

**DELINQUENT TAX SALE  
THE COUNTY OF MEDINA, TEXAS  
MEDINA COUNTY, TEXAS**

**June 4, 2019 at 10:00am  
Courthouse Door of Medina County, Texas**

**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, money order or a cashier's check payable to **Medina County Sheriff's Department**. 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 Round Rock at (512) 323-3200.

**PROPERTIES TO BE SOLD ON JUNE 4, 2019:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	15-04-23019-CV	The County of Medina, Texas v Carmen Sanchez Rodriguez	Lot 14, Block 2, School Addition, City of Hondo, Medina County, Texas (Volume 297, Page 142 of the Deed Records of Medina County, Texas), 915 AVE S., Hondo, Texas 78861 Account #R18335 Judgment Through Tax Year: 2018	\$4,700.00
2	15-06-23108-CV	The County of Medina, Texas v Martha Sanchez	Lot 4, Block 33, City of Natalia, including any and all improvements, Medina County, Texas (Volume 176, Page 468 and Volume 228, Page 569 of the Deed Records, Medina County, Texas), 609 FIFTH ST, Natalia, Texas 78059 Account #R19073 Judgment Through Tax Year: 2017	\$2,150.00
3	15-10-23293-CV	The County of Medina, Texas v Juanita Hernandez Ayala	Lot 468, Twin Lake Ranch Estates, including any and all improvements, Medina County, Texas (Volume 256, Page 957 of the Deed Records of Medina County, Texas), 701 CR 6850 Account #R25579 Judgment Through Tax Year: 2017	\$8,150.00
4	15-11-23340-CV	The County of Medina, Texas v Christina Perez, et al	A tract of land containing 1.0 acre, more or less, out of the T. Montier Survey, Abstract No. 666, including any and all improvements (Volume 600, Page 561 of the Deed Records of Medina County, Texas), FM 2200 Account #R6493 Judgment Through Tax Year: 2017	\$2,450.00
5	15-12-23380-CV	The County of Medina, Texas v Jesus Garcia Martinez, et al	Lot 53A, Mustang Estates Subdivision, Medina County, Texas (Volume 689, Page 175 of the Deed Records of Medina County, Texas), 182 STALLION TRL, Natalia78059 Account #R67209 Judgment Through Tax Year: 2017	\$5,500.00
6	16-01-23434-CV	The County of Medina, Texas v Jose M. Gutierrez et al	Lot 16, Block 149, City of Natalia, Medina County, Texas (Volume 179, Page 70 of the Deed Records of Medina County, Texas), 805 FIFTH ST, Natalia78059 Account #R19358 Judgment Through Tax Year: 2018	\$500.00
7	16-01-23435-CV	Medina County v Joe S. Rocha, et al	Lot 18, Block 4, Hunters Lake Subdivision, Unit One, Medina County, Texas (Volume 372, Page 1148 of the Deed Records, Medina County, Texas), 135 CR 6751, Devine78016 Account #R57888 Judgment Through Tax Year: 2017	\$6,600.00
8	16-04-23588-CV	The County of Medina, Texas v John A. Okane, et al	Mobile Home Only, Label Number TEX0187845, MELODY HOME MANUFACTURING/TIMCO, located on Lot 67, Fawn Valley, Unit 2, Medina County, Texas, 350 CR 4641 Account #R60461 Judgment Through Tax Year: 2017	\$6,200.00
9	16-09-23837-CV	Medina County v E.W. Garrett, et al	Lot 240, Twin Lake Ranch Estates, Medina County, Texas (Volume 1, Page 649 of the Deed Records, Medina County, Texas), 306 CR 6846, Lytle, Texas 78052 Account #R25379/42970 Judgment Through Tax Year: 2018	\$9,850.00
10	17-03-24118-CV	Medina County v Scott Keylich, et al	Mobile Home Only, Label Number PFS0463645/46, Palm Harbor Manufacturing/Palm Harbor, Located on Part of Lot 6, Block 34, San Antonio Trust Subdivision, Medina County, Texas, 3795 CR 5710 Account #R78414 Judgment Through Tax Year: 2017	\$7,400.00
11	17-08-24352-CV	The County of Medina, Texas v Eva T. Leal et al	being one acre, more or less, out of a certain 111 acres tract of land out of the Timothy Montier Survey #800, Medina County, Texas (Vol. 130, Page 431 of the Deed Records, Medina County, Texas), CR 743 ESM Account #R6521 Judgment Through Tax Year: 2017	\$4,700.00
12	17-08-24353-CV	The County of Medina, Texas v James W. Daniel	Lot 14, Block 3, Hunter's Lake Subdivision Unit 1, Medina County, Texas (Vol. 352, Page 1081, Official Public Records), 470 CR 6752 Account #R57869 Judgment Through Tax Year: 2018	\$6,200.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	17-08-24355-CV	The County of Medina, Texas v Ernest L. Brumage et al	being 0.33 acres, more or less, out of the Robert Atkinson Survey #5 and comprising a portion of Lot 30, Block 15, of the Wheeler-Kelly-Hagney, Investment Co. Subdivision and a Manufactured Home, Label #TXS0563233, Serial #21248E3095, 12' x 44', Medina County, Texas (Volume 218, Page 153, Deed Records, SAVE & EXCEPT that property more particularly described in Volume 275, Page 665, Deed Records, Medina County, Texas), HWY 132 N, Devine78016 Account #R24307 Judgment Through Tax Year: 2018	\$1,500.00
14	17-09-24437-CV	<del>The County of Medina, Texas v Tomia M. Barrientes</del>	<del>Tract #1, Lot 32, Block 149, Original Town of Natalia, Medina County, Texas (Vol. 872, Page 373, Deed Records), 523 BARTLETT, Natalia78059 Account #R 9365 Judgment Through Tax Year: 2017</del>	\$3,100.00
15	18-05-24950-CV	The County of Medina, Texas v Anthony Rodriguez, et al	A Manufactured Home Only, Label #NTA0701456, Serial #HOTX09904011, Medina County, Texas, CR 4210 Account #R80470 Judgment Through Tax Year: 2018	\$2,550.00
16	18-06-25031-CV	The County of Medina, Texas v Alfredo Jesus Valdez	Lot 4, Block C, Creek Wood Ranches Subdivision, Unit 1, Medina County, Texas (Volume 819, Page 1063 of the Deed Records, Medina County, Texas), CR 459 Account #R20024 Judgment Through Tax Year: 2018	\$5,000.00