

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

February 5, 2019 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 5, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	16-0557-T395	The County of Williamson, Texas v Eddie Lee Wilson AKA Eddie Wilson Et Al	Lot 4, Block H, Anderson Mill West Section One, Williamson County, Texas (Volume 1374 Page 343 of the Official Deed Records, Williamson County, Texas), 1314 Texas Oak Way, Cedar Park, Texas 78613-5527 Account #R093593 Judgment Through Tax Year: 2017	\$2,000.00
2	16-0558-T425	The County of Williamson, Texas v Maria Barajas	Lot 31, Block O, Mesa Ridge Section Six Phase Three, City of Round Rock, Williamson County, Texas (Document #2015001213 of the Official Public Records, Williamson County, Texas), 1312 Hogan Ln, Round Rock, Texas 78664-3396 Account #R067322 Judgment Through Tax Year: 2017	\$5,500.00
3	17-0134-T395	The County of Williamson, Texas v Kevin O'Quain	A Schult Manufactured home only, Label #TXS0274024, located on Space 13 of the Riverside Mobile Home Park, Williamson County, Texas, 7275 E State Highway 29 Lot 13, Georgetown, Texas 78626-2259 Account #M435996 Judgment Through Tax Year: 2017	\$2,100.00
4	17-0276-T26	The County of Williamson, Texas v Lenora Yount Et Al	A Manufactured Home only, Serial #AH01952151, Label #TEX0540591, located at 315 East Street, City of Leander, Williamson County, Texas, 315 N East St, Leander, Texas 78641-1704 Account #R509890 Judgment Through Tax Year: 2017	\$3,000.00
5	17-0412-T26	The County of Williamson, Texas v Roy Henderson	5.0 Acres, more or less, out of the Jefferson West League, Abstract No. 658, Williamson County, Texas (Document #2005066619 of the Official Public Records Williamson County, Texas), County Road 470, Coupland, Texas 78615 Account #R472666 Judgment Through Tax Year: 2017	\$2,500.00
6	17-0477-T368	The County of Williamson, Texas v Noe Ramirez III Et Al	Lot 23, Block V, Crossing at Carriage Hills Section 10, Williamson County, Texas (Document #2002024671 and #2007093500 of the Official Public Records, Williamson County, Texas), 1013 Silverstone Ln, Cedar Park, Texas 78613-7116 Account #R364367 Judgment Through Tax Year: 2017	\$9,000.00
7	17-0509-T368	The County of Williamson, Texas v Andrew Michael Odom AKA Andrew Odom Et Al	Lot 11, Block D, Final Plat of Cat Hollow Section B, Williamson County, Texas (Document #2013103186 of the Official Public Records, Williamson County, Texas), 3207 Peruga Ln, Round Rock, Texas 78681-3886 Account #R423290 Judgment Through Tax Year: 2017	\$7,000.00
8	17-0587-T425	The County of Williamson, Texas v Marcella Robledo Et Al	The east part of Lot 2, Block 3, Lade Drive Addition to the City of Taylor, Williamson County, Texas (Document #2007011305 of the Official Public Records, Williamson County, Texas), 2204 W Lake Dr, Taylor, Texas 76574-2125 Account #R017454 Judgment Through Tax Year: 2017	\$4,500.00
9	17-0603-T425	The County of Williamson, Texas v Dennis M. Hrabal AKA Dennis Hrabal Et Al **Subject to Discover Bank Abstract of Judgment**	Lot 12, Block D, Estates of North Creek Ranch Section Three, City of Leander, Williamson County, Texas (Document #2016006414 of the Official Public Records, Williamson County, Texas), 700 Pampas Ricas Dr, Leander, Texas 78641-8049 Account #R437108 Judgment Through Tax Year: 2017	\$13,500.00
10	17-0613-T368	The County of Williamson, Texas v Dale E. Hyatt AKA Dale Hyatt Et Al	Lot 21, Block C, The Settlement at Blockhouse Creek Section One, Williamson County, Texas (Document #1996060449 of the Official Public Records, Williamson County, Texas), 2706 Alexander Dr, Leander, Texas 78641-2458 Account #R098491 Judgment Through Tax Year: 2017	\$3,500.00

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11	17-0641-T368	The County of Williamson, Texas v Douglas Myron Cantrell AKA Douglas Cantrell Et Al	10.0 Acres, more or less, out of the Henry Fields Survey, Abstract No. 233, and a Manufactured Home, Serial #TXFL1A50894504, Label #TEX0188261, Williamson County, Texas (Volume 1453, Page 912 of the Deed Records, Williamson County, Texas), Stubblefield, Liberty Hill, Texas 78642 Account #R306666 Judgment Through Tax Year: 2017	\$4,000.00
12	17-0696-T26	The County of Williamson, Texas v Isaiah Paramore Et Al	0.49 Acres, more or less, being part of Lot 32D, South San Gabriel Ranches, and a Manufactured Home, Serial #TXFL112A85022CG12, Label #RAD1326382, Williamson County, Texas (Document #2007053540 and #2011074979 of the Official Public Records, Williamson County, Texas), 210 Jennifer Ln, Leander, Texas 78641-1411 Account #R367685 Judgment Through Tax Year: 2017	\$3,500.00
13	17-0774-T395	The County of Williamson, Texas v Frank A. Acosta AKA Frank Acosta Et Al	13.984 Acres, more or less, out of the John B. Robinson Survey, Abstract No. 521, Williamson County, Texas (Volume 2273, Page 021 of the Deed Records, Williamson County, Texas), 387 Long Run Rd, Liberty Hill, Texas 78642 Account #R022791 Judgment Through Tax Year: 2017	\$3,500.00
14	18-0098-T368	The County of Williamson, Texas v Erika Crathers Et Al	0.14 Acres, more or less, being the South part of Lot 4, and the South East part of Lot 5, Block 1, Rowntree 1 Addition Revised, Williamson County, Texas (Document #2013064281 of the Official Public Records, Williamson County, Texas), 328 Kimble St., Bartlett, Texas 76511 Account #R008051/000000025711 Judgment Through Tax Year: 2017	\$6,000.00
15	18-0137-T26	The County of Williamson, Texas v Ruby J. Simpson Randolph AKA Ruby Randolph	0.1977 Acres tract of land, more or less, out of the R. Green Survey, AKA all of Lots 6 & 7, Wilson Addition to the City of Thrall, described as the following two Williamson County property tax accounts: 0.1377 Acres, more or less, being Lot 6, and the west part of Lot 7, out of the R. Green Survey AKA W. Wilson Addition to the City of Thrall, Williamson County, Texas (Volume 790, Page 521 of the Deed Records, Williamson County, Texas), E Hwy 79, Thrall, Texas 76578 Account #R080216 and 0.06 Acres, more or less, being the east part of Lot 7, out of the R. Green Survey AKA W. Wilson Addition to the City of Thrall, Williamson County, Texas (Volume 790, Page 521 of the Deed Records, Williamson County, Texas), Taylor Road, Thrall, Texas 76578 Account #R096622 Judgment Through Tax Year: 2017	\$3,000.00
16	18-0284-T425	The County of Williamson, Texas v Joshua Seagroves	15.0 Acres, more or less, out of the Jehu Bevil Survey, Abstract No. 59, Williamson County, Texas (Document #2017043626 of the Official Public Records, Williamson County, Texas), 2011 County Road 432, Thrall, Texas 76578 Account #R005752 Judgment Through Tax Year: 2017	\$13,000.00
17	18-0377-T26	The County of Williamson, Texas v Cynthia Ramos	Lot 8, Block G, Buttercup Creek Section Two Village Eight, City of Cedar Park, Williamson County, Texas (Document #2017087128 of the Official Public Records, Williamson County, Texas), 503 Cactus Flower Dr, Cedar Park, Texas 78613-4241 Account #R033651 Judgment Through Tax Year: 2017	\$4,500.00
18	18-0401-T26	The County of Williamson, Texas v Christopher Wayne Kelm AKA Christopher Kelm	5.0 Acres, more or less, out of the S.C. Castleberry Survey, Abstract No. 138, Williamson County, Texas (Document #2006028688 of the Official Public Records, Williamson County, Texas), 13311 FM 619, Thrall, Texas 76578 Account #R474526 Judgment Through Tax Year: 2017	\$6,500.00
19	18-0433-T26	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 (Document #2007064315 of the Official Public Records, Williamson County, Texas), 110 Double Creek Dr, Jarrell, Texas 76537-1114 Account #R097663 Judgment Through Tax Year: 2017	\$6,500.00

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20	18-0444-T425	The County of Williamson, Texas v Timothy Peter Burgess AKA Timothy Burgess	Lot 7, Industrial Park North, 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: 2017	\$10,000.00
21	18-0509-T26	The County of Williamson, Texas v Stacie Hancock	Lot 5, Block B, Meadows of Georgetown Phase One, City of Georgetown, Williamson County, Texas (Document #2016053816 of the Official Public Records, Williamson County, Texas), 308 Meadow Park Dr, Georgetown, Texas 78626-6363 Account #R453359 Judgment Through Tax Year: 2017	\$7,500.00