

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

June 4, 2019 at 10:00 a.m.

at the South door of the Hays County Government Center located at 712 South Stagecoach Trail, San Marcos, 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 HAYS COUNTY CONSTABLE, PRECINCT #1. 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.

If you have any questions, you may contact our office in San Marcos at (512) 353-3755.

PROPERTIES TO BE SOLD ON JUNE 4, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	17-0698	The County of Hays, Texas v Hilario R. Resendez	5.44 acres, more or less, Sunrise Acres Lake Tract E, Hays County, Texas (Volume 3358, Page 805, Official Public Records, Hays County, Texas) Sunrise Drive, Kyle, Texas Account #R44150 Judgment Through Tax Year: 2017	\$10,376
2	17-0796	The County of Hays, Texas v Colette Radley	Lot 24, Block 1, Timmeron Section 1, Hays County, Texas (Volume 2039, Page 302, Official Public Records, Hays County, Texas) Oak Meadow Ln, Wimberley, Texas Account #R45783 Judgment Through Tax Year: 2018	\$3,886
3	17-0798	The County of Hays, Texas v Sidney G. Ordway	Lot 56, Woodcreek Section 9-A, Hays County, Texas (Volume 524, Page 631, Official Public Records, Hays County, Texas) 340 Shady Bluff Dr, Wimberley, Texas Account #R52833 Judgment Through Tax Year: 2017	\$3,606
4	18-1214	The County of Hays, Texas v Regan Rae Williams	.18 of an acre of land, more or less, Lot 2B, Four Seasons Farm, Section III, Hays County, Texas (Document #16017800, Official Public Records, Hays County, Texas) 1245 Four Seasons Farm Dr, Kyle, Texas Account #R112081 Judgment Through Tax Year: 2018	\$27,026
5	18-2597	The County of Hays, Texas v Monica De La Rosa	Lot 6, Block 9, Sunset Acres Addition, Hays County, Texas (Volume 5285, Page 149, Official Public Records, Hays County, Texas) 110 Lockwood, San Marcos, Texas Account #R44323 Judgment Through Tax Year: 2018	\$6,860