

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

**October 6, 2020 at 10:00 a.m.**

**NORTHEAST SIDE OF THE WILLIAMSON COUNTY JUSTICE CENTER ANNEX AT 4TH AND 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 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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 Georgetown at (512) 943-1645.

# BIDDER'S REGISTRATION FORM

DELINQUENT TAX SALE - OCTOBER 6, 2020

THE COUNTY OF WILLIAMSON, TEXAS

## 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. **This Bidder's Registration form must be printed out, completed, and brought to the tax sale.** You will receive a bidder number when the completed Registration Form is presented at the tax sale.
3. The property will be sold at public auction for cash 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.
4. The minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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.
5. 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.
6. 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).
7. 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.
8. 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.
9. 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.
10. After the conclusion of the tax sale, a person purchasing property SHALL complete and 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.)

You may contact our office at 512-943-1645 with questions. **COMPLETE this form and bring this to the sale.**

### BIDDER'S ACKNOWLEDGEMENT

**I DO HEREBY ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION.** I understand these rules and that it is my responsibility to evaluate these facts in light of my intended use of the property 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 OCTOBER 6, 2020:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	18-0123-T395	The County of Williamson, Texas v Daniel Martinez	All of Lot 4 and the East portion of Lot 3, Block 5, Railroad Addition to the City of Hutto and a Manufactured Home, Serial #N210958, Label #TEX0328466, Williamson County, Texas (Volume 321, Page 486 and the First Tract of Volume 448, Page 349 of the Deed Records, Williamson County, Texas), 106 Farley St, Hutto, Texas 78634 Account #R021420 Judgment Through Tax Year: 2019	\$23,500.00
2	18-0454-T368	The County of Williamson, Texas v Gilbert C. Torres AKA Gilberto C. Torres AKA Gilbert Torres	7.2431 Acres, more or less, being Lot 16, Replat of Lots 14, 15, and 16, Sundance Ranch, Williamson County, Texas (Document #2005030424 of the Official Public Records, Williamson County, Texas), 190 Mustang Mesa, Liberty Hill, Texas 78642 Account #R358334 Judgment Through Tax Year: 2019	\$13,000.00
3	19-0082-T395	The County of Williamson, Texas v Ismel Benavides	A 0.37 acre tract of land, more or less, being all of Lot 3, Block 70, City of Bartlett, Williamson County, Texas as described by meets and bounds in Plat Cabinet A, Slide 219, Plat Records of Williamson County Texas records under the following two account number to wit: 0.18 Acre, more or less, being the East part of Lot 3, Block 70, City of Bartlett, being described on the Williamson County tax rolls as East part of Lot 3, Block 70, ARB Bartlett, Williamson County, Texas (Plat Cabinet A, Slide 219 of the Plat Records, Williamson County, Texas), 493/495 W Brook Street, Bartlett, Texas 76511-4419 Account #R007792/00000080245 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 76511 Account #R007793/00000057144 Judgment Through Tax Year: 2019	\$13,500.00
4	19-0393-T368	The County of Williamson, Texas v Paul Martin	1.538 Acres, more or less, out of the Absalom Jett Survey, Abstract No. 343, Williamson County, Texas (Document #1998017444 of the Official Public Records, Williamson County, Texas), 605 S State Highway 95, Taylor, Texas 76574-5000 Account #R051406 Judgment Through Tax Year: 2019	\$71,500.00
5	19-0596-T26	The County of Williamson, Texas v Leroy Bland	0.45 Acres, more or less, being Lots 11-13 and part of Lot 14, Block 3, Zella Jones Addition, City of Taylor, Williamson County, Texas (Document #2005040971 of the Official Public Records, Williamson County, Texas), 121 2nd Ave, Taylor, Texas 76574-4404 Account #R017380 Judgment Through Tax Year: 2019	\$10,500.00
6	19-0738-T395	The County of Williamson, Texas v Angela Christy	A Manufactured Home only, Serial #TXFLV84A14520GH11, Label #RAD1029039, located at 406 Lenora Drive, City of Taylor, Williamson County, Texas, 406 Lenora Dr, Taylor, Texas 76574-5328 Account #R539297 Judgment Through Tax Year: 2019	\$2,500.00