

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

**June 5, 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 Belton at (254) 939-5841 x1900 or 1910.

**PROPERTIES TO BE SOLD ON JUNE 5, 2018:**

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14-0320-T368	The City of Bartlett, Texas v George R. Elliott	Lot 2 and the South part of Lot 3, Block 48, City of Bartlett, Williamson County, Texas (Document 2000073253 of the Official Public Records, Williamson County, Texas) Account #000000111969/R007626 Judgment Through Tax Year: 2017	\$16,000.00
15-0040-T368	The City of Bartlett, Texas v Ismel Benavides	All of Lot 3, Block 70, City of Bartlett, Williamson County, Texas being that property more particularly described in Plat Cabinet A, Slide 219 of the Plat Records, Williamson County, Texas being described on the Williamson County tax rolls as follows: 0.18 acre, more or less, being the East part of Lot 3, Block 70, ARB Bartlett, Williamson County, Texas (Plat Cabinet A, Slide 219 of the Plat Records, Williamson County, Texas), 513 W. Brook Street, Bartlett, Texas 76511 Account #000000080245/R007792 and 0.19 Acre, more or less, being the West Part of Lot 3, Block 70, City of Bartlett, being described on the Williamson County tax roll as West Part of Lot 3, Block 70, ARB Bartlett, Williamson County, Texas (Plat Cabinet A, Slide 219 of the Plat Records, Williamson County, Texas), W. Brook Street, Bartlett, Texas 76511 Account #000000057144/R007793 Judgment Through Tax Year: 2017	\$9,100.00
16-0447-T26	The County of Williamson, Texas v Akbarali Mahmud Momin AKA Akbarali Momin Et Al	0.5 Acres, more or less, out of Abstract No. 65, William J. Baker Survey, City of Taylor, Williamson County, Texas (Document #2010084834 and #2004049678, SAVE & EXCEPT that property more particularly described in Document #2007034239 of the Official Public Records, Williamson County, Texas), 1907 N Main St, Taylor, Texas 76574-1823 Account #R018733 Judgment Through Tax Year: 2016	\$2,000.00
16-0533-T395	The County of Williamson, Texas v Helena Frazier Et Al	0.145 Acres, more or less, being Lot 18, Block C, Block House Creek Phase 1, Section 67, a Subdivision, Williamson County, Texas (Volume 1872, Page 436 of the Deed Records, Williamson County, Texas), 16408 Spotted Eagle Dr, Leander, Texas 78641-3021 Account #R03541 Judgment Through Tax Year: 2016	\$5,000.00
16-0566-T425	The County of Williamson, Texas v Tita S. Ngalam Et Al	Lot 2, Chisholm Valley South Section 4 Phase 1, City of Round Rock, Williamson County, Texas (Document #2013045107 of the Official Public Records, Williamson County, Texas), 2103 Old West Pl, Round Rock, Texas 78681-7493 Account #R060617 Judgment Through Tax Year: 2017	\$9,000.00
16-0633-T395	The County of Williamson, Texas v William Leslie Keathley AKA William Keathley Et Al  **Subject to City of Leander liens**	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	\$10,000.00
16-0653-T395	The County of Williamson, Texas v Sammy Langford, Trustee of the Langford School Fund Revocable Living Trust  **Subject to City of Round Rock liens**	.204 Acre being Lot 1, Block 1, Bradshaw Addition, (an unrecorded subdivision) AKA .204 Acre out of Abstract 298 of the Wiley Harris Survey, Williamson County, Texas (Document #1997018478 of the Official Public Records, Williamson County, Texas), 609 Mandell Street, Round Rock, Texas 78664 Account #R058886 Judgment Through Tax Year: 2016	\$800.00
16-0667-T26	The County of Williamson, Texas v Mathra Morales	Lot 14, Block D, Settlement at Block House Creek, Section Two, Williamson County, Texas (Document #2015036227 of the Official Public Records, Williamson County, Texas), 2712 S Walker Dr, Leander, Texas 78641-2478 Account #R098475 Judgment Through Tax Year: 2017	\$2,500.00

SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16-0732-T368	The County of Williamson, Texas v Juan Z. Gonzalez AKA Juan Gonzalez	0.11 Acres, more or less, being Lots 5-6 Block 8, Stiles Addition to the City of Thrall, and a Manufactured Home, Serial #SRP9050AL, Label #NTA0434174, Williamson County, Texas (Document #2011017512 of the Official Public Records, Williamson County, Texas), 105 Castro, Thrall, Texas 76578-8572 Account #R386109 Judgment Through Tax Year: 2016	\$2,500.00
16-0732-T368	The County of Williamson, Texas v Juan Z. Gonzalez AKA Juan Gonzalez	0.11 Acres, more or less, being Lots 3-4, Block 8, Stiles Addition to the City of Thrall, Williamson County, Texas (Document #2007081171 of the Official Public Records, Williamson County, Texas), 103 Castro, Thrall, Texas 76578 Account #R375595 Judgment Through Tax Year: 2016	\$1,000.00
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	\$1,500.00
17-0046-T395	The County of Williamson, Texas v Jerome Robinson	0.10 Acres, more or less, being Lot 2, Block 7, Baker Addition to the City of Taylor, Williamson County, Texas (Volume 508, Page 404 of the Deed Records, Document #1998005790 and #1998005791 of the Official Public Records, Williamson County, Texas), 1103 Miller St, Taylor, Texas 76574-4414 Account #R014300 Judgment Through Tax Year: 2017	\$1,800.00
17-0071-T425	The County of Williamson, Texas v Florence Rowe Et Al	0.780 Acres, more or less, out of the Thomas B. Lee Survey, Abstract No. 403, Williamson County, Texas (Volume 522, Page 144 of the Deed Records, Williamson County, Texas), 300 Private Road 929, Taylor, Texas 76574-4825 Account #R019386 Judgment Through Tax Year: 2017	\$4,000.00
17-0111-T425	The County of Williamson, Texas v Jose Elisco Yanez Villafranco	A Oakbrook Manufactured Home only, Label #TEX0219295, located in the Jarrell Mobile Home Park, Sapce 4, 1601 County Road 305 Unit 4, Jarrell, Texas 76537-1269 Account #M435409 Judgment Through Tax Year: 2017	\$1,500.00
17-0407-T425	The County of Williamson, Texas v Jose Alamilla Et Al	A Manufactured Home only, Serial #5212834, Label #TXS0518515, located on Space 5, Williams Mobile Home Park, City of Florence, Williamson County, Texas, 201 FM 970 Lot 5, Florence, Texas 76527-4326 Account #M435977 Judgment Through Tax Year: 2016	\$1,500.00
17-0504-T26	The County of Williamson, Texas v John K. Latham AKA John Latham	Lot 4, Block E, Cat Hollow Section B, Williamson County, Texas (Document #2011004486 of the Official Public Records, Williamson County, Texas), 8103 Campeche Bay Pl, Round Rock, Texas 78681-3889 Account #R423311 Judgment Through Tax Year: 2016	\$10,000.00
17-0546-T395	The County of Williamson, Texas v Miguel Tovar AKA Miguel Angel Tovar	0.611 Acre, more or less, out of the I. Bunker Survey, Abstract No. 54, Williamson County, Texas (Tract 13 of Document #2011064257 of the Official Public Records, Williamson County, Texas), 616 County Road 306, Jarrell, Texas 76537 Account #R464139 Judgment Through Tax Year: 2017	\$1,500.00
17-0634-T395	The County of Williamson, Texas v Monica L. Wingate AKA Monica Wingate	Lot 17, Block M, Greenslopes at Lake Creek-Section Six, City of Round Rock, Williamson County, Texas (Document #2013069520 of the Official Public Records, Williamson County, Texas), 1002 E Logan St, Round Rock, Texas 78664-6871 Account #R064576 Judgment Through Tax Year: 2016	\$5,000.00
17-0712-T26	The County of Williamson, Texas v Andres Leal	0.38 Acres, more or less, out of the Parthenia Coursey Survey, Abstract No. 131, City of Taylor, Williamson County, Texas (Document #2007006566 of the Official Public Records, Williamson County, Texas), 409 Old Coupland Rd, Taylor, Texas 76574-4855 Account #R019040 Judgment Through Tax Year: 2017	\$5,500.00