

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

**July 6, 2021 at 10:00 A.M.  
Guadalupe County Court House**

**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 the Guadalupe 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 JULY 6, 2021:**

TRACT	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 61, Page 315), 1570 Hays Street, Seguin, Texas 78155-0000 Account #R7321G155005180550000 Judgment Through Tax Year: 2008	\$5,777.90
2	15-1998-CV	Comal Independent School District v Mary Lou Gonzales, et al	Lot 28, Sauder Farms #1, Guadalupe County, Texas and a Manufactured Home, Label No. LOU0037538/39 (Volume 55, Page 253), 22 Sauder Lane, Seguin, Texas 78155-0000 Account #R16795/000000055010 Judgment Through Tax Year: 2015	0
3	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 K, Block 148, Acre Addition to the City of Seguin, Guadalupe County, Texas (Volume 1547, Page 836), 411 S. Goodrich Account #R1090/1G0020014800100000 Judgment Through Tax Year: 2017	\$27,347.67
4	16-0571-CV	The County of Guadalupe, Texas v Gilbert Cardenas	A 1996 Oakwood Manufactured Home, 16 x 56 feet, Label No. NTA0525207, Serial No. HOTX08803409, Certificate No. MH00167149, 2801 FM 1339 Account #M326200/2G0189000008000511 Judgment Through Tax Year: 2017	\$1000.00
5	18-1693-CV	The County of Guadalupe, Texas v Magdaleno V. Carillo, III, et al	Lot C, Block 1053, Also Known as County Block No 68, West Addition to the City of Seguin, Texas, Guadalupe County, Texas, 213 Campbell St, Seguin, Texas 78155-0000 Account #R20345 Judgment Through Tax Year: 2018	\$1780.04
6	19-2484-CV	The County of Guadalupe, Texas v Hazel D. Langford AKA Hazle Hartgrove et al	Lot 15, Block 1, Five Leaf Park Addition to the City of Cibolo, Guadalupe County, Texas, Volume 606, Page 877 of the Deed Records, Guadalupe County, Texas, 109 Bramblecote Cir, Cibolo, Texas 78108-9744 Account #R6067 Judgment Through Tax Year: 2019	0

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	20-0187-CV	The County of Guadalupe, Texas v Kelly Ray et al	0.471 Acre, more or less, being Lot 13, Leaning Oaks Subdivision, Guadalupe County, Texas (Volume 4, Page 233 of the Deed Records, Guadalupe County, Texas), 154 Leaning Oaks Account #R10945 Judgment Through Tax Year: 2020	Sold with Tract 8
8	20-0187-CV	The County of Guadalupe, Texas v Kelly Ray et al	A Manufactured Home Only, Label #PFS0980742, Serial #OC010717774, Located on R10945 & R10946, Guadalupe County, Texas, 154 Leaning Oaks Account #M329643 Judgment Through Tax Year: 2020	<b>Tract 7 &amp; 8 sold together \$5,980.22</b>
9	20-0187-CV	The County of Guadalupe, Texas v Kelly Ray et al	0.423 Acre, more or less, being Lot 14, Leaning Oaks Subdivision, Guadalupe County, Texas (Volume 4, Page 233 of the Deed Records, Guadalupe County, Texas), 156 Leaning Oaks Account #R10946 Judgment Through Tax Year: 2020	\$2,158.99
10	20-0803-CV	The County of Guadalupe, Texas v Mrs. Odis J. Cockran AKA Maggie Cochran AKAK Maggie Redix Cochran et al	Lot 7, Harvey Addition to the City of Seguin, Guadalupe County, Texas (Volume 41, Page 703 of the Deed Records, Guadalupe County, Texas), 555 Newton Ave, Seguin, Texas 78155-3051 Account #R7696 Judgment Through Tax Year: 2020	0
11	20-0812-CV	The County of Guadalupe, Texas v Juan David Osuna	1.227 Acres, more or less, being Lot 2, Block 1, Phelps Subdivision, City of Seguin, Guadalupe County, Texas (Document #2016007165 of the Deed Records, Guadalupe County, Texas), 6010 Sutherland Springs Rd, Seguin, Texas 78155-7233 Account #RC124090 Judgment Through Tax Year: 2020	\$5,518.55
12	20-0861-CV	The County of Guadalupe, Texas v Jesus O. Rodriguez	Lot 23, Block 325, Sunshine Addition to the City of Seguin, Guadalupe County, Texas (Document #08-15804 of the Deed Records, Guadalupe County, Texas), 1622 Starcke St, Seguin, Texas 78155-2067 Account #R18355 Judgment Through Tax Year: 2020	\$5,974.67

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	20-0907-CV	The County of Guadalupe, Texas v Arlene V. Harris et la	Lot 7, Block 10, Apache Addition to the City of Seguin, Guadalupe County, Texas (Volume 2618, Page 638 and a Warranty Deed Volume 2479, Page 199 of the Deed Records, Guadalupe County, Texas), 1031 New Braunfels St, Seguin, Texas Account #R1898 Judgment Through Tax Year: 2020	\$4,060.77
14	20-1385-CV	The County of Guadalupe, Texas v Maria Medina	A Manufactured Home Only, Label #PFS1139685, Serial #JL2401X14351921, Guadalupe County, Texas (4211 State Hwy 123 #19) Account #M330671 Judgment Through Tax Year: 2019	<del>\$1500.00</del>
15	20-2312-CV	The County of Guadalupe, Texas v Cynthia Leos, Et Al	0.484 Acre, more or less, being Lot 42, Placid Heights Addition, out the A.O. Marson Survey, Abstract 29, Guadalupe County, Texas (Volume 4217, Page 29 of the Deed Records, Guadalupe County, Texas), 32 CHEROKEE BEND, SEGUIN, Texas 78155 Account #R14931 Judgment Through Tax Year: 2020	0