Manjarrez AKA Ivan Manjarrez Et Al	Lot 9, Block E, Leander Heights, Section 1, City of Leander, and a 2000 Oakwood Manufactured Home, Serial #HOTX11B01380A/HOTX11B01380B, Label #NTA1077895/NTA1077896, Williamson County, Texas (Instrument #2012043163 of the Official Public Records, Williamson County, Texas), 906 Glass Dr, Leander, Texas 78641-1957 Account #R036378 Judgment Through Tax Year: 2016	\$7,000.00

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16-0321-T395	The County of Williamson, Texas v Audrey Denise Delisle AKA Audrey Delisle	A Manufactured Home only, Serial #TXCTC972252A/#TXCTC972252B, Label #NTA0636327/#NTA0636328, located at 5731 North Highway 183, City of Liberty Hill, Williamson County, Texas 78642, 5731 N Highway 183, Liberty Hill, Texas 78642-4716 Account #R504930 Judgment Through Tax Year: 2015	\$1,500.00
16-0545-T395	The County of Williamson, Texas v Gonzalo G. Gonzales AKA Gonzalo Gonzales	14.436 Acres, more or less, out of the C. Eigenauer Survey, Abstract No. 222, Williamson County, Texas (Document #2003112249 of the Official Public Records, Williamson County, Texas), County Road 444, Thorndale, Texas 76577 Account #R108700 Judgment Through Tax Year: 2016	\$6,000.00
16-0568-T368	The County of Williamson, Texas v Timothy C. Garcia AKA Timothy Garcia Et Al	0.59 Acres, more or less, being Lot 13, Block H, Falcon Oaks Section 3, and a Manufactured Home, Serial #2034166156, Label #TEX0256344, Williamson County, Texas (Volume 2690, Page 625 of the Official Deed Records, Williamson County, Texas), 2107 Falcon Oaks Dr, Leander, Texas 78641-8855 Account #R035233 Judgment Through Tax Year: 2016	\$5,000.00
16-0575-T26	The County of Williamson, Texas v Roger Haverland AKA Roger L. Haverland Et Al	Lot 20, Block C, Chisholm Valley South Section One, City of Round Rock, Williamson County, Texas (Document #1995043504 of the Official Public Records, Williamson County, Texas), 611 Yucca Dr, Round Rock, Texas 78681-7412 Account #R060577 Judgment Through Tax Year: 2016	\$11,500.00
16-0668-T368	The County of Williamson, Texas v Charlotte Jean Raley AKA Charlotte Raley Et Al	East Part of Lot 2, Block 3, Resubdivision of Lakeview Addition to the City of Taylor, Williamson County, Texas (Document #2003013424 of the Official Public Records, Williamson County, Texas), 1811 Davis St, Taylor, Texas 76574-1510 Account #R017496 Judgment Through Tax Year: 2016	\$2,500.00
16-0703-T26	The County of Williamson, Texas v Stacy Washington FKA Stacy Alderete Et Al	0.10 Acres, more or less, being Lot 10, Block 2, Carlow Addition to the City of Taylor, Williamson County, Texas (Volume 2407, Page 546 of the Deed Records, Williamson County, Texas), 102 Travis St, Taylor, Texas 76574-2247 Account #R014881 Judgment Through Tax Year: 2016	\$3,500.00
16-0708-T368	The County of Williamson, Texas v Oscar Knauth Et Al	0.562 Acres, more or less, being the East Parts of Lots 1 & 2, Block 69, City of Jarrell, Williamson County, Texas (Volume 219, Page 430, SAVE & EXCEPT that property more particularly described in Volume 227, Page 128; Volume 236, Page 506 and Volume 332, Page 276 of the Deed Records, Williamson County, Texas), Avenue H, Jarrell, Texas Account #R357348 Judgment Through Tax Year: 2016	\$10,000.00
17-0012-T26	The County of Williamson, Texas v Benita Guzman	A tract of land being part of Division B, Outlot 6 and part of Block 17, Coffee Addition to the City of Georgetown, Williamson County, Texas (Volume 1014, Page 603 of the Deed Records, Williamson County, Texas), 1811 San Jose St, Georgetown, Texas 78626-8130 Account #R041596 Judgment Through Tax Year: 2016	\$2,200.00
17-0024-T26	The County of Williamson, Texas v Association of Saratoga Springs, Inc.	1.524 Acres, more or less, being Lot 6, Block F, Saratoga Springs Section One, Williamson County, Texas (Document #2015074046 of the Official Public Records, Williamson County, Texas), 201 Spring Grove Dr, Liberty Hill, Texas 78642 Account #R392053 Judgment Through Tax Year: 2016	\$2,500.00
17-0088-T26	The County of Williamson, Texas v Allen Joseph Adams Et Al	A 1998 Heritage Manufactured Home only being Label #RAD1098969 and #RAD1098968 located on Vistage Ridge Mobile Home Park Space 48, Williamson County, Texas Account #M408634 Judgment Through Tax Year: 2016	\$2,000.00
17-0137-T368	The County of Williamson, Texas v Enrique Tello	A 1997 Summit Manufactured Home only, Label TRA0359966, located on Lot 151, Bell Meadows, Section 3, Williamson County, Texas Account #R508949 Judgment Through Tax Year: 2016	\$2,000.00

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
17-0139-T425	The County of Williamson, Texas v Patsy Bracey	Lot 10, Block 70, City of Bartlett being described on the Williamson County tax roll as Lot 10, Block 70 ARB, Bartlett, Williamson County, Texas (Plat Cabinet A, Slide 219 of the Plat Records, Williamson County, Texas), S. Alamo Street, Bartlett, Texas 76511 Account #R007801/000000012398 Judgment Through Tax Year: 2016	\$3,000.00