

DELINQUENT TAX SALE - LAMPASAS CENTRAL APPRAISAL DISTRICT, LAMPASAS COUNTY, TEXAS

August 4, 2026 at 10:00 a.m.

WEST ENTRANCE DOOR AT 400 SOUTH LIVE OAK ST., LAMPASAS, 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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as 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 **cash or a cashier's check payable to Lampasas District Clerk**. 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. **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.

If you have any questions, you may contact our office in Georgetown at (512) 943-1647.

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 AUGUST 4, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	20289	Lampasas Central Appraisal District v Guadalupe Y. Bailon, et al	38 feet off of the West end of Lot 5 and 6, Block 28, Barnes Addition, Town of Lampasas, Lampasas County, Texas (Volume 215, Page 958, Deed Records, Lampasas County, Texas), 306 E 5th St, Lampasas, Texas 76550-3204 Account #000000000068 Judgment Through Tax Year: 2024	\$5,500
2	22769	Lampasas Central Appraisal District v Otho King	4.00 acres, more or less, J.T. Robinson Survey, Abstract No. 572, Lampasas County, Texas (Volume 345, Page 514 of the Deed Records, Lampasas County, Texas), E US Hwy 190, Kempner, Texas 76539 Account #000000012247 Judgment Through Tax Year: 2023	\$11,500
3	22769	Lampasas Central Appraisal District v Otho King	Lots 4 and 5, Block 7, Town of Kempner, SAVE & EXCEPT South 10 feet of said lots; Lampasas County, Texas (Volume 377, Page 611 of the Deed Records, Lampasas County, Texas), 12081 E Highway 190, Kempner, Texas 76539-5868 Account #000000004622 Judgment Through Tax Year: 2023	\$11,500
4	23143	Lampasas Central Appraisal District v Mary Andrews	A Manufactured Home Only, Label #TEX0529574, Serial #TXFLR12A72895, Model: Festival Limited, Lampasas County, Texas, 474 County Road 4953, Kempner, Texas 76539-8009 Account #000000100279 Judgment Through Tax Year: 2023	\$11,000
5	24DC 23680	Lampasas Central Appraisal District v Margaret Ashley	Lot SECOR 170X135 & .03, and PT of ABNDN 7th & SENTERFEIT ST, Block 22, City of Lometa, Lampasas County, Texas (Volume 575, Page 555 of the Deed Records, Lampasas County, Texas), 303 East Oak St, Lometa, Texas 76853 Account #000000007157 Judgment Through Tax Year: 2024	-----
6	24DC 23680	Lampasas Central Appraisal District v Margaret Ashley	Lot E 1/2 3, Block 23, City of Lometa, Lampasas County, Texas (Volume 575, Page 557 of the Deed Records, Lampasas County, Texas), E Oak St, Texas 76853 Account #00000007161 Judgment Through Tax Year: 2024	-----
7	25DC 23956	Lampasas Central Appraisal District v Sanchez Masonry, Inc.	1.516 Acres, more or less, out of the Benjamin F. Klein Survey, Abstract No. 441, City of Lampasas, Lampasas County, Texas (Volume 428, Page 196 of the Deed Records, Lampasas County, Texas), Lampasas, Texas Account #000000021146 Judgment Through Tax Year: 2024	\$10,500
8	25DC 24130	Lampasas Central Appraisal District v Delbert Glass	Being 1.925 Acres, more or less, out of the Joseph Walker Survey, Abstract No. 717, assessed on the Lampasas Central Appraisal District as the East 190 feet of T58, River Bend Ranch Subdivision, Lampasas County, Texas (Volume 463, Page 670 of the Deed Records, Lampasas County, Texas), 20123 N US Hwy 281, Lampasas, Texas 76550 Account #000000150030 Judgment Through Tax Year: 2025	\$6,500
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u> <u>PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
9	20173	Lampasas Central Appraisal District v Lorena Jones, et al	0.258 acre, more or less, being part of Lots 2 and 3, Block 31, Town of Lometa, Lampasas County, Texas (First Tract, Second Tract and Third Tract in Volume 113, Page 142 of the Deed Records, Lampasas County, Texas), 403 E Lampasas St, Lometa, Texas 76853-2224 Account #000000007177 Bid in Trust 12/2/2025 Judgment Through Tax Year: 2024	\$16,000