

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

May 7, 2024 at 10:00 a.m.

Guadalupe County Courthouse

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 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. 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 Sheriff'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 Round Rock at (512) 323-3200.

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 MAY 7, 2024:

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	14-0596- CV	The County of Guadalupe, Texas v Ida Mendoza	Residential Leasehold Improvement, 395 Timberline Court Account #R1315122000800001801400 Judgment Through Tax Year: 2015	\$2,184.56
2	20-0381- CV	The County of Guadalupe, Texas v Sylvia Gomez et al	A Manufactured Home Only Label #RAD1143686/687, Serial # TXL186A/B 1037 VP12 Fleetwood Woodland Park, Guadalupe County, Texas, 129 APACHE TRL, SEGUIN, Texas 78155 Account #M330720 Judgment Through Tax Year: 2021	\$5,554.58
3	20-0581- CV	The County of Guadalupe, Texas v Mary C. Lujan et al	Lot 4, Block 1003, Robert Halm Addition to the City of Seguin, Guadalupe County, Texas (Volume 1236, Page 658 of the Deed Records, Guadalupe County, Texas), 764 Robert St, Seguin, Texas 78155-6808 Account #R7569 Judgment Through Tax Year: 2019	\$7,371.45
4	20-0582- CV	The County of Guadalupe, Texas v Jose Carlos Rodriguez Maldonado	Lot 57, Block 16, J. C. Pape Addition to the City of Seguin, Guadalupe County, Texas (Document #2017010946 of the Deed Records, Guadalupe County, Texas), 217 Benbo St, Seguin, Texas 78155-2009 Account #R14387 Judgment Through Tax Year: 2022	\$3,288.25
5	20-0807- CV	The County of Guadalupe, Texas v Kevin Gene Heathcock et al	1.00 Acre, more or less, out of the H. & T.C.R.R. Company Survey, Abstract 450, being Tract 179, Hickory Forrest Subdivision, Guadalupe County, Texas and a Manufactured Home, 12' X 40' (Document #2016003639 of the Deed Records, Guadalupe County, Texas), 2821 Hickory Forrest Dr, Seguin, Texas 78155- 8250 Account #R117024 Judgment Through Tax Year: 2019	\$2,895.68
6	22-1509- CV	The County of Guadalupe, Texas v Erica Nicole Serna	0.086 Acre, more or less, out of the Moses Baker Survey, Abstract #4, Guadalupe County, Texas (Document #2015004108, Volume 2734, Page 27 & Volume #46, Page 95 of the Official Public Records, Guadalupe County, Texas), 150 Ramirez, Mc Queeney, Texas 78123-3608 Account #R21785 Judgment Through Tax Year: 2022	
7	22-1953- CV	The County of Guadalupe, Texas v Friends Real Estate Investment Group	Lot 31, Block 6, Mesa at Turning Stone, Unit 6, City of Cibolo, Guadalupe County, Texas (Document #201999012758 of the Official Public Records, Guadalupe County, Texas), 708 Salobre, Schertz, Texas 78108-2425 Account #R755941 Judgment Through Tax Year: 2022	\$31,526.26

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	22-2403-CV	The County of Guadalupe, Texas v Brittney Y. Martinez	Lot 3, Block 1, of Dean Subdivision, Unit 1, City of New Braunfels, Guadalupe County, Texas (Document #202099003658 of the Official Public Records, Guadalupe County, Texas), 2694 McCrae, New Braunfels, Texas 78130-5283 Account #R756880/000000414950 Judgment Through Tax Year: 2022	\$23,446.59
9	23-0683-CV	The County of Guadalupe, Texas v Louise W. Gillen	BEING A 0.0004880 ROYALTY INTEREST IN THE WILSON, DALLAS 1H LEASE, RRC# 01-14684, OPERATED BY TEXAS PETROLEUM INVESTMENT CO., LOCATED IN THE DARST JACOB SURVEY, A-14, GUADALUPE COUNTY, TEXAS. Account #N324850 Judgment Through Tax Year: 2022	\$2,2238.39
10	23-0684-CV	The County of Guadalupe, Texas v Patricia H. Hauf	BEING A 0.0004880 ROAYTLY INTEREST IN THE WILSON, DALLAS 1H LEASE, RRC#01-14684, OPERATED BY TEXAS PETROLEUM INVESTMENT CO., LOCATED INT HE DARST JACOB SURVEY, A-14, GUADALUPE COUNTY, TEXAS. Account #N324853 Judgment Through Tax Year: 2022	\$2,2269.61
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TOSECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
11	21-1955-CV	The County of Guadalupe, Texas v Federal Deposit Insurance Corporation as Receiver for Resolution Trust Corporation as Receiver for First Savings of Laredo	9.84 Acres of Unpaved roads being various dedicated roads in the Sassman Road Estates Subdivision, Guadalupe County, Texas (Volume 809, Page 199 of the Deed Records and Volume 5, Page 34A Plat Records , Guadalupe County, Texas) Account #R126009 Bid in Trust 3/7/2023 Judgment Through Tax Year: 2021	\$100.00
12	22-1528-CV	The County of Guadalupe, Texas v Jesus A. Bosquez et al	Lot 2, Block 12, Freeway Manor Subdivision, City of Schertz, Guadalupe County, Texas (Volume 467 Page 87 of the Deed Records, Guadalupe County, Texas), MINNERT, SCHERTZ, Texas 78154 Account #R6503 Bid in Trust 10/3/2023 Judgment Through Tax Year: 2022	\$3,745.18