

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

February 6, 2018 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 FEBRUARY 6, 2018:

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	\$3,000.00
14-0017-T368	The County of Williamson, Texas v Jose Jaime Garcia, Jr.	Lot 3, Block O, Village 2 at Anderson Mill, City of Austin, Williamson County, Texas (Volume 1729, Page 240 of the Deed Records, Williamson County, Texas) Account #R075395 Judgment Through Tax Year: 2016	\$7,100.00
15-0480-T277	The County of Williamson, Texas v Armor Real Estate Corporation Et Al	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	\$38,000.00
15-0531-T277	The County of Williamson, Texas v Sandra Kelly Taylor AKA Sandra Taylor	0.46 Acres, more or less, being Lot 3, Block A, Double Creek Estates, Section 1, City of Jarrell, Williamson County, Texas (Instrument #2007064315 of the Official Public Records, Williamson County, Texas), 110 Double Creek Dr, Jarrell, Texas 76537-1114 Account #R097663 Judgment Through Tax Year: 2015	\$2,000.00
16-0091-T277	The County of Williamson, Texas v Connie R. Little AKA Connie Little Et Al	0.88 Acres, more or less, being Lot 25, Block H, Falcon Oaks, Section 4, and a Manufactured Home, Serial #12013109, Label #TEX0303615, Williamson County, Texas (Instrument #1998044128 of the Official Public Records, Williamson County, Texas), 1904 Eagles Way, Leander, Texas 78641-8858 Account #R002156 Judgment Through Tax Year: 2015	\$4,500.00
16-0095-T368	The City of Bartlett, Texas v Beverly Wesson Currie Et Al	0.03 Acres, more or less, being the South part of Lot 13, Block 21, City of Bartlett, Williamson County, Texas (Instrument #2012060926 of the Official Public Records, Williamson County, Texas), 118 S. Evie Street, Bartlett, Texas 76511 Account #R007606/000000049714 Judgment Through Tax Year: 2015	\$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	\$5,500.00
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	\$1,000.00
16-0561-T395	The County of Williamson, Texas v Christopher Weatherford Et Al	Lot 3, Block E, Sonterra West Phase 1B, Williamson County, Texas (Document #2011049336 of the Official Public Records, Williamson County, Texas), 209 Brickyard Ln, Jarrell, Texas 76537-1299 Account #R468617 Judgment Through Tax Year: 2016	\$21,000.00
16-0633-T395	The County of Williamson, Texas v William Leslie Keathley AKA William Keathley Et Al **Subject to City of Leander Lien**	Lot 165, Timberline West, Section Two, City of Leander, Williamson County, Texas (Document #2012027142 of the Official Public Records, Williamson County, Texas), 607 Osage Dr, Leander, Texas 78641-2342 Account #R038306 Judgment Through Tax Year: 2016	\$17,000.00

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
17-0094-T395	The County of Williamson, Texas v RA Acquisitions, LLC	9.47 Acres being Lot 2, East View Ranchettes Section One, City of Georgetown, Williamson County, Texas (Document #20-5050128 of the Official Public Records, Williamson County, Texas), 130 E. State Highway 29, Georgetown, Texas 78626 Account #R042140 Judgment Through Tax Year: 2016	\$15,00.00
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
17-0350-T395	The County of Williamson, Texas v Unknown members of the Greater Peoples Church of God In Christ	.16 Acre, Lot 12, Block 63, City of Bartlett, being described on the Williamson County tax roll as Lot 12, Block 63, ARB Bartlett, Williamson County, Texas (Plat Cabinet A, Slide 219 of the plat records, Williamson County, Texas), 542 S. Alamo, Bartlett, Texas 76511 Account #R007744/000000068198 Judgment Through Tax Year: 2016	\$5,000.00
17-0550-T395	The County of Williamson, Texas v Dora Reyna	A Manufactured Home only located on 4 Acres out of Abstract 421 of the A. Manchaca Survey, Williamson County, Texas, 651 Green Acres, Georgetown, Texas 78626-1707 Account #R548778 Judgment Through Tax Year: 2016	\$1,500.00