

**DELINQUENT TAX SALE  
THE COUNTY OF GUADALUPE, TEXAS AND THE COUNTY OF COMAL, TEXAS  
GUADALUPE COUNTY, TEXAS**

**December 1, 2020 at 10:00 A.M.  
Guadalupe County Courthouse Steps**

**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 Guadalupe County District Clerk. 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 Sheriff'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.

If you have any questions, you may contact our office in Round Rock at (512) 323-3200.

**PROPERTIES TO BE SOLD ON DECEMBER 1, 2020:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	12-2545-CV	The County of Guadalupe, Texas v Eliza Clay, et al	4.700 Acres, more or less, out of Abstract 88 of the E. R. Kellett Survey, Tract #3, Guadalupe County, Texas (Guadalupe County Appraisal District Clerk Judgment Cause #A1213), Tumbleweed Lane Account #R29579/2G0088000001700000 Judgment Through Tax Year: 2012	\$5,814.43
2	15-2035-CV	The County of Guadalupe, Texas v Ruby P. Vaughan, et al	190 feet of Lot 1, Part of Lot 2 and South 1 foot of Lot 3, Block 48, An Addition to the City of Seguin, Guadalupe County, Texas (Volume 1547, Page 836), 411 S. Goodrich Account #R1090/1G0020014800100000 Judgment Through Tax Year: 2017	\$30,552.86
3	18-1502-CV	The County of Guadalupe, Texas v Jack B. Howard, Et Al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 54.3725 ACRES, MORE OR LESS AND BEING SITUATED IN E.R. KELLETT SURVEY, GUADALUPE COUNTY, TEXAS BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED IN VOLUME 2668, PAGE 222 SAVE AND EXCEPT VOLUME 887, PAGE 3100 OF THE DEED RECORDS, OF GUADALUPE COUNTY, TEXAS AND BEING AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE GUADALUPE COUNTY, TEXAS APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS: R32650 AND R32649  1.00 Acre, more or less, out of Abstract 198 of the E R Kellett Survey, Guadalupe County, Texas (Volume 2668, Page 222 of the Deed Records, Guadalupe County, Texas), 1076 Hillje Rd Account #R32649 Judgment Through Tax Year: 2018	\$13,480.07
4	18-1693-CV	The County of Guadalupe, Texas v Magdaleno V. Carillo, III, et al	Lot C, Block 1053, Also Known as County Block 1053, An Addition to the City of Seguin, Texas, Guadalupe County, Texas, 213 Campbell St, Seguin, Texas 78155-5403 Account #R20345 Judgment Through Tax Year: 2018	\$4,537.37

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
5	18-2242-CV	The County of Guadalupe, Texas v George R. Prebicin, Jr. et al	1.00 Acre, more or less, out of Abstract 2 of the William Arlington Guadalupe Village (unrecorded Title Judgment County Texas (Volume 3136, Page 521 of the Deed Records, Guadalupe County, Texas), 236 Domino Five Account #R128829 Judgment Through Tax Year: 2019	\$19,498.33
6	18-2452-CV	The County of Guadalupe, Texas v Rose Marie Mashl, Et Al	1.00 Acres, more or less, out of the A M Esnaurizar Survey, Abstract 20, of the Deed Records, Guadalupe County, Texas (Volume 565, Page 383 and Volume 202, Page 159 of the Deed Records, Guadalupe County, Texas), 1885 S State Hwy 46 Account #R25211/000000084188 Judgment Through Tax Year: 2019	<del>18-2452-CV Sold Together \$5,199.38</del>
7	18-2452-CV	The County of Guadalupe, Texas v Rose Marie Mashl, Et Al	A Manufactured Home Only, 2000, 32X64 Cavity, Label #750685883/884, Serial #CA1719210111913, Guadalupe County, Texas, 1885 S State 46 Account #M134752/000000101508 Judgment Through Tax Year: 2019	<del>18-2452-CV Sold Together \$5,199.38</del>
8	19-1907-CV	The County of Guadalupe, Texas v Wayne Locke et al	0.3857 Acre, more or less, being Lot 100, Woodcreek Subdivision, Guadalupe County, Texas (Volume 1221, Page 613 of the Deed Records, Guadalupe County, Texas), 549 Woodcreek Cir Account #R21209/1G3680000010000000 Judgment Through Tax Year: 2019	\$15,189.91
9	19-2490-CV	The County of Guadalupe, Texas v Carlos G. Vallesteros et al	Lot 73, Saunder Farms Subdivision, Unit 2, Guadalupe County, Texas, and a Manufactured Home, Label #TEX0354152/153, Serial #FH0030413, Guadalupe County, Texas (Volume 1504, Page 93) of the Deed Records, Guadalupe County, Texas), 136 Alysia Cir, New Braunfels, Texas 78130-1802 Account #R16841/000000055063 Judgment Through Tax Year: 2019	\$11,138.54
10	19-2490-CV	The County of Guadalupe, Texas v Carlos G. Vallesteros et al	0.227 Acres, more or less, Subdivision No. 103, out of the A.M. Esnauizar Eleven League Grant, being the West 22' of Lot 6 & the North East 22' of Lot 7, Saunder Farms Subdivision, Unit 1, Guadalupe County, Texas (Volume 2921, Page 858 of the Deed Records, Guadalupe County, Texas), 133 Sauder Dr Account #R61053/000000054985 Judgment Through Tax Year: 2019	\$6,050.69

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11	20-0188-CV	The County of Guadalupe, Texas v Reynaldo F. Davila et al	Lot 10 & the E 1/2 of Lot 11, New County Block 397, Charles Bruns Re-subdivision of Lots 1 & 2 Block 6 of the Farming or Twelve Acre Lots (City of Seguin, Guadalupe County, Texas Volume 310, Page 305) of the Deed Records, Guadalupe County, Texas), 633 E Cedar St, Seguin, Texas 78155-3810 Account #R3037 Judgment Through Tax Year: 2019	0
12	20-0629-CV	The County of Guadalupe, Texas v Virginia Cisneros	12.77 Acres, more or less out of the Michael Cole Survey, Abstract No. 86, AKA Tract 6, Guadalupe County, Texas (Volume 442, Page 548 of the Deed Records, Guadalupe County, Texas), 591 Gaitan Ln, Kingsbury, Texas 78638 Account #R129977 Judgment Through Tax Year: 2019	\$6,756.87
13	20-0635-CV	The County of Guadalupe, Texas v Rita Gail Morales	0.40 Acre, more or less, out of the John Jones Survey, Abstract 189, Guadalupe County, Texas (Document #R150097) of the Deed Records, Guadalupe County, Texas (Volume 1339, Kingsbury, Texas 78638-1125 Account #R52150 Judgment Through Tax Year: 2019	\$7,302.28
14	20-0641-CV	The County of Guadalupe, Texas v Harold D. Schreffler et al	Lots 15 & 16, Block 34, Aviation Heights Addition to the City of Schertz, Guadalupe County, Texas (Volume 11 of the Deed Records, Guadalupe County, Texas), 514 Wright Ave, Schertz, Texas 78154-1952 Account #R2229 Judgment Through Tax Year: 2019	\$6,787.62
15	20-0641-CV	The County of Guadalupe, Texas v Harold D. Schreffler et al	Lots 17 & 18, Block 34, Aviation Heights Addition to the City of Schertz, Guadalupe County, Texas (Volume 11 of the Deed Records, Guadalupe County, Texas), 516 Wright Ave, Schertz, Texas 78154-1952 Account #R2230 Judgment Through Tax Year: 2019	\$10,031.97

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16	20-0720-CV	The County of Guadalupe, Texas v Ida McKnight	<p style="text-align: center; color: blue; font-size: 2em; opacity: 0.5;">Withdrawn</p> 4.057 Acres, more or less, out of the Jesus Canales v. J. A. Torres, Guadalupe County, Texas (Volume 2877, Page 537 of the Deed Records, Guadalupe County, Texas), FM 466 Account #R639959 Judgment Through Tax Year: 2019	\$7,856.77

**RESALES**

**THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE**

**PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:**

17	06-0014-CV	The County of Guadalupe, Texas v Olivia H. Lockstedt, Et Al	0.675 Acre, more or less, out of Abstract 20 of the A.M. Esnaurizar Survey, Guadalupe County, Texas being that property more particularly described in Vol 58, Page 51, SAVE & EXCEPT 37.94 Acres, more or less, described in Vol 434, Page 51, SAVE & EXCEPT 1.94 Acres, more or less, described in Vol 439, Page 261, SAVE & EXCEPT 13.55 Acres, more or less, described in Vol 432, Page 44, SAVE & EXCEPT 2.0554 Acres, more or less, described in Vol 1263, Page 371 of the Deed Records, Guadalupe County, Texas Account #R25328 Bid in Trust 2/5/2019 Judgment Through Tax Year: 2006	\$1,455.13
18	10-1536-CV	County of Guadalupe v Jokinen Centers Managment, Inc.	0.4010 Acre, more or less, out of Abstract 35 of the John Sowell Survey, Guadalupe County, Texas (Volume 991, Page 584 of the Deed Records, Guadalupe County, Texas) Account #R97964 Bid in Trust 12/4/2018 Judgment Through Tax Year: 2009	\$349.00
19	16-0379-CV	The County of Guadalupe, Texas v Frank Johnson, Jr., Trustee for 705 Short Land Trust, et al	Lot K 1, North 63.94 x 85 feet of Block 1009, West Addition to the City of Seguin, Guadalupe County, Texas (Volume 1804, Page 802, SAVE & EXCEPT 0.170 Acre, more or less, described in Volume 1837, Page 559), Short Street Account #R20039/1G35001009000K1000 Bid in Trust 11/1/2016 Judgment Through Tax Year: 2015	\$1,469.00

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20	16-1780-CV	The County of Guadalupe, Texas v Florencio Herrera, et al	East 100 feet of Lot E, Donegan Addition to the City of Seguin aka H. Branch League, Guadalupe County, Texas (Volume 203, Page 23 SAVE & EXCEPT 20 feet described in Volume 204, Page 428 of the Deed Records, Guadalupe County, Texas), 1004 N. Guadalupe Street Account #R4445/1G081000000400000 Bid in Trust 10/6/2020 Judgment Through Tax Year: 2019	10,279.69
21	16-2685-CV	The County of Guadalupe, Texas v Mendav Investments, LLC	Lot 49 and the adjacent 0.157 Acre, more or less, out of Abstract 6 of the H. Branch Survey, Block 317, Hays Addition aka Lot 4, Block 10, Twelve Acre Lots, City of Seguin, Guadalupe County, Texas (Parcel Two of Volume 1430, Page 980), 224 E. Railroad St. Account #R7723/1G1350031704900000 Bid in Trust 2/6/2018 Judgment Through Tax Year: 2016	\$5,607.00
22	17-0543-CV	The County of Guadalupe, Texas v Marvin Latham	55 x 77.5 feet of the North Half of Lot 2, Block 3, Spring Hill Addition to the City of Seguin, Guadalupe County, Texas (Volume 527, Page 612), 209 Troell Street Account #R18041/1G3130000300200000 Bid in Trust 7/7/2020 Judgment Through Tax Year: 2017	\$7,713.97