

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

July 2, 2024 at 10:00 a.m.

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 JULY 2, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	21-0076-T26	The County of Williamson, Texas v John H. Kiernan	Lot 9, Block 67, Doak's Addition to the City of Taylor, Williamson County, Texas (Document #2007015595 of the Official Public Records, Williamson County, Texas), 433 ANNIE ST, TAYLOR, Texas 76574 Account #R016737 Judgment Through Tax Year: 2021	\$15,000.00
2	22-0525-T26	Tax Appraisal District of Bell County, collecting property taxes for City of Bartlett, Texas and Bartlett Independent School District v Betty White	Lot 10, Block 1, W.J. Cagle Addition to the City of Bartlett, Williamson County, Texas (Volume 213, page 474 of the Deed Records and Plat Cabinet A, Slide 25B of the Plat Records, Williamson County, Texas), SALT LAKE ST, BARTLETT, Texas 76511 Account #R007893/000000127260 Judgment Through Tax Year: 2023	\$8,500.00
3	22-0601-T425	The County of Williamson, Texas v Keith Dye	Lot 4, Block B, Chapel Hill North Subdivision, Section 1, City of Round Rock, Williamson County, Texas (Document #2002021539 of the Deed Records, Williamson County, Texas), 1907 EGGER AVE, ROUND ROCK, Texas 78664 Account #R060304 Judgment Through Tax Year: 2023	\$10,000.00
4	23-0117-T368	The County of Williamson, Texas v Joanna Gephart	A 1997 Galaxy Manufactured Home Only, Label #PFS0447365, located in the J Mcould Survey, Abstract 423, AKA Tract 12, Florence Oaks Subdivision, Williamson County, Texas, 1059 CR 220, FLORENCE, Texas 76527 Account #R451449 Judgment Through Tax Year: 2022	\$6,000.00
5	23-0142-T480	The County of Williamson, Texas v Andrew J. Chambers, Jr.	Lot 7, Block 50, City of Taylor, Williamson County, Texas (4th Tract of Volume 420, Page 96 and Volume 573, Page 482 of the Deed Records and Plat Cabinet A, Slide 186 of the Plat Records, Williamson County, Texas), 214 BURKETT ST, TAYLOR, Texas 76574 Account #R015219 Judgment Through Tax Year: 2023	\$9,000.00
6	23-0316-T395	Tax Appraisal District of Bell County et al v Luis Rios Veliz	East 1/2 of Lot 1, Block 34, J. E. Pietzsch 2nd Addition to the City of Bartlett, Williamson County, Texas (Document #2021108467 of the Official Public Records, Williamson County, Texas), 432 CLARK ST, BARTLETT, Texas 76511 Account #R008022/000000078379 Judgment Through Tax Year: 2022	\$8,500.00
7	23-0357-T368	Tax Appraisal District of Bell County, collecting property taxes for The City of Bartlett, Texas and Bartlett Independent School District v Minnie Gibson	Lot 15, Block 61, City of Bartlett, being described on the Williamson County Tax Roll as Lot 15, Block 61, ARB Bartlett, Williamson County, Texas (Volume 1043, Page 845 of the Deed Records and Plat Cabinet A, Slide 219 of the Plat Records, Williamson County, Texas), 802 W Scott St, Bartlett, Texas 76511-4362 Account #000000040653/R007718 Judgment Through Tax Year: 2022	\$3,500.00
8	23-0540-T395	The County of Williamson, Texas v Eli Hernandez AKA Eliseo Hernandez	4.866 Acres, more or less, out of the Samuel Nimmo Survey, Abstract No. 41, Williamson County, Texas (Documents #2017112035 and #2006099822 of the Official Public Records, Williamson County, Texas), 30 County Road 155, Georgetown, Texas 78626-2025 Account #R331906 Judgment Through Tax Year: 2022	\$18,500.00
9	23-0540-T395	The County of Williamson, Texas v Eli Hernandez AKA Eliseo Hernandez	0.48 Acre, more or less, out of the Isaac Bunker Survey, Abstract No. 54, City of Jarrell, Williamson County, Texas (Document #2016082063 of the Official Public Records, Williamson County, Texas), 207 1ST ST, JARRELL, Texas 76537 Account #R012379 Judgment Through Tax Year: 2022	\$11,500.00
10	23-0586-T480	The County of Williamson, Texas v Miguel Angel Jaimes	0.525 Acre, more or less, being Lot 123, Bell Meadows Subdivision, Section 3, Williamson County, Texas (Document #2008043858 of the Official Public Records, Williamson County, Texas), 124 SOUTH GLEN CV, HUTTO, Texas 78634 Account #R389013 Judgment Through Tax Year: 2023	\$17,500.00
11	23-0586-T480	The County of Williamson, Texas v Miguel Angel Jaimes	A Manufactured Home Only, located on 0.525 Acre, being Lot 123, Bell Meadows Section 3, Williamson County, Texas, 124 SOUTH GLEN CV, HUTTO, Texas 78634 Account #R500776 Judgment Through Tax Year: 2023	\$5,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	23-0592-T425	The County of Williamson, Texas v Howard Yuhao Wei	Lot 45, Block H, Avery Ranch Far West, Phase Three, Section Seven-A, City of Austin, Williamson County, Texas (Document #2023087390 of the Official Public Records, Williamson County, Texas), 12217 WICKLINE WAY, AUSTIN, Texas 78717 Account #R538402 Judgment Through Tax Year: 2022	\$10,500.00
13	23-0601-T395	The County of Williamson, Texas v Cora L. Kenny	Lot 35, Block OO, Caughfield Subdivision, Phase 5, Williamson County, Texas (Document #2020102658 of the Official Public Records, Williamson County, Texas), 408 BLUE SAGE DR, LEANDER, Texas 78641 Account #R586532 Judgment Through Tax Year: 2022	\$19,500.00
14	23-0614-T480	The County of Williamson, Texas v Ana L. Cortez	A portion of Block 31, Revised Map of Snyders Addition to the City of Georgetown, Williamson County, Texas (Document #2006102926 of the Official Public Records, Williamson County, Texas), 1302 LAUREL ST, GEORGETOWN, Texas 78626 Account #R047453 Judgment Through Tax Year: 2023	\$17,000.00
15	23-0653-T368	The County of Williamson, Texas v Robert H. Eckrich	Unit 302, Building "J", Chandler Creek Condominiums (1.85% Common Interest), City of Round Rock, Williamson County, Texas (Document #2003106730 of the Official Public Records, Williamson County, Texas), 1481 E OLD SETTLERS BLVD UNIT 302, ROUND ROCK, Texas 78664 Account #R442666 Judgment Through Tax Year: 2022	\$12,000.00
16	23-0662-T480	The County of Williamson, Texas v Beatrice T. Carlin	Lot 10, Block H, The Enclave at Brushy Creek Subdivision, Section 1, City of Hutto, Williamson County, Texas (Document #2023029639 of the Official Public Records, Williamson County, Texas), 1200 UTOPIA LN, HUTTO, Texas 78634 Account #R444140 Judgment Through Tax Year: 2022	\$24,000.00
17	23-0673-T395	The County of Williamson, Texas v Paul Watson	A Manufactured Home Only, Label #NTA1638113/4, Serial #LH15TX9840A/B, Model: LH326432C, Williamson County, Texas, 202 AUGUSTA PLACE DR, LIBERTY HILL, Texas 78642 Account #R532331 Judgment Through Tax Year: 2023	\$8,000.00
18	23-0705-T395	The County of Williamson, Texas v Lime Remodeling, LLC	Lot 4, Block C, Rolling Hills, Unit 2, Williamson County, Texas (Document #2022063340 of the Official Public Records, Williamson County, Texas), 755 ROLLING HILLS RD, LIBERTY HILL, Texas 78642 Account #R613433 Judgment Through Tax Year: 2023	\$17,500.00
19	23-0725-T368	The County of Williamson, Texas v Juan Bravo	2.50 Acres, more or less, out of the A. Manchaca Survey, Abstract No. 421, AKA Tract 30, Green Acres, an Unrecorded Subdivision, Williamson County, Texas (Volume 900, Page 863 of the Deed Records and Document #2016027483 of the Official Public Records, Williamson County, Texas), 800 GREEN ACRES, GEORGETOWN, Texas 78626 Account #R011712 Judgment Through Tax Year: 2023	\$6,500.00
20	23-0753-T395	The Tax Appraisal District of Bell County collecting property taxes for The City of Bartlett and Bartlett Independent School District et al v Erika Crathers AKA Erika Latrice Crathers AKA Erika Williams	South Part of Lots 4 and 5, Round Tree Addition AKA Rowntree 1st Addition (Revised), City of Bartlett, Williamson County, Texas (Document #2013064281 and 2013088765 of the Official Public Records, Williamson County, Texas), 628 W AISNE ST, BARTLETT, Texas 76511 Account #R008051/000000025711 Judgment Through Tax Year: 2023	\$7,500.00
21	23-0761-T395	The County of Williamson, Texas v Juan Araujo	Lot 13, Block 70, Doak Addition to the City of Taylor, Williamson County, Texas (Document #2017020431 of the Official Public Records, Williamson County, Texas), 418 EDMOND ST, TAYLOR, Texas 76574 Account #R016784 Judgment Through Tax Year: 2023	\$7,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
22	23-0776-T425	The County of Williamson, Texas v Madron Investments Limited et al	<p>A triangular shaped tract containing 0.53 acres, more or less, out of the Rachel Saul Survey, Abstract 551, Williamson County, Texas, being tax account #R346299 and shown on Map #4-6628 of the Williamson Central Appraisal District, hereinafter referred to as the "subject tract" which is described as follows: Beginning at a point where the east boundary line of a tract of land described in a deed recorded as document #2022033884 of the Official Public Records, Williamson County, Texas, which is the west line of this subject tract, intersects the south line of Lot 194, Riviera Springs Section 2, hence in a easterly direction along the south line of Lot 194 and Lot 195, Riviera Springs Section 2, which is the north boundary line of this subject tract, to a point which is the southeast corner of Lot 195, Riviera Springs Section 2, which is the northeast corner of this subject tract, hence in a southwesterly direction along the west boundary line of a 25.345 acre tract described in a deed recorded as Document #2016019628 in the Official Public Records, Williamson County, Texas, which is east boundary line of this subject tract, to a point where the east line of this subject tract intersects a point on the east boundary line of a tract described in Document #2022033884 of the Official Public Records, Williamson County, Texas, which point is the southwest corner of this subject tract, hence in a northerly direction along the east boundary line of a tract described in Document #2022033884 of the Official Public Records, Williamson County, Texas, which is the west boundary line of this subject tract, to the point of beginning., LAKE LINE BLVD, AUSTIN, Texas 78750 Account #R346299 Judgment Through Tax Year: 2023</p>	\$29,500.00
23	24-0046-T26	The County of Williamson, Texas v Dolores Sanders	<p>0.653 Acres, more or less, out of the W. Stubblefield Survey, Abstract No. 556, City of Georgetown, Williamson County, Texas (Document #2017024929 of the Official Public Records, Williamson County, Texas), HWY 130, GEORGETOWN, Texas 78626 Account #R455279 Judgment Through Tax Year: 2023</p>	\$7,500.00
24	24-0048-T395	The County of Williamson, Texas v Bernard H. Treanor	<p>Lot 56, Block F, Meadow Lake Subdivision, Section One-B Revised, City of Round Rock, Williamson County, Texas (Document #2022089722 of the Official Public Records, Williamson County, Texas), 1301 GULF WAY, ROUND ROCK, Texas 78665 Account #R378885 Judgment Through Tax Year: 2023</p>	\$16,000.00