

**DELINQUENT TAX SALE - THE COUNTY OF BASTROP, TEXAS AND BASTROP COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT
#2, BASTROP COUNTY, TEXAS**

June 4, 2024 at 10:00am

Historical Courthouse Building at 803 Pine St., Bastrop, Texas

Registration for the Sale begins at 9:00am on the morning of the sale in Room 115 of the Historical Courthouse Building

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. **Please have funds made payable to Ellen Owens, T.A.C.**, 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 Sheriff'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 (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.

If you have any questions, you may contact our office in Bastrop at (512) 581-7192.

Helpful Links and Phone Numbers for Property Research:

Bastrop Central Appraisal District (To obtain market value): Phone – (512) 303-1930 Website - www.bastropcad.org (tax account number is needed)

Bastrop County Tax Office (To obtain tax amounts): Phone – (512) 332-7261 Website - www.bastroptac.com (tax account number is needed)

Bastrop County Clerk (To obtain deed information): Phone – (512) 581-7134 Website - www.cc.co.bastrop.tx.us

Bastrop County District Clerk (To obtain court cost amounts/view tax suit information): (512) 581-7144 (cause number is needed)

Bastrop County Water Control & Improvement District #2 (To obtain WCID amounts): (512) 321-1688 (legal description is needed)

After the bidding has ended, the buyer has approximately two (2) hours to get their funding and return to Room 115 in the Historical Courthouse Building.

YOU MUST REGISTER IN ORDER TO BID. There is no fee to register.

If you intend to bid for a corporation, business or for someone other than yourself, you **MUST** provide proper notarized documentation stating that you have permission to do so.

PROPERTIES TO BE SOLD ON JUNE 4, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	WINNING BID AMOUNT	WINNING BIDDER #
1	12549	The County of Bastrop, Texas v Mattie Galloway et al	2.0000 acres, more or less, out of Abstract 56 of the Mozea Rousseau Survey, Bastrop County, Texas and a manufactured home, Serial #DL2400, Label #TXS0508496 (Volume 109, Page 598, Deed Records, Bastrop County, Texas), 200 Lone Star Circle, Bastrop, Texas 78602-3780 Account #R24492 Judgment Through Tax Year: 2021	\$5,700.00		
2	13166	The County of Bastrop, Texas v James Jacobs et al	0.213 Acres, more or less, Farm Lot 14, East of Main Street, City of Bastrop, Bastrop County, Texas (Volume 109, Page 624, SAVE & EXCEPT Volume 170, Page 232 of the Deed Records, Bastrop County, Texas), 1913 Jefferson Street, Bastrop, TX 78602 Account #R45739 Judgment Through Tax Year: 2023	\$29,500.00		
3	13260	The County of Bastrop, Texas v L. E. Nealy, Jr. et al	Lot 8, Block 17, Eagleston Addition to the City of Smithville, Bastrop County, Texas (Volume 329, Page 084 of the Deed Records, Bastrop County, Texas), 704 Walker Street, Smithville, Texas 78957-7895 Account #R17715 Judgment Through Tax Year: 2022	\$13,000.00		
4	13333	The County of Bastrop, Texas v Bedrossian Investment Holdings, LLC	Lot 7, Block B, Elm Ridge Subdivision, Section 1A, Bastrop County, Texas (Document #201805960 of the Deed Records, Bastrop County, Texas), 105 N Mockingbird Cir, Cedar Creek, Texas 78612-3031 Account #R61803 Judgment Through Tax Year: 2020	\$19,000.00		
5	13394	The County of Bastrop, Texas v Patricio Delgado-Garcia et al	Lot 4A, Div 9, City of Elgin, Bastrop County, Texas (Volume 2178, Page 735 of the Deed Records, Bastrop County, Texas), 208 W Cleveland St, Elgin, Texas 78621-3322 Account #R14544 Judgment Through Tax Year: 2021	\$16,500.00		
6	13663	The County of Bastrop, Texas v Rudolfo Reyes et al	0.1790 Acre, more or less, Biggs Addition to the City of Elgin, Bastrop County, Texas (Volume 132, Page 12 of the Deed Records, Bastrop County, Texas), 509 W Cleveland St, Elgin, Texas 78621-3327 Account #R14848 Judgment Through Tax Year: 2022	\$31,000.00		
7	13669	The County of Bastrop, Texas v Thomas J. Dukes et al	Lot 612, Block 8, Tahitian Village, Unit 5, Bastrop County, Texas (Volume 333, Page 144 of the Deed Records, Bastrop County, Texas), 190 Heleakala Dr, Bastrop, Texas Account #R38486 Judgment Through Tax Year: 2021	\$2,100.00		
8			Lot 613, Block 8, Tahitian Village, Unit 5, Bastrop County, Texas (Volume 333, Page 144 of the Deed Records, Bastrop County, Texas), 192 Heleakala Dr, Bastrop, Texas Account #R38494 Judgment Through Tax Year: 2021	\$2,100.00		
9	13671	The County of Bastrop, Texas v Jerry Stone Goodwin et al	Lot 700, Block 7, Tahitian Village, Unit 2, Bastrop County, Texas (Volume 217, Page 286 of the Deed Records, Bastrop County, Texas) Account #R22648 Judgment Through Tax Year: 2023	\$6,000.00		

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10	13786	The County of Bastrop, Texas v Frank A. Neal et al	0.9960 Acre, more or less, being Lot 4, Pine Wood Subdivision, Bastrop County, Texas (Volume 1521, Page 111, Deed Records, Bastrop County, Texas), 130 Pine Knoll St, Bastrop, Texas Account #R18323 Judgment Through Tax Year: 2021	\$5,500.00		
11	423-T-13891	The County of Bastrop, Texas v Evelyn Flowers et al	0.290 Acre, more or less, out of the J. S. Smith Addition, City of Elgin, Bastrop County, Texas (Volume 143, Page 130 of the Deed Records, Bastrop County, Texas), 712 S MARTIN LUTHER KING JR BLVD, ELGIN, Texas 78621 Account #R12696 Judgment Through Tax Year: 2022	\$25,500.00		
12	423-T-13898	The County of Bastrop, Texas v Marcos Rodriguez Jaimes	1.000 acre, more or less, being Lot 48B, Wilbarger Creek Estates Subdivision, Bastrop County, Texas (Volume 2222, Page 788 of the Deed Records of Bastrop County, Texas & being that parcel identified as Property ID 126231 on the Bastrop Central Appraisal District GIS map as of 12/15/2021), 106 Wilbarger Cv., Elgin, Texas 78621 Account #R126231 Judgment Through Tax Year: 2023	\$10,000.00		
13			A Manufactured Home Only, Label #TEX0322815, Serial #TXFL1AE38898567 located on R126231, Bastrop County, Texas, 106 Wilbarger Cv., Elgin, Texas 78621 Account #M98737 Judgment Through Tax Year: 2023	\$550.00		
14	423-T-13925	The County of Bastrop, Texas v Jonathan Lemuel et al	0.234 Acre, more or less, out of the L. Leverage Survey, Abstract 225, Bastrop County, Texas (Instrument #201918940, Official Public Records, Bastrop County, Texas), 436 Walter Hoffman Rd, Cedar Creek, Texas Account #R23845 Judgment Through Tax Year: 2023	\$12,000.00		
15	423-T-13938	The County of Bastrop, Texas v Marilyn Harden	3.577 Acres, more or less, out of the David Holderman Survey, Abstract 195, Tract 1, Bastrop County, Texas (Volume 2295, Page 337, Deed Records, Bastrop County, Texas) Account #R61198 Judgment Through Tax Year: 2023	\$22,000.00		
16	423-T-13956	The County of Bastrop, Texas v Alethea Jane Avent et al	Lot 191, Lake Thunderbird, Section 2, Bastrop County, Texas (Volume 1214, Page 853, Deed Records, Bastrop County, Texas) Account #R41669 Judgment Through Tax Year: 2022	\$2,200.00		
17			Lots 192 & 193, Lake Thunderbird, Section 2 and a Manufactured Home, Label # PFS0443601, Serial #12528148, Bastrop County, Texas (Volume 1214, Page 769, Deed Records, Bastrop County, Texas), 234 Comanche Dr, Smithville, Texas Account #R16295 Judgment Through Tax Year: 2022	\$4,000.00		
18	423-T-13965	The County of Bastrop, Texas v Goran, LLC et al	Lot 828, Block 8, Tahitian Village, Unit 2, Bastrop County, Texas (Volume 1607, Page 195, Deed Records, Bastrop County, Texas) Account #R23681 Judgment Through Tax Year: 2022	\$8,000.00		
19			Lot 1738, Block 16, Tahitian Village, Unit 2, Bastrop County, Texas (Volume 1607, Page 195, Deed Records, Bastrop County, Texas) Account #R31069 Judgment Through Tax Year: 2022	\$8,000.00		
20	423-T-13994	The County of Bastrop, Texas v Robert C. Reeves and Jane F. Reeves Revocable Living Trust et al	Lot 136, Block 2, Tahitian Village, Unit 2, Bastrop County, Texas (Volume 232, Page 460, Deed Records, Bastrop County, Texas) Account #R34436 Judgment Through Tax Year: 2022	\$9,000.00		

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21	423-T-14099	The County of Bastrop, Texas v Jesse Elder et al	20.3520 Acres, more or less, Abstract 11, Bastrop Town Tract Bastrop County, Texas (Instrument #202010179, Official Public Records, Bastrop County, Texas) Account #R54748 Judgment Through Tax Year: 2022	\$23,500.00		
22	423-T-14114	The County of Bastrop, Texas v Saul Novella-Hinojosa et al	A Manufactured Home Only, 27' X 76' located on R134765, Bastrop County, Texas, 260 New Trails Unit B, Elgin, Texas Account #M312558 Judgment Through Tax Year: 2022	\$9,000.00		
23			A Manufactured Home Only, 14' X 76' located on R134765, Bastrop County, Texas, 260 New Trails Unit B, Elgin, Texas Account #M312559 Judgment Through Tax Year: 2022	\$2,000.00		
24			A Manufactured Home Only, Label #TEX0358746, Serial #PH071417 located on R134765, Bastrop County, Texas, 260 New Trails Unit B, Elgin, Texas Account #M312557 Judgment Through Tax Year: 2022	\$2,000.00		
25	423-T-14116	The County of Bastrop, Texas v Oerter Isaias Cajas et al	Lot 99, Block 1, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Instrument #201108180, Official Public Records, Bastrop County, Texas) Account #R40506 Judgment Through Tax Year: 2023	\$9,100.00		
26			Lot 100, Block 1, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Instrument #201108180, Official Public Records, Bastrop County, Texas) Account #R40507 Judgment Through Tax Year: 2023	\$10,300.00		
27			Lot 102, Block 1, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Instrument #201108180, Official Public Records, Bastrop County, Texas) Account #R40509 Judgment Through Tax Year: 2023	\$9,500.00		
28			Lot 103, Block 1, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Instrument #201108180, Official Public Records, Bastrop County, Texas) Account #R40510 Judgment Through Tax Year: 2023	\$7,500.00		
29			Lot 104, Block 1, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Instrument #201108180, Official Public Records, Bastrop County, Texas) Account #R40511 Judgment Through Tax Year: 2023	\$9,400.00		
30			Lot 14, Block 9, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Instrument #201108180, Official Public Records, Bastrop County, Texas) Account #R40653 Judgment Through Tax Year: 2023	\$12,000.00		
31			Lot 12, Block 9, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Instrument #200808385, Official Public Records, Bastrop County, Texas) Account #R40651 Judgment Through Tax Year: 2023	\$7,000.00		
32			Lot 13, Block 9, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Instrument #200808385, Official Public Records, Bastrop County, Texas) Account #R40652 Judgment Through Tax Year: 2023	\$4,500.00		
33			423-T-14154	The County of Bastrop, Texas v Sergio Santos Martinez	Lot 9, Block 15, Lake Bastrop Acres, Section 3, Bastrop County, Texas (Volume 1975, Page 159, Deed Records, Bastrop County, Texas) Account #R45857 Judgment Through Tax Year: 2023	\$11,300.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	WINNING BID AMOUNT	WINNING BIDDER #
34	423-T-14160	The County of Bastrop, Texas v Wells Fargo Bank, N.A.	Lot 13, Block 10, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Volume 1294, Page 502, Deed Records, Bastrop County, Texas) Account #R25487 Judgment Through Tax Year: 2023	\$11,000.00		
35			Lot 15, Block 10, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Volume 1294, Page 502, Deed Records, Bastrop County, Texas) Account #R40694 Judgment Through Tax Year: 2023	\$10,000.00		
36			Lot 20, Block 10, Lake Bastrop Acres, Section 4, Bastrop County, Texas (Volume 1294, Page 502, Deed Records, Bastrop County, Texas) Account #R40699 Judgment Through Tax Year: 2023	\$13,000.00		
37	2464-21	Bastrop County Water Control and Improvement District #2 v Filiberto Salvador Hernandez et al	Lot 626, Block 8, Tahitian Village, Unit 5, Bastrop County, Texas (Instrument #201907949, Official Public Records, Bastrop County, Texas) Account #R22298 Judgment Through Tax Year: 2023	\$4,000.00		