

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

**May 4, 2021 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 MAY 4, 2021:

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	16-2034- CV	The County of Guadalupe, Texas v Luciano Vargas	<p align="center">Withdrawn</p> Lot 45, Elmwood Village #1 Addition to the City of Seguin, Guadalupe County, Texas (Volume 2167, Page #14), 536 Hermitage Street Account #R5000/1G0930100004500000 Judgment Through Tax Year: 2017	\$9,240.38
2	18-2451- CV	The County of Guadalupe, Texas v Veronica Hernandez Garcia, Et Al	<p align="center">Withdrawn</p> 2.00 Acres, more or less, out of the William H. Pate Survey No. 22, Abstract 219, Guadalupe County, Texas (Document #2017022016 of the Deed Records, Guadalupe County, Texas), FM1044 Account #R133937/000000101066 Judgment Through Tax Year: 2019	\$8,269.35
3	19-1695- CV	The County of Guadalupe, Texas v Jesusa Robles Luna et al	Lot 14, Seligman Addition to the City of Seguin, Guadalupe County, Texas (Volume 2165, Page 197 of the Deed Records, Guadalupe County, Texas), 552 Newton Ave, Seguin, Texas 78155-3617 Account #R17580 Judgment Through Tax Year: 2019	\$9,607.28
4	19-1960- CV	The County of Guadalupe, Texas v Oliver Sanchez	<p align="center">Withdrawn</p> 2.04 Acres, more or less, Abstract 56, of the Sol Barnes Survey, Guadalupe County, Texas (Volume 2167, Page 820 of the Deed Records, Guadalupe County, Texas), Karrass Rd Account #R28700 Judgment Through Tax Year: 2018	\$6,042.05
5	19-1966- CV	The County of Guadalupe, Texas v Victor H. Vasquez	<p align="center">Withdrawn</p> A tract of land being Lots 6, 7 & East 41.25 X 70 Ft of Lots 8 & 9, Block 293, Bartholomae Addition to the City of Seguin, Guadalupe County, Texas (Document #201500994 of the Deed Records, Guadalupe County, Texas), 421 E Kingsbury St, Seguin, Texas 78155-2702 Account #R2473 Judgment Through Tax Year: 2019	\$8,052.23
6	19-2436- CV	The County of Guadalupe, Texas v Rosita Maria Rangel	<p align="center">Withdrawn</p> 0.88 Acre, out of A.M. Esnaurizar Survey A, Abstract #20, City of New Braunfels, Guadalupe County, Texas (Volume 1931, Page 63 of the Deed Records, Guadalupe County, Texas), 2627 S State Highway 46, New Braunfels, Texas 78130-1927 Account #R25102/000000030688 Judgment Through Tax Year: 2019	\$3,558.88

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	19-2438- CV	The County of Guadalupe, Texas v Isabel Soto et al	Lot 28, Lakeside Pass Subdivision, Guadalupe County, Texas (Volume 1436, Page 614 of the Deed Records, Guadalupe County, Texas), 41 Lakeside Pass, New Braunfels, Texas 78130-8273 Account #R125720/000000034265 Judgment Through Tax Year: 2019	\$2,072.28
8	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 6614, Page 879 of the Deed Records, Guadalupe County, Texas), 109 Bramblewood Cir, Cibolo, Texas 78108-9744 Account #R6067 Judgment Through Tax Year: 2019	\$18,153.37
9	20-0854- CV	The County of Guadalupe, Texas v Nancy Carolyn Bell et al	0.302 Acre, more or less, being a part of Lot 8, Green Valley Park Subdivision, City of Cibolo, Guadalupe County, Texas (Document #14-14042 of the Deed Records, Guadalupe County, Texas), 291 Park Valley Dr, Cibolo, Texas 78108- 3911 Account #R7113 Judgment Through Tax Year: 2019	\$10,769.07 20-0854-CV
10	20-0854- CV	The County of Guadalupe, Texas v Nancy Carolyn Bell et al	A Manufactured Home Only, Label #RAD1270769, Serial #XFLY12A59087FD11, Located on R7113, City of Cibolo, Guadalupe County, Texas Account #M326034 Judgment Through Tax Year: 2019	Being Sold Together
11	20-1347- CV	The County of Guadalupe, Texas v Jeffery Montgomery et al	A Manufactured Home Only, Label #PFS0687063/64, Serial #PH176509A/B, City of Cibolo, Guadalupe County, Texas, 126 Falcon Dr, Cibolo, Texas 78108-3914 Account #M318758 Judgment Through Tax Year: 2019	\$1,000.00
12	20-1349- CV	The County of Guadalupe, Texas v Beatrice C. Sebrell et al	1.114 Acres, more or less, being Lot 5, Larry Sunday Acres Addition out of the Jack James Survey, Abstract 196, Guadalupe County, Texas (Volume 472, Page 790 of the Public Records, Guadalupe County, Texas), 169 Dewey Ln, Seguin, Texas 78155-1371 Account #R18278 Judgment Through Tax Year: 2019	\$6,764.86
13	20-1528- CV	The County of Guadalupe, Texas v Norris Melvin Ball	21.35 Acres, more or less, out of the Wilson Van Dyke Survey, Abstract 324, Guadalupe County, Texas (Volume 2754, Page 639 of the Deed Records, Guadalupe County, Texas), S. State Hwy 123 Account #R36271 Judgment Through Tax Year: 2020	Withdrawn

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14	20-1528-CV	The County of Guadalupe, Texas v Norris Melvin Ball	10.24 Acres, more or less, out of the Jesus Canto Survey, Abstract 9, Guadalupe County, Texas (Document #16908241 of the Official Public Records, Guadalupe County, Texas), McKnight Rd Account #R22964 Judgment Through Tax Year: 2020	Withdrawn
15	20-1670-CV	The County of Guadalupe, Texas v Charla Wright-Adkins	Lot 226, Lake McQueeney Estates, Section #4, Guadalupe County, Texas and a Manufactured Home Only, Label #HWC0211735 serial #EHO1028TX (Document #21511452 of the Deed Records, Guadalupe County, Texas), 1640 Walnut Dr, Mc Queeney, Texas 78123-3327 Account #R10120 Judgment Through Tax Year: 2020	\$6,935.92
16	20-1739-CV	The County of Guadalupe, Texas v Steven R. Perez et al	1.127 Acres, more or less, being Lot 4RD, Clearview Estates, Guadalupe County, Texas (Volume 2019, Page 1001 of the Deed Records, Guadalupe County, Texas), 1960 Union Wine Rd, New Braunfels, Texas 78130-8743 Account #R108330/17333 Judgment Through Tax Year: 2019	Withdrawn
17	20-1920-CV	The County of Guadalupe, Texas v Julia Rivas et al	A Manufactured Home Only, Label #HWC0256739 16' X 76', City of Schertz, Guadalupe County, Texas, 231 Meadow View Dr, Schertz, Texas 78154-5013 Account #M314673 Judgment Through Tax Year: 2020	\$1,000.00
18	20-2071-CV	The County of Guadalupe, Texas v Robert Wagner, et al	A Manufactured Home Only, 1980, 14X56, Kaufman & Broad Woodland, Label #TEX0124493 Serial #KBTXSN0801479, Guadalupe County, Texas, 233 SHADY MEADOWS LN, CIBOLO, Texas Account #M322105 Judgment Through Tax Year: 2019	\$1,200.00
19	20-2250-CV	The County of Guadalupe, Texas v Carol Lynne Collier Haggard Trustee of the Haggard Family Trust	4.00 Acres, more or less, known as Lot 3, Haggard Industrial Addition out of the T Herrera Survey, Abstract 68, Guadalupe County, Texas (Document #14 Page 257 of the Deed Records, Guadalupe County, Texas), 16825 N IH 35 Account #R7564 Judgment Through Tax Year: 2020	Withdrawn

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20	20-2310- CV	The County of Guadalupe, Texas v Dianne De La Garza	<p style="text-align: center; color: blue; font-size: 2em; opacity: 0.5;">Withdrawn</p> Lot 36, Oak Village North Addition to the City of Sugar, Guadalupe County, Texas (Document #2018990253) of the Official Public Records, Guadalupe County, Texas), 151 Lone Oak St, Texas Account #R14164 Judgment Through Tax Year: 2019	\$17,538.78