

DELINQUENT TAX SALE - THE COUNTY OF HAYS, TEXAS, HAYS COUNTY, TEXAS

December 3, 2024 at 10:00 a.m.

the south door of the Hays County Government Center located at 712 S. Stagecoach Tr., San Marcos, Hays County, Texas 78666

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 **cash or a cashier's check payable to Hays County Constable, Pct. 1**. 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.

If you have any questions, you may contact our office in San Marcos at (512) 353-3755.

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 DECEMBER 3, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	20-0367	The County of Hays, Texas v Shawn W. Keith	10.01 Acres, more or less, out of the David Wilson Survey and the G.C. & S. F. Railway Co. Survey No. 1, Hays County, Texas (Volume 3049, Page 695 of the Deed Records, Hays County, Texas) Account #R120453 Judgment Through Tax Year: 2022	\$41,405
2	20-1869	The County of Hays, Texas v Vicente de los Santos et al	1.01 Acres, more or less, being Lot 34, 35 South Ranches, Section 2, Hays County, Texas (Volume 3185, Page 354 of the Deed Records, Hays County, Texas) 210 Lonie Ln, Kyle, Texas 78640-4672 Account #R72196 Judgment Through Tax Year: 2023	\$23,475
3	22-1628	The County of Hays, Texas v Greentrails Homeowners Association Inc. also known as Green Trails Homeowners Association Inc.	Access Reserve "A" Lot, Trails Subdivision Phase 1A (Volume 3334, Page 448, Official Public Records, Hays County, Texas) Account #R123633 Judgment Through Tax Year: 2022	\$2,160
4	22-1934	The County of Hays, Texas v Annette M. Rivas et al	Lot 12, City View Addition, City of San Marcos, Hays County, Texas (Volume 2867, Page 856, Hays County, Texas) 1144 Gravel St, San Marcos, Texas 78666-5325 Account #R24247 Judgment Through Tax Year: 2022	\$10,885
5	22-1939	The County of Hays, Texas v Pedro Bustamante	Green Pastures, Section 2, Block J, North one-half of Lot 4, Hays County, Texas (Document #18002915, Official Public Records, Hays County, Texas) Summit Dr, Kyle, Texas Account #R164987 Judgment Through Tax Year: 2022	\$7,210
6	22-2015	The County of Hays, Texas v Clarissa G. Garcia, et al	Lots 9, 10 and 11, Z. Williamson 2nd Addition, City of San Marcos, Hays County, Texas (Instrument #20039742, Official Public Records, Hays County, Texas) 1512 Marlton St, San Marcos, Texas Account #R47911 Judgment Through Tax Year: 2023	\$16,375
7	22-2017	The County of Hays, Texas v Michele Aranda	0.88 Acre, more or less, out of the Henry Warnell Survey No. 21, Abstract 492, Hays County, Texas (Volume 883, Page 850 and Volume 1049, Page 556, Official Public Records, Hays County, Texas) 105 Horace Howard Dr, San Marcos, Texas Account #R19074 Judgment Through Tax Year: 2022	\$15,395
8	23-1038	The County of Hays, Texas v Samantha Munoz et al	Lot 64, Hidden Oaks Subdivision, Section Two, Hays County, Texas (Instrument #22035996 of the Official Public Records, Hays County, Texas) 111 Ted Ct, Kyle, Texas 78640-8864 Account #R91655 Judgment Through Tax Year: 2022	\$29,670