

DELINQUENT TAX SALE
THE COUNTY OF GUADALUPE, TEXAS
GUADALUPE COUNTY, TEXAS
December 7, 2021 at 10:00 A.M.
The Guadalupe County Courthouse

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 7, 2021:

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	16-2688-CV	The County of Guadalupe, Texas v Maria Cruz Rodriguez, et al	Lot 2, Geronimo's Haven, Guadalupe County, Texas and a Manufactured Home, Label No. TXS0532453 (Volume 1485, Page 202, SAVE & EXCEPT Lot 3, described in Volume 1516, Page 223), 105 Apache Trail Account #R60394/1G1125000000200000 Judgment Through Tax Year: 2020	\$9,032.90
2	17-2372-CV	The County of Guadalupe, Texas v Lidia Rodriguez, Et Al	A Manufactured Home Only, 1977 Centurion, 14 x 76 feet, VIN #C3744, Certificate #80962299, Guadalupe County, Texas, 889 Ridgecliff Drive Account #M148487/1G1800000005200503 Judgment Through Tax Year: 2020	\$1,000.00
3	18-1697-CV	The County of Guadalupe, Texas v Valerie Miller, Individually and as Executrix of Charles Jefferson Estate	3.5740 Acres, more or less, out of Abstract 32 of the Erastus Smith Survey, Guadalupe County, Texas (Volume 1153, Page 368 of the Deed Records, Guadalupe County, Texas), FM 775 Account #R100026 Judgment Through Tax Year: 2020	\$13,997.94
4	20-0802-CV	The County of Guadalupe, Texas v Executor Anderson Estate et al	Lots 2 & 3, Westside Addition to the City of Seguin, Guadalupe County, Texas (Volume 210, Page 43 of the Deed Records, Guadalupe County, Texas), 908 Campbell St, Seguin, Texas 78155-3527 Account #R20703 Judgment Through Tax Year: 2020	\$8,332.41
5	20-0806-CV	The County of Guadalupe, Texas v Victor Garza, III	5.16 Acres, more or less, out of the Claiborne Rector Survey No. 83, Abstract 270, being Lot 2, Block 1, Prairie Dove, Guadalupe County, Texas (Volume 1631, Page 210 of the Deed Records, Guadalupe County, Texas), 677 FM 465, Marion, Texas 78124 Account #R97382 Judgment Through Tax Year: 2020	\$5,106.74
6	20-0816-CV	The County of Guadalupe, Texas v Jimmy Herrera et al	Lots 8 & 9, Block 1064, of the West Addition to the City of Seguin, Guadalupe County, Texas (Volume 2274, Page 229 of the Deed Records, Guadalupe County, Texas), 780 Taylor Ave, Seguin, Texas Account #R20446 Judgment Through Tax Year: 2020	\$3,028.74

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	21-0592-CV	The County of Guadalupe, Texas v Brian A. Rankin	Part of Lot 173, All of Lot 174, the West part of Lot 175 and .06 Acre, more or less, Abstract 1, Lake Placid Estates Subdivision, Guadalupe County, Texas (Document #2019905415 of the Deed Records, Guadalupe County, Texas), 2335 LAKEWOOD DR Account #R10260 Judgment Through Tax Year: 2020	\$11,763.29
8	21-0631-CV	The County of Guadalupe, Texas v SRC Assets LLC- Acquisitiions	Lots 21, 22 and 23, Block 20, Aviation Heights Addition, City of Schertz, Guadalupe County, Texas (Document #201999000557 of the Official Public Records, Guadalupe County, Texas), 315 WINBURN AVE, SCHERTZ, Texas 78154 Account #R2052 Judgment Through Tax Year: 2020	\$13,597.56
9	21-0899-CV	The County of Guadalupe, Texas v Cedar Court 3917 Land Trust	Lot 17, Block 7, Scenic Hills Community, Phase 1, City of Schertz, Guadalupe County, Texas (Document #201999011155 of the Official Public Records, Guadalupe County, Texas), 3917 CEDAR CT, SCHERTZ, Texas 78154 Account #R17077 Judgment Through Tax Year: 2020	\$7,265.01