

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

November 6, 2018 at 10:00 a.m.

**NORTHEAST SIDE OF THE WILLIAMSON COUNTY JUSTICE CENTER ANNEX AT 4TH & 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 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 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 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.
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.

PROPERTIES TO BE SOLD ON NOVEMBER 6, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	15-0599-T26	The County of Williamson, Texas v Martin Benavides Et Al	1.02 Acres, more or less, being Lots 1-2 and 7-8, Block 61, ARB Bartlett, City of Bartlett, Williamson County, Texas (Plat A, Page 219 of the Plat Records, Williamson County, Texas), 409 Kimble St, Bartlett, Texas 76511 Account #R007706/000000036688 Judgment Through Tax Year: 2017	\$3,500.00
2	16-0709-T395	The County of Williamson, Texas v Tabitha Thull AKA Tabitha Watson	.24 Acre being North Parts of Lot 13-18, Block 14, City of Bartlett, Williamson County, Texas (Document #2000027904 of the Official Public Records, Williamson County, Texas), 205 S Evie St, Bartlett, Texas 76511-4273 Account #R007565/000000007717 Judgment Through Tax Year: 2017	\$4,000.00
3	16-0739-T26	The County of Williamson, Texas v Abel Hernandez	1.0 Acres, more or less, being Lot 4, Block H, Falcon Oaks, Section Three, Williamson County, Texas (Document #2009071413 of the Official Public Records, Williamson County, Texas), 1811 Falcon Oaks Dr, Leander, Texas 78641-8853 Account #R035224 Judgment Through Tax Year: 2017	\$4,000.00
4	17-0139-T425	The County of Williamson, Texas v Patsy Bracey	Lot 10, Block 70, City of Bartlett being described on the Williamson County tax roll as Lot 10, Block 70 ARB, Bartlett, Williamson County, Texas (Plat Cabinet A, Slide 219 of the Plat Records, Williamson County, Texas), S. Alamo Street, Bartlett, Texas 76511 Account #R007801/000000012398 Judgment Through Tax Year: 2017	\$3,000.00
5	17-0276-T26	The County of Williamson, Texas v Lenora Yount Et Al	A Manufactured Home only, Serial #AH01952151, Label #TEX0540591, located at 315 East Street, City of Leander, Williamson County, Texas, 315 N East St, Leander, Texas 78641-1704 Account #R509890 Judgment Through Tax Year: 2017	\$2,500.00
6	17-0276-T26	The County of Williamson, Texas v Lenora Yount Et Al	Lot 2-A, Block 10 AKA Resubdivision of Lots 1-4, Block 10, City of Leander, Williamson County, Texas (Volume 420, Page 636; Volume 422, Page 596; Volume 422, Page 598; Document #1996006016 of the Official Public Records and Plat #1996039082 of the Official Plat Records, Williamson County, Texas), 315 N East St, Leander, Texas 78641-1704 Account #R362982 Judgment Through Tax Year: 2017	\$3,000.00
7	17-0358-T395	The County of Williamson, Texas v Antonio H. Gonzales Et Al	Lot 7, Block B, Hidden Meadow, City of Taylor, Williamson County, Texas (Document #2008083603 and #2011019239 of the Official Public Records, Williamson County, Texas), 2203 Robin Ln, Taylor, Texas 76574-1377 Account #R083843 Judgment Through Tax Year: 2017	\$70,000.00
8	17-0364-T26	The County of Williamson, Texas v Isidro Mendez AKA Isidro Mendez	0.06 Acres, more or less, being Lot 18, Block 3, Black & Baker Addition to the City of Thrall, Williamson County, Texas (Volume 1417, Page 510 of the Deed Records, Williamson County, Texas), 201 S. Barker St.76578 Account #R007298 Judgment Through Tax Year: 2017	\$1,500.00
9	17-0364-T26	The County of Williamson, Texas v Isidro Mendez AKA Isidro Mendez	0.165 Acres, more or less, being Lots 19-20, Block 3, Black & Baker Addition to the City of Thrall, and a Manufactured Home, Serial #CBH010450TX, Label #HWC0311534, Williamson County, Texas (Document #1999023870, SAVE & EXCEPT that property more particularly described in Document #2000056755 of the Official Public Records, Williamson County, Texas), 203 S. Barker St. , Thrall, Texas 76578 Account #R407390 Judgment Through Tax Year: 2017	\$1,000.00
10	17-0531-T425	The County of Williamson, Texas v Katerina Till	Lot 26, Block D, Dove Creek, Section Two, City of Round Rock, Williamson County, Texas (Document #2016029055 of the Official Public Records, Williamson County, Texas), 403 Dearfoot Cir, Round Rock, Texas 78664-5905 Account #R062330 Judgment Through Tax Year: 2017	\$11,000.00

WITHDRAWN

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	17-0595-T425	The County of Williamson, Texas v Semax Group LLC	1.075% Common Interest in Unit 50, Building 14, Legends Village Office Condominiums, City of Round Rock, Williamson County, Texas (Document #2008030930 of the Official Public Records, Williamson County, Texas), 3000 Joe Dimaggio Blvd Ste 50, Round Rock, Texas 78665-3995 Account #R462309 Judgment Through Tax Year: 2017	\$3,500.00
12	17-0780-T26	The County of Williamson, Texas v Brett T. Darning AKA Brett Thomas Darning AKA Brett Darning	20.0 Acres, more or less, out of the I. & G. N. Railroad Company Survey, Abstract No. 774, and the Ralph E. Sevey Survey, Abstract No. 400, Williamson County, Texas (Document #2003113739 of the Official Public Records, Williamson County, Texas), 10800 FM 971, Granger, Texas 76530-5146 Account #R013997 Judgment Through Tax Year: 2017	\$3,500.00
13	18-0074-T368	The County of Williamson, Texas v Jewel Marie Ross AKA Jewel Ross	0.14 Acres, more or less, being the south part of Lot 33, and the north part of Lot 34, Block 2, Zella Jones Addition to the City of Taylor, Williamson County, Texas (Volume 1092, Page 603 of the Deed Records, Williamson County, Texas), 126 2nd Ave, Taylor, Texas 76574-4403 Account #R017363 Judgment Through Tax Year: 2017	\$2,500.00
14	18-0094-T368	The County of Williamson, Texas v Raul Flores	A Manufactured home only, Serial #TXFLS12A23592SB11, Label #TEX0551480, located at 900 Burkett Street Space 19, City of Taylor, Williamson County, Texas, 900 Burkett St Trlr 19, Taylor, Texas 76574-3338 Account #M435271 Judgment Through Tax Year: 2017	\$1,200.00
15	18-0117-T26	The County of Williamson, Texas v Mabelle Yvette Benoit Kimble	0.19 Acre, being Part of Lot 2 and Part of Lot 3, Block 26, Original Townsite to the City of Florence, Williamson County, Texas (Volume 510, Page 191 of the Deed Records, Williamson County, Texas), 408 S. Love Avenue, Florence, Texas 76527 Account #R010958 Judgment Through Tax Year: 2017	\$10,000.00
16	18-0155-T395	The County of Williamson, Texas v Ruben Mondragon	Lot 150, Timberline West Section 2, City of Leander, Williamson County, Texas (Document #2004090933 of the Official Public Records, Williamson County, Texas), 301 Osage Dr, Leander, Texas 78641-2344 Account #R038291 Judgment Through Tax Year: 2017	\$7,500.00