

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

**November 7, 2017 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 and will be sold 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. 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 amount of the opening bid is set out beside each tract. The bidding must start at that figure or higher and sums less than the given figure cannot be accepted. 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 Seguin at (830) 379-5600.

PROPERTIES TO BE SOLD ON NOVEMBER 7, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	09-1823-CV	County of Guadalupe v Gil S. Ramirez, et al	Lot 1, Block 3, Joye Addition to the City of Seguin, Guadalupe County, Texas (Volume 890, Page 197), 1304 Belmarez Ave. Account #R8918/1G152000300100000 Judgment Through Tax Year: 2008	\$19,800.00
2	10-2466-CV	County of Guadalupe v Brenda Cimental	A Manufactured Home, 14 X 65 feet, White with Brown Trim, located at 353 Friedess Road, Seguin, Guadalupe County, Texas Account #M116849 Judgment Through Tax Year: 2010	\$1,738.53
3	13-1018-CV	The County of Guadalupe, Texas v Geronimo S. Davila, et al	0.1820 Acre, more or less, being the South 124 feet of Lot 17E and Southwest 40 x 124 feet of Lot 18, Block 306, Windsor Addition to the City of Seguin, Guadalupe County, Texas (Volume 726, Page 481), Pine Street Account #R21022/1G36400306017E0000 Judgment Through Tax Year: 2012	\$2,447.84
4	13-1018-CV	The County of Guadalupe, Texas v Geronimo S. Davila, et al	Lot 5/C, Block 1015, West Addition to the City of Seguin, Guadalupe County, Texas (Volume 690, Page 815), Guadalupe Street Account #R20100/1G35001015005C0000 Judgment Through Tax Year: 2012	\$4,102.93
5	13-1481-CV	The County of Guadalupe, Texas v Andres Avalos, et al	0.1451 Acre, more or less, being Lot 64, Wilson Schuessler Addition to the City of Seguin, Guadalupe County, Texas (Volume 319, Page 503), 2103 Chapman Account #R17292/1G2860000006400000 Judgment Through Tax Year: 2014	\$12,718.81
6	13-2190-CV	The County of Guadalupe, Texas v Martin Gonzales, et al	A 1995 Redman-Trinity Manufactured Home, 28 x 56 feet, Label No. TEX0524341/42, Serial No. 12522546A/B, Certificate No. 00760744, 1945 Spruce Street Account #M109225/1G2495000000600596 Judgment Through Tax Year: 2013	\$2,869.49
7	13-2198-CV	The County of Guadalupe, Texas v Douglas R. Williams, et al	A 1994 Palm Harbor Manufactured Home, 16 x 72 feet, Label No. TEX0513518/19, Serial No. 12522546A/B, Certificate No. 00760744, 1945 Spruce Street Account #M109225/1G2495000000600596 Judgment Through Tax Year: 2013	\$7,958.07
8	13-2221-CV	The County of Guadalupe, Texas v Yvonne Williams Rasheed	1.00 Acre, more or less, out of Abstract 88 of the F. Carvajal Survey, and a 1970 Manufactured Home, 14 x 59 feet, Guadalupe County, Texas (Volume 1296, Page 824), 132 Lt 50 Hickory Dr. Account #R30180332300000013400000 Account #R30180332300000013400500 Judgment Through Tax Year: 2012	\$2,810.66
9	13-2255-CV	The County of Guadalupe, Texas v Ashraf Khan, et al	1.5700 Acre, more or less, being Lot 50, Oak Hills Ranch Estates #3, Guadalupe County, Texas and a Manufactured Home, Label No. HWC0242693, Serial No. CW2003244TX (Volume 1296, Page 824), 132 Lt 50 Hickory Dr. Account #R60744/1G2285300005000000 Judgment Through Tax Year: 2013	\$3,551.65
10	13-2413-CV	New Braunfels Independent School District v Ann M. Landin, et al	0.5200 Acre, more or less, being Lot 46, The Meadows Addition, Guadalupe County, Texas (Volume 1688, Page 53), 147 Meadow Crest Account #000000037136/R12802 Judgment Through Tax Year: 2014	\$3,202.35
11	14-0084-CV	The County of Guadalupe, Texas v Carolina Mendez, et al	Property Description: 39.28 Acres, more or less, out of Abstract 274 of the C. Robia aka C. Rubio Survey, Guadalupe County, Texas being that property more particularly described in Volume 1471, Page 1 of the Official Public Record of Guadalupe County, Texas, FM 3353 Account #R35012230274000001200000 Account #R35053/2G0274000001210000 Judgment Through Tax Year: 2013	\$5,667.51
12	14-0084-CV	The County of Guadalupe, Texas v Carolina Mendez, et al	14.500 Acres, more or less, out of Abstract 268 of the W. J. Ragsdale Survey, Guadalupe County, Texas, 3280 Old Braunfels Road Account #R34608/2G0268000004100000 Judgment Through Tax Year: 2013	\$1,568.06

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	14-0084-CV	The County of Guadalupe, Texas v Carolina Mendez, et al	0.500 Acre, more or less, out of Abstract 269 of the W. J. Ragsdale Survey, Guadalupe County, Texas, 3340 Old Account #R11400/2G01268000004110000 Judgment Through Tax Year: 2013	\$873.76
14	14-0878-CV	The County of Guadalupe, Texas v Gary Owens, et al	14.4730 Acres, more or less, out of Abstract 89, John Jones Survey, Guadalupe County, Texas (Volume 1107, Page 478), Account #R110322G0189000008000000 Judgment Through Tax Year: 2013	\$6,994.46
15	14-1041-CV	The County of Guadalupe, Texas v Manuel Garcia, et al	A 1991 Fleetwood-Eagle Trace Manufactured Home, 28 x 40 feet, Label No. TEX0457781/82, State No. TXFLM12A/B159743, Certificate No. 0615940, 1402 Account #M106252/000000019509 Judgment Through Tax Year: 2013	\$2,649.18
16	14-1043-CV	The County of Guadalupe, Texas v Tina M. Powers, et al	A 1996 Schult-New General Manufactured Home, 16 x 76 feet, Label No. RAD0935731, Serial No. V402165, Certificate No. 00975129, 1595 FM 20 Account #M323224/1G2553000000200509 Judgment Through Tax Year: 2013	\$2,628.61
17	14-1320-CV	The County of Guadalupe, Texas v Reyes Calderon, et al	A 1980 Fleetwood-Westfield Manufactured Home, 14 x 76 feet, Label No. TEX0110265, Serial No. A145032779, Certificate No. 06111111, Dance Lane Account #R10460/1G0250200000600505 Judgment Through Tax Year: 2013	\$3,363.90
18	15-0250-CV	Comal Independent School District v Hermanwerks, Inc.	0.6730 Acre, more or less, out of Abstract 20 of the A. M. Esnaurizar Survey, Part of Elley Lane aka Tract 4, Guadalupe County, Texas (Volume 1904, Page 741), State Highway 46 Account #R117849/000000084458 Judgment Through Tax Year: 2014	\$2,044.44
19	15-1083-CV	The County of Guadalupe, Texas v Demetrio Castro, Jr., Individually and as Heir to the Estate of Alicia V. Zamora	A 1996 Clayton-Texan Manufactured Home, 16 x 76 feet, Label No. HWC0228665, Serial No. CLWOO6789TX, Certificate No. 00849465, 112 Creeksway Lane Account #M129958/1G2355200002300520 Judgment Through Tax Year: 2015	\$1,500.00
20	16-0072-CV	The County of Guadalupe, Texas v John M. Schaefer, et al	Lot 12, Block 9, Elm Grove Camp Addition to the City of Seguin, Guadalupe County, Texas (Volume 39, Page 130), Account #R14371G0220000901200000 Judgment Through Tax Year: 2015	\$9,579.03
21	16-0953-CV	The County of Guadalupe, Texas v Harry H. Kordes, et al	Lot 16, Block 6, Freeway Manor Addition to the City of Schertz, Guadalupe County, Texas (Volume 386, Page 476), Pine Street Account #R6433/1G1080000601600000 Judgment Through Tax Year: 2016	\$1,200.00
22	16-1433-CV	The County of Guadalupe, Texas v Jesse Rodriguez, et al	A 1997 Silvercreek Manufactured Home, 28 x 52 feet, Label No. NTA0713779/80, Serial No. SCH01982285A/B, Certificate No. 00933152, 149 Saddlebow Lane Account #M120528/1G0290000000900598 Judgment Through Tax Year: 2015	\$2,000.00
23	16-1914-CV	The County of Guadalupe, Texas v Robert Hernandez	Residential Leasehold Improvement, 2755 W. Knight Road Account #R105330000001410495 Judgment Through Tax Year: 2016	\$5,598.92
24	16-2035-CV	The County of Guadalupe, Texas v Guadalupe Tobias, et al	8.00 Acres, more or less, out of Abstract 86 of the Michael Cody Survey, City of Seguin, Guadalupe County, Texas (Volume 1442, Page 519), FM 20 Account #R129972/2G008600000010A000 Judgment Through Tax Year: 2016	\$6,227.14
25	16-2378-CV	New Braunfels Independent School District v W. D., Inc.	A 1983 Majestic-Wildwood Manufactured Home, 28 x 44 feet, Label No. TEX0272968/69, State No. 0200A/B, Certificate No. 06111111, Dance Lane Account #R10460/1G0250200000600505 Judgment Through Tax Year: 2016	\$1,000.00
26	16-2584-CV	The County of Guadalupe, Texas v Ann Cardenas	0.1750 Acre, more or less, being 69 x 110 feet of Lot B, Block 1007, West Addition to the City of Seguin aka H. Branch Survey No. 17, Abstract 6, Guadalupe County, Texas (Volume 4161, Page 180), 441 Burges St. Account #R19981/1G3500100700B00000 Judgment Through Tax Year: 2016	\$12,685.34