

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

**May 1, 2018 at 9:00 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 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 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 MAY 1, 2018:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	12-2104-CV	The County of Guadalupe, Texas v Efrom Raspberry, et al	Lots 17 and 18, Block 30, Marion Addition to the City of Marion, Guadalupe County, Texas (Volume 214, Page 160), 316 Huebinger St. Account #R12550/1G1990003001700000 Judgment Through Tax Year: 2012	\$19,877.74
2	13-0063-CV	The County of Guadalupe, Texas v Emiliano Loyola, et al	1.090 Acre, more or less, out of Abstract 270 of the C. Rector Survey, Guadalupe County, Texas (Volume 705, Page 949), 520 Main Street Account #R34800/2G0270000018566600 Judgment Through Tax Year: 2013	\$8,636.17
3	13-0390-CV	The County of Guadalupe, Texas v James R. Kelsey, et al	1.01 Acres, more or less, being Lot 39, Pleasant Acres Addition, Guadalupe County, Texas (Volume 539, Page 46), 7110 Hill Road Account #R15653/1G2450000003900000 Judgment Through Tax Year: 2012	\$7,807.85
4	13-0806-CV	The County of Guadalupe, Texas v Mike Allen	A 1981 Skyline-Hillcrest Manufactured Home, 14 x 56 feet, Label No. TEX0155523, Serial No. 02550683P, Certificate No. 01309124, 14251 S. State Highway 123 Account #M303804/2G0023000001906504 Judgment Through Tax Year: 2013	\$4,490.56
5	13-0839-CV	The County of Guadalupe, Texas v John Phillip Martinez	Lot 4, Block 1, Spring Hill, City of Seguin, Guadalupe County, Texas and a Manufactured Home, Label No. TEX0465912 (Volume 2285, Page 37), 4024 Bluebonnet Account #R18021/1G3130000100410000 Judgment Through Tax Year: 2014	\$6,087.44
6	13-1020-CV	The County of Guadalupe, Texas v Oscar Garcia, et al	0.241 Acre, more or less, being the South 73.37 feet of Lot 1, Block 5, NCB 1049 NCB 1049, College View #1, Guadalupe County, Texas (Volume 833, Page 817), 228 Prospect Account #R3832/1G0591104900100000 Judgment Through Tax Year: 2013	\$5,908.03
7	13-1042-CV	The County of Guadalupe, Texas v Michael T. Chambers, et al	A 1995 American Homestar-Galaxy Manufactured Home, 16 x 76 feet, Label No. TEX0056464, Serial No. AH01962815, Certificate No. 0030464, 3523 E. Highway #23 Account #M527404/1G170000100125509 Judgment Through Tax Year: 2012	\$3,692.00
8	13-1206-CV	The County of Guadalupe, Texas v Ronald Carroll, et al	A 1998 Redman-Windsong Manufactured Home, 28 x 60 feet, Label No. PFS0564289/90, Serial No. 12400860A/B, Certificate No. 01036271, 4500 E. US Highway 90 Account #M322762/2G0136000000510510 Judgment Through Tax Year: 2013	\$5,321.93
9	14-0583-CV	The County of Guadalupe, Texas v Esteven DeLeon Rosas, Sr., et al	0.8800 Acre, more or less, out of Abstract 35 of the John Sowell Survey, Guadalupe County, Texas (Volume 4059, Page 633), 2475 Tiemann Road Account #R28132/2G0035000027200000 Judgment Through Tax Year: 2015	\$14,129.81
10	14-1324-CV	The County of Guadalupe, Texas v Pete Montoya, et al	1.7480 Acres, more or less, out of Abstract 47 of the John Baker Survey, Guadalupe County, Texas (Volume 1521, Page 63), 6330 Lassiter Street Account #R112831/2G04700010180000 Judgment Through Tax Year: 2013	\$4,546.26
11	14-1324-CV	The County of Guadalupe, Texas v Pete Montoya, et al	A 1994 Redman-Trinity Manufactured Home, 16 x 76 feet, Label No. TEX0502452, Serial No. 12521413, Certificate No. 071754, 3523 E. Highway #23 Account #M303922/1G014700000505054 Judgment Through Tax Year: 2011	\$2,576.71
12	14-1654-CV	The County of Guadalupe, Texas v Arc Housing, LLC	A 1996 Oakwood Manufactured Home, 16 x 76 feet, Label No. NTA0509286, Serial No. HOTX09900977, Certificate No. 01302004, 357 Shady Meadows Lane Account #M303864/2G0221000007344504 Judgment Through Tax Year: 2015	\$1,000.00
13	14-2215-CV	The County of Guadalupe, Texas v Armando M. Contreras, et al	Lots 1 and 2, Block 138, Inner Addition to the City of Seguin, Guadalupe County, Texas (Volume 722, Page 780), 507 S. Milam Account #R8629/1G1460013800100000 Judgment Through Tax Year: 2015	\$6,572.49
14	14-2597-CV	The County of Guadalupe, Texas v George Barnett, et al	1.6300 Acres, more or less, being Lot 42, oak Hills Ranch Estates 3, Guadalupe County, Texas (Volume 2112, Page 234), 107 Hickory Drive Account #R60736/1G2285300004200000 Judgment Through Tax Year: 2014	\$2,513.82

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15	14-2597-CV	The County of Guadalupe, Texas v George Barnett, et al	A 1996 Cappret-Phoenix Manufactured Home, 28 x 76 feet, Label No. TRA0288246/47, Serial No. CHVM459588010532A/B, Certificate No. 00834362, 107 Hickory Drive Account #M71112/1G2285300004200597 Judgment Through Tax Year: 2014	\$3,681.14
16	15-0328-CV	The County of Guadalupe, Texas v Emma Golla, et al	Lots 139, 140 and 141 and Lots 68 and 69, Forshage Addition, Guadalupe County, Texas and a Manufactured Home, Label No. RAD1110596 (Volume 342, Page 268, Volume 326, Page 395 and Volume 290, Page 601), 293 Meadowlake Drive Account #R6186/1G1050000013900000 Judgment Through Tax Year: 2015	\$8,296.78
17	15-0328-CV	The County of Guadalupe, Texas v Emma Golla, et al	A 1998 Fleetwood/Festival Ltd Manufactured Home, Label No. RAD1110596, Serial No. TXFLW12A81525FD11, Title No. 01039754, 293 Meadowlake Drive Account #M327311/1G1050000013900514 Judgment Through Tax Year: 2015	\$2,080.73
18	15-0597-CV	The County of Guadalupe, Texas v Michael G. Menk, et al	Lot 227, Lake McQueeney Estates #4, Guadalupe County, Texas (Volume 2294, Page 994), 1648 Walnut Drive Account #R10121/1G1730400022700000 Judgment Through Tax Year: 2015	\$6,428.77
19	15-0597-CV	The County of Guadalupe, Texas v Michael G. Menk, et al	A 1997 American Homestar-Galaxy Manufactured Home, 16 x 66 feet, Label No. PFS0468097, Serial No. AH01986486, Certificate No. MH00168375, 1648 Walnut Drive Account #M326004/1G1730400022700513 Judgment Through Tax Year: 2015	\$5,358.53
20	15-0598-CV	The County of Guadalupe, Texas v Raphael Ramos	0.750 Acre, more or less, being West Part of Lot 230, Tor Properties, H Addition to the City of Seguin, Guadalupe County, Texas (Volume 253, Page 911 and Plot 5, Pages 261 & 271), 1010 Catalav Drive Account #R61403/1G3280000023010000 Judgment Through Tax Year: 2015	\$7,048.06
21	15-0873-CV	The County of Guadalupe, Texas v David R. Hughes, et al	8.180 Acres, more or less, out of Abstract 59 of the J. O. Blair Survey, Guadalupe County, Texas, VLB #571-143846 (Volume 1130, Page 353), Jakes Colony Road Account #R28990/2G0059000005500000 Judgment Through Tax Year: 2016	\$8,184.70
22	15-0874-CV	The County of Guadalupe, Texas v Jacobo Mendez, et al	Lot 11, Block 445, Acre Addition to the City of Seguin, Guadalupe County, Texas (Volume 155, Page 219), 729 E. Scheussler Account #R1323/1G0020044501100000 Judgment Through Tax Year: 2016	\$4,691.21
23	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 3158, Page 233), 122 Sauder Drive Account #R16795/000000055010 Judgment Through Tax Year: 2015	\$7,380.35
24	15-2032-CV	The County of Guadalupe, Texas v Timothy Munoz, et al	A 1994 Clayton-Texan Manufactured Home, 16 x 76 feet, Label No. TEX0504446, Serial No. CLW002332TX, Certificate No. 01219896, 260 Spring Meadow Lane Account #M135635/1G36550003C0379502 Judgment Through Tax Year: 2016	\$2,004.20
25	16-0489-CV	Comal Independent School District v Jose U. Moreno, et al	4.00 Acres, more or less, out of Abstract 87 of the E. S. coy Survey, Guadalupe County, Texas (Volume 1154, Page 869), 1527 Koehler Road Account #R29502/000000374469 Judgment Through Tax Year: 2015	\$8,043.93
26	16-1431-CV	The County of Guadalupe, Texas v Antonio M. Hernandez, et al	11.85 Acres, more or less, out of Abstract 9 of the Jesus Cantu Survey, Guadalupe County, Texas being that property more particularly described in Volume 4167, Page 701 and being more particularly described and assessed on the tax rolls of this jurisdiction as the following two accounts  10.8500 Acres, more or less, out of Abstract 9 of the Jesus Cantu Survey, Guadalupe County, Texas, 2701 McKnight Road Account #R22780/2G0009000014100000 Judgment Through Tax Year: 2015	\$8,838.07
27	16-1431-CV	The County of Guadalupe, Texas v Antonio M. Hernandez, et al	1.00 Acre, more or less, out of Abstract 9 of the Jesus Cantu Survey, Guadalupe County, Texas, 2701 McKnight Road Account #R22781/2G0009000014110000 Judgment Through Tax Year: 2015	\$8,838.07

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28	17-1283-CV	The County of Guadalupe, Texas v Robert Shawn Snow et al	A Manufactured Home Only, 1977, 28X60, Kaufman & Broad-Celtic, Serial #TX1376CT77150X/U Label #TEX0025741/42, Guadalupe County, Texas, 525 Wagon Trail, New Braunfels, Texas 78130-9042 Account #M326057 Judgment Through Tax Year: 2016	\$4,572.17