

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

May 7, 2024 at 10:00 a.m.

NORTHEAST SIDE OF THE WILLIAMSON COUNTY JUSTICE CENTER ANNEX AT 4TH AND MARTIN LUTHER KING, GEORGETOWN, TEXAS

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 to the highest bidder based on oral bids. Successful bidders must pay for their property with 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.
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.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON MAY 7, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	21-0323-T368	The County of Williamson, Texas v Laura Van Vliet	1.002 Acres, more or less, out of the JH Dillard Survey, Abstract No. 179, Williamson County, Texas (Volume 1098, Page 851 of the Deed Records, Williamson County, Texas), 2441 DEER TRAIL CI, ROUND ROCK, Texas 78681 Account #R099245 Judgment Through Tax Year: 2021	\$5,000.00
2	22-0489-T425	The County of Williamson, Texas v Ronnie Alan Snow AKA Ronnie Snow, Heir to the Estate of Lee W. Snow & Betty J. Snow	7.69 Acres, more or less, out of the John Hamilton Survey, Abstract 282, Williamson County, Texas (Volume 1917, Page 954, SAVE & EXCEPT that property more particularly described in Document #2011083127 of the Deed Records, Williamson County, Texas), HIGHWAY 195, FLORENCE, Texas 76527 Account #R009954 Judgment Through Tax Year: 2022	\$7,500.00
3	22-0523-T480	Tax Appraisal District of Bell County collecting property taxes for The City of Bartlett, and Bartlett Independent School District v Silas Brown et al	0.43 Acre, more or less, being Lot 5, Block 68, City of Bartlett, being described on the Williamson County tax rolls as Lot 5, Block 68, ARB Bartlett, Williamson County, Texas (Plat Cabinet A. Slide 219 of the Plat Records, Williamson County, Texas), SALT LAKE ST, BARTLETT, Texas 76511 Account #R007769/00000076277 Judgment Through Tax Year: 2022	\$14,000.00
4	23-0117-T368	The County of Williamson, Texas v Joanna Gephart	A 1997 Galaxy Manufactured Home Only, Label #PFS0447365, located in the J Mcould Survey, Abstract 423, AKA Tract 12, Florence Oaks Subdivision, Williamson County, Texas, 1059 CR 220, FLORENCE, Texas 76527 Account #R451449 Judgment Through Tax Year: 2022	\$5,000.00
5	23-0163-T425	The County of Williamson, Texas v Julio Cesar Mendez Solis	Lot 3, Block 3, Maggie Eanes Addition to the City of Granger, Williamson County, Texas (Document #2020098312 of the Official Public Records, Williamson County, Texas), 206 W PECAN ST, GRANGER, Texas 76530 Account #R013455 Judgment Through Tax Year: 2022	\$7,000.00
6	23-0485-T368	The County of Williamson, Texas v Stephen Carl Costello, Jr.	Lot 2, Block E, Buttercup Creek Phase IV, Section 3, City of Cedar Park, Williamson County, Texas (Document #201807454 of the Official Public Records, Williamson County, Texas), 1602 MENTZER DR, CEDAR PARK, Texas 78613 Account #R347393 Judgment Through Tax Year: 2022	\$16,500.00
7	23-0501-T368	The County of Williamson, Texas v Michael B. Wolchik	Lot 4, Block B, R. Davis #1, Indian Oaks Addition & Resub Of Lot 1, City of Austin, Williamson County, Texas (Document #2006084357 of the Official Public Records, Williamson County, Texas), 7101 SIOUX TRL S, AUSTIN, Texas 78729 Account #R065370 Judgment Through Tax Year: 2022	\$13,500.00
8	23-0513-T395	The County of Williamson, Texas v Carl P. Jahnke	Lot 39, Block C, Wildleaf Phase 1, City of Liberty Hill, Williamson County, Texas (Document #2020045246 of the Official Public Records, Williamson County, Texas), 405 AGAVE AZUL WAY, LEANDER, Texas 78641 Account #R580180 Judgment Through Tax Year: 2022	\$26,000.00
9	23-0599-T26	The County of Williamson, Texas v Donna Jean Storey Bender	Lot 19, Block C, Lakeside Estates, Section Two, City of Hutto, Williamson County, Texas (Document #2008089809 of the Official Public Records, Williamson County, Texas), 239 ESTATE DR, HUTTO, Texas 78634 Account #R401500 Judgment Through Tax Year: 2022	\$46,000.00
10	23-0679-T26	The County of Williamson, Texas v Amanda Fachicano	West part of Lots 9 and 10, Block 46, City of Taylor, Williamson County, Texas (Volume 1628, Page 663 of the Deed Records and Documents #2001065244 & #2020146219 of the Official Public Records, Williamson County, Texas), 401 3RD ST E, TAYLOR, Texas 76574 Account #R015202 Judgment Through Tax Year: 2022	\$6,500.00