

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

**October 1, 2024 at BETWEEN THE HOURS OF 10:00 AM AND 4:00 PM**

**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. The property will be sold at public auction 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. 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 Constable'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.
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 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 OCTOBER 1, 2024:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	23-0297-T395	The County of Williamson, Texas v William H. Mason, Jr.	5.1 Acres, more or less, out of the John P. Kimball Survey, Abstract 372, AKA Tract 4 of the McShepherd Ranches-Ridgeline Ranchettes Unit, an Unrecorded Subdivision, Williamson County, Texas (Part of Document #2012035180 of the Official Public Records and Part of Volume 1628, Page 731 of the Deed Records, Williamson County, Texas), 201 RIDGELINE RD, LEANDER, Texas 78641 Account #R024211 Judgment Through Tax Year: 2023	\$19,500.00
2	23-0297-T395	The County of Williamson, Texas v William H. Mason, Jr.	4.87 Acres, more or less, out of the John P. Kimball Survey, Abstract 372, AKA Tract 5 of the McShepherd Ranches-Ridgeline Ranchettes Unit, an Unrecorded Subdivision, Williamson County, Texas (Part of Document #2012035180 of the Official Public Records and Part of Volume 1628, Page 731 of the Deed Records, Williamson County, Texas), RIDGELINE RD, LEANDER, Texas 78641 Account #R024212 Judgment Through Tax Year: 2023	\$18,500.00
3	23-0314-T480	Tax Appraisal District of Bell County collecting property taxes for Bartlett ISD and City of Bartlett v George R. Elliott	Lot 2 and a Portion of Lot 3, Block 48 of the Official Revised Map of the City of Bartlett, Texas also described on the Williamson County tax Records as Lot 2 and South Part of Lot 3, AFB Bartlett, Williamson County, Texas (being that property more particularly described in Document #2000073253 of the Official Public Records, Williamson County, Texas), 357 S BOWIE ST, BARTLETT, Texas 76511 Account #R007626/00000111969 Judgment Through Tax Year: 2023	\$25,000.00
4	23-0430-T480	Tax Appraisal District of Bell County, collecting property taxes for The City of Bartlett, Texas and Bartlett Independent School District v Mark W. Penn	NW Part of Lots 7 & 8, Block 15, Original Townsite of the City of Bartlett, Williamson County, Texas (Tract 2 of Document #1998041582 of the Official Public Records and Document #2005097731 of the Official Public Records, Williamson County, Texas), Front St, Bartlett, Texas 76511 Account #000000204782/R382895 Judgment Through Tax Year: 2023	\$7,500.00
5	23-0448-T425	The County of Williamson, Texas v Donald L. Zedler, Jr.	2.643 Acres, more or less, out of the B. Manlove Survey, Abstract No. 417, being part of Tract 24, San Gabriel Oaks, an unrecorded subdivision, Williamson County, Texas (Volume 2175, Page 513 of the Deed Records and Document #1996040781, SAVE & EXCEPT that property more particularly described in Document #1996023722 of the Official Public Records, Williamson County, Texas), CR 258, LIBERTY HILL, Texas 78642 Account #R022546 Judgment Through Tax Year: 2023	\$20,500.00
6	23-0451-T425	The County of Williamson, Texas v Socorro Cogbill	Lot 9, Block A, Clear Creek Addition to the City of Austin, Williamson County, Texas (Document #2005095643 of the Official Public Records, Williamson County, Texas), 13335 WATER OAK LN, AUSTIN, Texas 78729 Account #R061786 Judgment Through Tax Year: 2023	\$95,000.00
7	23-0451-T425	The County of Williamson, Texas v Socorro Cogbill	Lot 2, Block A, Westwind Addition to the City of Round Rock, Williamson County, Texas (Document #1997041636 of the Official Public Records, Williamson County, Texas), 1004 CHRISTOPHER AVE ROUND ROCK, Texas 78681 Account #R021240 Judgment Through Tax Year: 2023	\$77,000.00
8	23-0469-T368	The County of Williamson, Texas v Amalia Hernandez	Lot 18, Block B, Chandler Creek Subdivision, Section 11, Williamson County, Texas (Document #2008022120 of the Official Public Records, Williamson County, Texas), 1206 CHAMPION DR ROUND ROCK, Texas 78664 Account #R414564 Judgment Through Tax Year: 2023	\$16,500.00
9	23-0491-T425	The County of Williamson, Texas v Todd Nicholas	Lot 6, Block F, Block House Creek Phase D, Section Two, Williamson County, Texas (Document #2018090709 of the Official Public Records, Williamson County, Texas), 1510 DEL LON LAKE BND, LEANDER, Texas 78641 Account #R393962 Judgment Through Tax Year: 2023	\$29,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	23-0529-T395	The County of Williamson, Texas v Irene Easterling	Lot 5, Block 4, Northwood Oaks Addition to the City of Georgetown, Williamson County, Texas (Document #2020150147 of the Official Public Records, Williamson County, Texas), 809 NORTHWOOD DR, GEORGETOWN, Texas 78623 Account #R044094 Judgment Through Tax Year: 2023	\$13,500.00
11	23-0578-T480	The County of Williamson, Texas v Ramachandran Unnikrishnan	0.51% Common Interest, being Unit 29-A, Park West Condominiums, City of Austin, Williamson County, Texas (Document #2009025853 of the Official Public Records, Williamson County, Texas), 10616 MELLOW MEADOWS DR UNIT 29-A, AUSTIN, Texas 78750 Account #R473085 Judgment Through Tax Year: 2023	\$18,000.00
12	23-0608-T425	The County of Williamson, Texas v Miguel A. Armenta, Trustee of the Armenta Revocable Living Trust dated August 15, 2017	Lot 92, Block C, Huttonarke Subdivision, Section 1, City of Hutto, Williamson County, Texas (Document #2020069276 of the Official Public Records, Williamson County, Texas), 123 SYLVAN ST, HUTTO, Texas 78634 Account #R431549 Judgment Through Tax Year: 2023	\$11,000.00
13	23-0613-T368	The County of Williamson, Texas v Daniel Ray Asbill	0.6514 Acre, more or less, being Lot 22, Block A, White Rock Estates, Phase 1, Williamson County, Texas and a 2001 Regal 1 Manufactured Home, Label #PFS0712149/50 (Document #20117080326 of the Official Public Records, Williamson County, Texas), 209 GRANITE DR, GEORGETOWN, Texas 78626 Account #R388730 Judgment Through Tax Year: 2023	\$9,000.00
14	23-0634-T480	The County of Williamson, Texas v ATX Lime Stone Products, LLC	5.40 Acres, more or less, out of a 20.00 Acre Tract, out of the James M. Baker Survey, Abstract No. 787, Williamson County, Texas (Document #2018103795 of the Official Public Records, Williamson County, Texas), CR 287, LIBERTY HILL, Texas 78642 Account #R023161 Judgment Through Tax Year: 2022	\$6,000.00
15	23-0638-T480	The County of Williamson, Texas v Linda D. Sagar	Lot 6, Block 6, High Chaparral, City of Leander, Williamson County, Texas and a Manufactured Home, Label# TEX0512439/40, Serial#PH074917A/B, Model: Riverbend (Volume 2559, Page 841 of the Deed Records, Williamson County, Texas), 903 BONITA VERDE DR, LEANDER, Texas 78641 Account #R035572 Judgment Through Tax Year: 2023	\$14,000.00
16	23-0695-T26	The County of Williamson, Texas v Noe Hernandez	Lot 6, Block 2, Washington Heights Addition to the City of Taylor, Williamson County, Texas (Document #2001040021 of the Official Public Records, Williamson County, Texas), 712 STURGIS ST, TAYLOR, Texas 76574 Account #R018420 Judgment Through Tax Year: 2023	\$4,500.00
17	23-0712-T425	The County of Williamson, Texas v Nicole Zamarripa-Fletcher **Subject to HOA lien**	Lot 28, Block L, Preserve at Stone Oak Phase 3, Section 2, City of Round Rock, Williamson County, Texas (Document #2022092745 of the Official Public Records, Williamson County, Texas), 3686 SPRING CANYON TRL, ROUND ROCK, Texas 78681 Account #R423806 Judgment Through Tax Year: 2023	\$11,000.00
18	23-0720-T425	The County of Williamson, Texas v Maria D. Lazaro	A 2016 Titan TC 06TC2860B Manufactured Home only, Label #NTA17128789 located on Lot 1, Block G, George Blessing's Mobile Home Park, Williamson County, Texas, 2501 GEORGE ST, ROUND ROCK, Texas 78681 Account #R549354 Judgment Through Tax Year: 2023	\$5,500.00
19	23-0729-T395	The County of Williamson, Texas v Jose Flores, Jr.	0.17 Acres, more or less, out of the J. Winsett Survey, Abstract No. 661, AKA Lot 9, City of Taylor, Williamson County, Texas (Volume 661, Page 362 and Volume 2322, Page 841 of the Deed Records, and Document #2007032337 of the Official Public Records, Williamson County, Texas), 1012 BURKETT ST, TAYLOR, Texas 76574 Account #R019841 Judgment Through Tax Year: 2023	\$12,500.00
20	23-0730-T480	The County of Williamson, Texas v Martha Alicia Perez	Lot 16, Block D, Cottonwood Creek Subdivision, Section One, Williamson County, Texas (Document #2008040680 of the Official Public Records, Williamson County, Texas), 201 RAIN CREEK DR, HUTTO, Texas 78634 Account #R393385 Judgment Through Tax Year: 2023	\$6,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
21	23-0730-T480	The County of Williamson, Texas v Martha Alicia Perez	A Manufactured Home Only, Label #PFS0695783/4, Serial #12402697A/B, Model: Brookhollow, Williamson County, Texas, 201 RAIN CREEK DR, HUTTO, Texas 78634 Account #R500338 Judgment Through Tax Year: 2023	\$10,500.00
22	23-0747-T425	Tax Appraisal District of Bell County, collecting property taxes for The City of Bartlett, Texas and Bartlett Independent School District v Theria Denise King	A 1984 Liberty Manufactured Home Only, Label #TXS0598553, located on 0.59 Acre Tract, ARB Bartlett, Williamson County, Texas, 620 Arnold Dr, Bartlett, Texas 76511-4005 Account #00000042812 R007788 Judgment Through Tax Year: 2023	\$7,500.00
23	23-0758-T480	The County of Williamson, Texas v Margarito Espinoza	3.3334 Acres, more or less, out of the L. Bunker Survey, Abstract No. 54, City of Bartlett, Williamson County, Texas, CR 306, JARRELL, Texas 76537 Account #R519467 Judgment Through Tax Year: 2022	\$7,500.00
24	23-0772-T395	The County of Williamson, Texas v Ann Marie Napier	Lot 7, Block Q, South San Gabriel Urban Renewal, City of Georgetown, Williamson County, Texas (Plat Cabinet C Slide 93 of the Plat Records, Williamson County, Texas), 304 WEST ST, GEORGETOWN, Texas 78626 Account #R047660 Judgment Through Tax Year: 2023	\$24,500.00
25	23-0777-T395	Tax Appraisal District of Bell County collecting property taxes for The City of Bartlett, Texas and Bartlett Independent School District v Unknown Trustees of Deliverance Temple Holiness Church of Jesus Christ	All of Lots 3 and 4, Block 1, Jackson 2 <sup>nd</sup> Addition to the City of Bartlett, Williamson County, Texas being that property more particularly described in Plat A, Slide 12, of the Plat Records, Williamson County, Texas and being further described on the Williamson County tax rolls as follows: Part of Lot 3 and all of Lot 4, Block 1, Jackson 2nd Addition to the City of Bartlett, Williamson County, Texas, 485 W BROOK ST, BARTLETT, Texas 76511 Account #R315106/00000028695 and Part of Lot 3, Block 1, Jackson 2nd Addition to the City of Bartlett, Williamson County, Texas, W BROOK ST, BARTLETT, Texas 76511 Account #R315103/000000193868 Judgment Through Tax Year: 2023	\$19,000.00
26	24-0010-T425	The County of Williamson, Texas v Norma Fuentes Navarro	Lot 2, Block C, Dalrymple Addition to the City of Georgetown, Williamson County, Texas (Document #1993046329 of the Official Public Records and Cause #15-2547-FC3 of the Divorce Records, Williamson County, Texas), 1407 TIMBER ST, GEORGETOWN, Texas 78626 Account #R042005 Judgment Through Tax Year: 2023	\$14,000.00
27	24-0032-T395	The County of Williamson, Texas v Bart Tapia Ramirez	2.684 Acres, more or less, being Lot 2, Andice View Subdivision, Williamson County, Texas and a Broadmore Manufactured Home, Label #TEX0182103 (Document #2011080671 of the Official Public Records, Williamson County, Texas), 3711 FM 970, FLORENCE, Texas 76527 Account #R359536 Judgment Through Tax Year: 2023	\$5,000.00
28	24-0036-T368	The County of Williamson, Texas v Jose Castillo	A 1998 Western Manor Manufactured Home Only, Label #NTA0845138, Located on lot 13, Block D, Valley Vista, Williamson County, Texas, 324 ALYSON LN, HUTTO, Texas 78634 Account #R534908 Judgment Through Tax Year: 2023	\$7,500.00
29	24-0042-T425	The County of Williamson, Texas v Pedro Tovar	A 1997 Oakwood Manufactured Home Only, Label #NTA0731785, located on 7.006 Acres, more or less, abandoned ROW, Part of Blocks 62-66, City of Jarrell, Williamson County, Texas, 501 E AVE H, JARRELL, Texas 76537 Account #R433038 Judgment Through Tax Year: 2023	\$5,000.00
30	24-0047-T425	The County of Williamson, Texas v Patrick Friedl	Lot 21, Block G, Milwood Subdivision Section Twenty-Seven-A, Williamson County, Texas (Volume 2255, Page 055 of the Deed Records, Williamson County, Texas), 12808 BLACKFOOT TRL, AUSTIN, Texas 78729 Account #R091488 Judgment Through Tax Year: 2023	\$13,000.00
31	24-0053-T480	The County of Williamson, Texas v Graciela Garcia	Lot 9, Block B, Peach Tree Valley Subdivision, City of Round Rock, Williamson County, Texas (Volume 1812, Page 847 of the Deed Records, Williamson County, Texas), 1102 PEACH TREE CV, ROUND ROCK, Texas 78681 Account #R080925 Judgment Through Tax Year: 2023	\$9,000.00

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32	24-0122-T425	The County of Williamson, Texas v Marsha Smith	Lot 4, Block 91, City of Taylor, Williamson County, Texas (Document #2022010726 of the Official Public Records, Williamson County, Texas), 317 PECAN ST E, TAYLOR, Texas 76574 Account #R015550 Judgment Through Tax Year: 2023	\$5,000.00
33	24-0132-T368	The County of Williamson, Texas v Rogelio Uribe	A Spring Meadow Manufactured Home only, Label #HWC0110634/5, Serial #SHSOK0107A/B located on Lots 94-95, Cedar Park Ranchettes #6, City of Cedar Park, Williamson County, Texas, 1911 WILLOW LN, CEDAR PARK, Texas 78613 Account #R509215 Judgment Through Tax Year: 2023	\$6,500.00
34	24-0134-T26	The County of Williamson, Texas v Tom Hutchison	Unit 105, Building 1217, together with the undivided interest in and to the Common Elements appurtenant thereto of University Place Townhomes, City of Georgetown, Williamson County, Texas (Document #2024006750 of the Official Public Records, Williamson County, Texas), 1217 HAVEN LN UNIT 105, GEORGETOWN, Texas 78626 Account #R524485 Judgment Through Tax Year: 2023	\$22,000.00
35	24-0138-T425	The County of Williamson, Texas v Kevin O'Quain	A Schult Manufactured Home Only, Label #TXS0274024, located on Space 13 of the Riverside Mobile Home Park, Williamson County, Texas, 7275 E HWY 29 SPC 13, GEORGETOWN, Texas 78626 Account #M433996 Judgment Through Tax Year: 2023	\$4,500.00
36	24-0144-T395	The County of Williamson, Texas v Jesus Lopez, Jr.	A 2017 10GRM1668A Manufactured Home only, Label #1TA1751681, located in the Glenwood Mobile Home Park, Williamson County, Texas, 1515 FM 972, GEORGETOWN, Texas 78626 Account #M436222 Judgment Through Tax Year: 2023	\$2,500.00