

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

December 5, 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 DECEMBER 5, 2017:

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15-0467-T26	The County of Williamson, Texas v Roger Lee White Et Al	0.500 Acres, more or less, out of the Isaac Bunker Survey, Abstract #54, Williamson County, Texas (Volume 691, Page 268 of the Official Public Records, Williamson County, Texas), 51 PR 922, Jarrell, Texas 76537-1527 Account #R012433 Judgment Through Tax Year: 2016	\$13,000.00
15-0480-T277	The County of Williamson, Texas v Armor Real Estate Corporation Et Al **Subject to City of Taylor liens**	1.71 Acres, more or less, being Lots 1-11, Sorenson Dairy Subdivision, City of Taylor, Williamson County, Texas (Instrument #2004091299 and #2013002586 of the Official Public Records, Williamson County, Texas), 804 Rices Crossing Rd, Taylor, Texas 76574 Account #R103017 Judgment Through Tax Year: 2016	\$37,000.00
15-0614-T26	The County of Williamson, Texas v Esteban Guerrero Et Al	Lot 41, Block A, Rolling Ridge Section 1-B, City of Round Rock, Williamson County, Texas (Instrument #1997037520 of the Official Public Records, Williamson County, Texas), 1106 Leah Ln, Round Rock, Texas 78665-7839 Account #R349434 Judgment Through Tax Year: 2016	\$9,500.00
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	\$1,100.00
16-0104-T368	The County of Williamson, Texas v Sinker McFarlin, Jr. Et Al	0.12 Acres, more or less, being Lot 9, Block 1, Avery Addition to the City of Taylor, Williamson County, Texas (Volume 1882, Page 946 of the Official Public Records, Williamson County, Texas), 706 Booth St, Taylor, Texas 76574-4319 Account #R014219 Judgment Through Tax Year: 2016	\$1,500.00
16-0104-T368	The County of Williamson, Texas v Sinker McFarlin, Jr. Et Al	A Manufactured Home, Serial #TXFLR84A09885, Label #TEX0533249, located on 0.12 Acres, more or less, being Lot 9, Block 1, Avery Addition to the City of Taylor, Williamson County, Texas, 706 Booth St, Taylor, Texas 76574-4319 Account #R526196 Judgment Through Tax Year: 2016	\$3,000.00
16-0104-T368	The County of Williamson, Texas v Sinker McFarlin, Jr. Et Al	0.12 Acres, more or less, being Lot 8, Block 1, Avery Addition to the City of Taylor, Williamson County, Texas (Volume 1150, Page 453 of the Deed Records, Williamson County, Texas), 704 Booth St, Taylor, Texas 76574-4319 Account #R014218 Judgment Through Tax Year: 2016	\$2,000.00
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	\$3,000.00
16-0333-T395	The County of Williamson, Texas v Leonard A. Wells AKA Leonard Wells Et Al	A Manufactured Home only, Serial #CW2003439TXA, Label #HWC0244404, located at 4440 County Road 450, City of Thrall, Williamson County, Texas, 4440 County Road 450, Thrall, Texas 76578-8712 Account #R385895 Judgment Through Tax Year: 2016	\$1,000.00
16-0402-T425	The County of Williamson, Texas v Edgar Jason Tavira	Lot 3, Block C, Turtle Creek Village, Phase I, Section A, City of Round Rock, Williamson County, Texas (Document #2015015226, Official Public Records, Williamson County, Texas), 1838 Logan Drive, Round Rock, Texas 78664-7791 Account #R440031 Judgment Through Tax Year: 2016	\$6,500.00
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	\$8,500.00

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16-0584-T368	The County of Williamson, Texas v Judy Turner AKA Judy L. Turner Et Al	1.000 Acres, more or less, being Lot 9A, Block B, Rabbit Hollow, Amended, a Subdivision in Williamson County, Texas (Volume 929, Page 548 of the Deed Records, Williamson County, Texas), 206 Cottontail Ln, Georgetown, Texas 78626-7525 Account #R046125 Judgment Through Tax Year: 2016	\$7,500.00
16-0600-T368	The County of Williamson, Texas v Steve Priest	.24 Acre, being Lots 22-24, Block 56, Town of Jarrell, Williamson County, Texas (Document #2012083782 of the Official Public Records, Williamson County, Texas), 500 2nd Street, Jarrell, Texas 76537-1253 Account #R011466 Judgment Through Tax Year: 2016	\$3,000.00
16-0686-T425	The County of Williamson, Texas v Tomasa V. Flores	South West Part of Block 16, Coffee Addition to the City of Georgetown, Williamson County, Texas (Volume 290, Page 241 and Volume 597, Page 31 save & except Volume 597, Page 33 of the Deed Records, Williamson County, Texas), 1806/1808 Holly Street, Georgetown, Texas 78626 Account #R366076 Judgment Through Tax Year: 2016	\$11,000.00
17-0013-T368	The County of Williamson, Texas v James Robert Glick	Lot 3, Block A, Sunny Side Subdivision, Williamson County, Texas and a Canyon Crest II Manufactured Home being Label #CAL0333957 and Label #CAL333958 (Document #1995020587 of the Deed Records, Williamson County, Texas), 103 Klein Ct, Georgetown, Texas 78626-9721 Account #R310235 Judgment Through Tax Year: 2016	\$3,000.00
17-0047-T425	The County of Williamson, Texas v Ed Williams Et Al	0.12 Acres, more or less, being Lot 2, Block 112, City of Taylor, Williamson County, Texas (Volume 326, Page 628 of the Deed Records, Williamson County, Texas), 408 Symes St, Taylor, Texas 76574 Account #R015769 Judgment Through Tax Year: 2016	\$2,100.00
17-0072-T26	The County of Williamson, Texas v Rachel Singleterry Ramirez AKA Rachel Ramirez	0.07 Acres, more or less, being the West part of Lot 3, Block 5, Baker's Addition to the City of Taylor, Williamson County, Texas (Document #2004017132 of the Official Public Records, Williamson County, Texas), 105 Tennessee St, Taylor, Texas 76574 Account #R014273 Judgment Through Tax Year: 2016	\$1,800.00
17-0101-T368	The County of Williamson, Texas v Stacy B. Pollins AKA Stacy Pollins	1.049 Acres, more or less, being Lot 1, Block A, Ancient Oaks, Section 1, Williamson County, Texas (Instrument #2002036948 of the Official Public Records, Williamson County, Texas), 104 Martindale Ave, Liberty Hill, Texas 78642 Account #R404265 Judgment Through Tax Year: 2016	\$3,000.00
17-0188-T26	The County of Williamson, Texas v L. T. Gray Et Al	0.15 Acres, more or less, being Lot 1, Block 44, City of Taylor, Williamson County, Texas (Volume 629, Page 621 of the Deed Records, Williamson County, Texas), 501 Burkett St, Taylor, Texas 76574-3736 Account #R015182 Judgment Through Tax Year: 2016	\$2,000.00
17-0349-T368	The City of Bartlett and Bartlett Independent School District whose property taxes are collected by the Tax Appraisal District of Bell County v Georgia Turner	.37 Acre, West 55 feet of the North 110 feet of Lot 10, Block 68, ARB Bartlett, Williamson County, Texas, Arnold Street, Bartlett, Texas 76511 Account #000000118799 Judgment Through Tax Year: 2016	\$3,500.00