

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

**October 6, 2020 at 10:00 A.M.  
North Door of the Guadalupe County Courthouse, 101 E. Court St., Seguin, Texas 78155**

**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 OCTOBER 6, 2020:**

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	06-0864-CV	County of Guadalupe v Pedro V. Saldana, et al	Lot 55, Block 318, Hays Addition to the City of Seguin, Guadalupe County, Texas (Volume 610, Page 315), 1570 Hays Street Account #R7732/1G1350031805500000 Judgment Through Tax Year: 2008	\$9,210.99
2	13-2107-CV	Comal Independent School District v Laura Z. Adams, et al	0.7100 Acre, more or less, out of Abstract 20 of the A. M. Espartero Survey, Guadalupe County, Texas (Volume 1297), 1229 S. State Highway 46 Account #R25856/000000084675 Judgment Through Tax Year: 2014	\$43,035.94
3	15-0598-CV	The County of Guadalupe, Texas v Raphael Ramos	0.750 Acre, more or less, being West Part of Lot 230, Tor Properties, II Addition to the City of Seguin, Guadalupe County, Texas (Volume 2533, Page 818 and Plate 5, Pages 261B - 267A), 101 Tomahawk Trail Account #R61403/1G3280000023010000 Judgment Through Tax Year: 2015	\$3,667.36
4	15-2014-CV	The County of Guadalupe, Texas v Donald E. Smith, et al	A 2000 Elliott-Solitaire Manufactured Home, 28 x 56 feet, Abstract 5/86, Section 5, Block 1, Lot 1, High Ridge Drive No. 1229, State Highway 46 Account #M324645/1G1422000005001510 Judgment Through Tax Year: 2015	Withdrawn
5	16-1086-CV	The County of Guadalupe, Texas v Osbaldo Perez	A 14 x 76 foot Manufactured Home, 133 Sarah Lane Account #M147525/1G2355400007100503 Judgment Through Tax Year: 2015	\$2,729.68
6	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 #R4445/1G0810000000400000 Judgment Through Tax Year: 2019	\$10,279.69

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	18-0424-CV	The County of Guadalupe, Texas v Robert Beltran AKA Roberto Beltran Individually and DBA R Beltran Trucking AKA Beltran Trucking	<p>ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING .1907 ACRES, MORE OR LESS AND BEING SITUATED IN THE CITY OF SEGUIN, GUADALUPE COUNTY, TEXAS BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED IN VOLUME 2213, PAGE 335 OF THE DEED RECORDS, GUADALUPE COUNTY, TEXAS, BEING PART OF THE TRACT DESCRIBED BY THE DEED RECORDED IN VOLUME 1813, PAGE 100 OF THE DEED RECORDS, GUADALUPE COUNTY, TEXAS, ACCOUNTS: R14400 AND R14401</p> <p>Lot 71, Block 16 of the J C Pape Subdivision to the City of Seguin, Guadalupe County, Texas, 1732 N Camp St Account #R14400</p> <p>Judgment Through Tax Year: 2017</p> <p>Lot 72, Block 16 of the J C Pape Subdivision to the City of Seguin, Guadalupe County, Texas (Volume 1, Page 110 of the Map Records, Guadalupe County, Texas), N. Camp St Account #R14401</p> <p>Judgment Through Tax Year: 2017</p>	\$6,685.36
8	19-0125-CV	The County of Guadalupe, Texas v Gabriel Landeros, Jr., Et Al	<p>Lot 51, Block 65 of the West Addition, Guadalupe County, Texas (Volume 539, Page 442 and Volume 551, Page 835 of the Deed Records, Guadalupe County, Texas), 611 San Antonio, Texas, Seguin, Texas 78155</p> <p>Account #R19940</p> <p>Judgment Through Tax Year: 2019</p>	\$14,653.57
9	19-0396-CV	The County of Guadalupe, Texas v Bee H. Campbell, Sr., et al	<p>North Half of Lot G, Block 1033, AKA North 1/2 of Lot 2, Block 32, West Addition to the City of Seguin, Guadalupe County, Texas (Volume 167, Page 640 of the Deed Records, Guadalupe County, Texas), 414 S. Guadalupe St.</p> <p>Account #R20209/1G3500103300G10000</p> <p>Judgment Through Tax Year: 2019</p>	\$21,742.19
10	19-0730-CV	The County of Guadalupe, Texas v Jose Gonzalez, Et Al	<p>All that certain piece or parcel of land known and designated as Lot 22, Julius Seligman Subdivision, Block 74, City of Seguin, Guadalupe County, Texas (Volume 1813, Page 100 of the Deed Records, Guadalupe County, Texas), 712 Newton Ave</p> <p>Account #R17587</p> <p>Judgment Through Tax Year: 2018</p>	Withdrawn
11	19-0730-CV	The County of Guadalupe, Texas v Jose Gonzalez, Et Al	<p>Lot 29, out of the Seay Addition to the City of Seguin, Guadalupe County, Texas (Deed Records, Guadalupe County, Texas), 526 Ave B</p> <p>Account #R17465</p> <p>Judgment Through Tax Year: 2018</p>	Withdrawn

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	19-0734-CV	The County of Guadalupe, Texas v Ruby Maxwell Crowell, ET AL	All that certain tract of land consisting of one lot, in the J. Cantu Two League Grant in Guadalupe County, Texas and being Lot 269 of the Sam Forshage Subdivision No. VII, Plat of which is Recorded in Map Book 2, Page 138 of the Map Records, Guadalupe County, Texas (Volume 603, Page 114 of the Deed Records, Guadalupe County, Texas) Account #R6298 Judgment Through Tax Year: 2019	\$13,212.12
13	19-1493-CV	The County of Guadalupe, Texas v Michelle Estil AKA Michelle Estill	0.93 Acre, more or less, out of the William Brocken Survey, Abstract 52, Lakecreek Subdivision, Guadalupe County, Texas (Document #2017011538 of the Official Public Records, Guadalupe County, Texas), 450 Lakecreek Dr, New Braunfels, Texas 78130-8269 Account #RC45324 Judgment Through Tax Year: 2019	\$8,858.90
14	19-1496-CV	The County of Guadalupe, Texas v Gustavo Martinez Leon	Lot 31, Block 309, Goodrum Subdivision, City of Seguin, Guadalupe County, Texas Account #R6913/1G1180030903100000 Judgment Through Tax Year: 2018	Withdrawn
15	19-1498-CV	The County of Guadalupe, Texas v Roland Salazar et al	Parts of Lot 1 and Lot 15, New City Block 1071, City of Seguin, Guadalupe County, Texas (Tract 2 in Volume 2200, Page 657 of the Deed Records, Guadalupe County, Texas), 505 Shannon Avenue, Seguin, Texas 78155-4405 Account #R20522 Judgment Through Tax Year: 2019	\$4,889.62
16	19-1909-CV	The County of Guadalupe, Texas v Tanya Mathis AKA Tanya Mathes et al	0.362 Acre, more or less, out of G. Malpaz Survey No. 67, Abstract 221, AKA Christine Meyer Tract, City of Schertz, Guadalupe County, Texas (Tract 2 in Volume 2200, Page 657 of the Deed Records, Guadalupe County, Texas), 605 Exchange Ave, Schertz, Texas 78154-2117 Account #R33649 Judgment Through Tax Year: 2019	\$8,165.32
17	19-2432-CV	The County of Guadalupe, Texas v Vicki Beene	Lot 30, River Bend Subdivision Unit 1, Guadalupe County, Texas (Volume 1102, Page 278 of the Deed Records, Guadalupe County, Texas), 355 River Bend Account #R15936/000000048869 Judgment Through Tax Year: 2019	19-2432-CV
18	19-2432-CV	The County of Guadalupe, Texas v Vicki Beene	A Manufactured Home Only, Label #HWC0264915, Serial #CLW011517TX, Located on R15936, Guadalupe County, Texas Account #M329559/000000397657 Judgment Through Tax Year: 2019	Sold together \$11,635.25

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
19	19-2435-CV	The County of Guadalupe, Texas v Gregorio F. Ramirez et al	<p>Lots 50 &amp; 51, West Side Addition to the City of Seguin, Guadalupe County, Texas (Volume 2708, Page 752 of the Deed Records, Guadalupe County, Texas), 953 Liberty, Seguin, Texas 78155-3530 Account #R115562 Judgment Through Tax Year: 2019</p>	\$9,776.88
20	19-2489-CV	The County of Guadalupe, Texas v Aimee Bowmann Teasley AKA Aimee Hutchenson	<p>0.50 Acre, more or less, being Lot 50, Sun Flower Acres Subdivision, Guadalupe County, Texas (Document #2017030010 of the Deed Records, Guadalupe County, Texas), 164 Dandelion Trl, San Marcos, Texas 78666-2280 Account #R359532 Judgment Through Tax Year: 2019</p>	\$11,584.18
21	20-0192-CV	The County of Guadalupe, Texas v Lena Buerger	<p>0.78 Acre, more or less, out of the John Sowell Survey, Abstract 35, Guadalupe County, Texas (Volume 423 of the Deed Records, Guadalupe County, Texas), 950 Buerger Ln, Seguin, Texas 78155 Account #R707005 Judgment Through Tax Year: 2019</p>	\$17,242.17
22	20-0628-CV	The County of Guadalupe, Texas v Frances R. Brown	<p>Lot 11, Block 2, Northside Addition to the City of Seguin, Guadalupe County, Texas (Volume 2708, Page 752 of the Deed Records, Guadalupe County, Texas), 1644 N Camp St, Seguin, Texas 78155-2018 Account #R13932 Judgment Through Tax Year: 2019</p>	\$7,783.49