

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

July 3, 2018 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 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 JULY 3, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	11-0788-CV	County of Guadalupe v Patricia D. Cantu, et al	A 1993 Clayton-Rio Vista Manufactured Home, 28 x 56 feet, Label No. TEX0487616/17, Serial No. CLW2000055TXA/B, Certificate No. 00955909, 401 Meadow View Drive Account #M126270/1G36550003C0340599 Judgment Through Tax Year: 2015	\$11,392.52
2	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	\$678.97
3	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	\$3,579.59
4	13-1583-CV	The County of Guadalupe, Texas v Elogio J. Saenz, et al	Lot 13A, Block 243, Farm Addition to the City of Seguin, Guadalupe County, Texas (Volume 551, Page 578), 203 W. Krezdom St. Account #R5560/1G09900243013A0000 Judgment Through Tax Year: 2015	\$10,979.53
5	13-2198-CV	The County of Guadalupe, Texas v Douglas R. Williams, et al	A 1994 Palm Harbor Manufactured Home, 28 x 72 feet, Label No. TEX0513518/19, Serial No. PH170816A/B, Certificate No. 01180982, 4970 Cedarside St. Guadalupe County Account #M318734/2G0220000009700508 Hays County Account M304883 Judgment Through Tax Year: 2013	\$8,724.25
6	13-2226-CV	The County of Guadalupe, Texas v Richard Webb	A 1982 Sun Villa Manufactured Home, 14 x 68 feet, Label No. TEX0178320, Serial No. MEADOWGLENMHP, Certificate No. MH00238485, 2026 Windy Point Account #M319041/1G36550003H0307508 Judgment Through Tax Year: 2012	\$3,419.07
7	14-0878-CV	The County of Guadalupe, Texas v Gary Owens, et al	14.4730 Acres, more or less, out of Abstract 189, John Jones Survey, Guadalupe County, Texas (Volume 1207, Page 478), 2801 FM 1339 Account #R32193/2G0189000008000000 Judgment Through Tax Year: 2013	\$10,861.00
8	14-2729-CV	The County of Guadalupe, Texas v William E. Eure, et al	Account Numbers: R36120 and R35340 Property Description: 3.12 Acres, more or less, out of Abstracts 323 and 290 of the John Ussery and Robert Scobey Surveys, Guadalupe County, Texas being that property more particularly described and assessed on the tax rolls of this jurisdiction as the following two accounts 1.40 Acres, more or less, out of Abstract 323 of the John Ussery Survey, Guadalupe County, Texas, 245 Gray Dove Lane Account #R36120/2G0323000001100000 Judgment Through Tax Year: 2015	\$8,005.76
9	14-2729-CV	The County of Guadalupe, Texas v William E. Eure, et al	1.72 Acres, more or less, out of Abstract 290 of the Scobey Robert Survey, Guadalupe County, Texas, 245 Gray Dove Lane Account #R35340/2G0290000000400000 Judgment Through Tax Year: 2015	\$7,839.45
10	15-0594-CV	The County of Guadalupe, Texas v Jose Guevara, et al	A 1985 Redman-Granville Manufactured Home, 14 x 66 feet, Label No. TEX0336756, Serial No. 12013860, Certificate No. 01178262, 23068 State Highway 123 Account #M303799/1G2285200000400504 Judgment Through Tax Year: 2015	\$500.00
11	15-1026-CV	The County of Guadalupe, Texas v Holly D. Maddox, et al	A 1996 Manufactured Home, 16 x 76 feet, Gray, Label No. NTA0603831, Serial No. SSDAL172773, Certificate No. 00182032, 5471 FM 1117 Account #M317577/2G0012000003111507 Judgment Through Tax Year: 2014	\$2,232.75

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	15-1532-CV	The County of Guadalupe, Texas v John E. Flores, et al	ACCOUNT NUMBER: R115320 and R664269 Property Description: 5.140 Acres, more or less, being Lot 10, Sawlog Creek Estates Addition, Guadalupe County, Texas being that property more particularly described in Volume 2507, Page 815 and being more particularly described and assessed on the tax rolls of this jurisdiction as the following two accounts 50% Undivided Interest in 5.140 Acres, more or less, being Lot 10, Salog Creek Estates Addition, Guadalupe County, Texas, 210 Saw Mill Road Account #R115320/1G2788000001000000 Judgment Through Tax Year: 2016	\$29,809.83
13	15-1532-CV	The County of Guadalupe, Texas v John E. Flores, et al	50% Undivided Interest in 5.140 Acres, more or less, being Lot 10, Sawlog Creek Estates Addition, Guadalupe County, Texas, 210 Saw Mill Road Account #R115320/1G2788000001000000 Judgment Through Tax Year: 2016	\$0
14	15-1955-CV	The County of Guadalupe, Texas v Rolando DeLeon Diaz, et al	West 1/2 of Lot E, Block 456, Acre Addition to the City of Seguin aka Lot 11 of a Subdivision of Lot 3, Part of Lot 4, Acre Block 28, Guadalupe County, Texas (Volume 1451, Page 123), 620 E. Gonzales St. Account #R1413/1G0020045600E10000 Judgment Through Tax Year: 2015	\$8,832.89
15	15-2009-CV	The County of Guadalupe, Texas v Alan Katzberg	7.860 Acres, more or less, out of Abstract 6 of the H. Branch Survey, Guadalupe County, Texas (Volume 1293, Page 399), 1522 N. Guadalupe St. Account #R22455/2G0006000031700000 Judgment Through Tax Year: 2015	\$103,378.05
16	15-2033-CV	The County of Guadalupe, Texas v Barbara Ann Sanders, Individually and as Legal Guardian of Beverly Pape, et al	1.2520 Acres, more or less, out of Abstract 19 of the V. Duran Survey, Guadalupe County, Texas (Volume 091, page 447 (Cause No. 9131 of the Probate Records)), Warncke Road Guadalupe County Account #R24572/2G0019000010100000 Wilson County Account 24230 Judgment Through Tax Year: 2016	\$19,575.00
17	15-2158-CV	The County of Guadalupe, Texas v Yolanda Mayes Schaefer, et al	0.1136 Acre, more or less, being Lot 4, Block 116/54, City of Seguin, Guadalupe County, Texas aka Lot 4, Block 1, Riverside Addition (Volume 1570, Page 291), 214 Garcia Street Account #R15869/1G2630541600400000 Judgment Through Tax Year: 2016	\$5,205.58
18	16-1678-CV	The County of Guadalupe, Texas v Porfirio Herrera, et al	Lot 16, Block 4, Wallace Addition to the City of Seguin, Guadalupe County, Texas (Volume 208, Page 143), 613 Maldonado Street Account #R19746/1G3450000401600000 Judgment Through Tax Year: 2016	\$3,373.60
19	16-2135-CV	The County of Guadalupe, Texas v Phillip Williams, et al	A 2003 Fleetwood-Beacon Hill Manufactured Home, 24 x 56 feet, Label No. PFS0818715/16, Serial No. TXFL312A/B42416BH11, Certificate No. 01311101, 12180 Alternate 90 Account #M303899/2G0014000006900504 Judgment Through Tax Year: 2016	\$2000.00
20	16-2570-CV	The County of Guadalupe, Texas v Jim Shahan, et al	Lot 6, Block 4, NCB 1042, College View #1, City of Seguin, Guadalupe County, Texas (Volume 4189, Page 488), 215 Prospect St. Account #R3810/1G0591104200600000 Judgment Through Tax Year: 2016	\$10,740.16
21	17-0427-CV	The County of Guadalupe, Texas v Michael Espinola, Sr. et al	Lot 17, Block 19 of the Northcliffe East # 2 Addition, Community Section, Guadalupe County, Texas (Volume 955, Page 942 of the Deed Records, Guadalupe County, Texas), 3430 Harvest Dr, Cibolo, Texas 78108-2237 Account #R13783 Judgment Through Tax Year: 2017	\$10,670.42
RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
22	12-0554-CV	The County of Guadalupe, Texas v Nathan P. Detiege, et al	11% Undivided Interest in Lot 3/A, Block 1015, West Addition to the City of Seguin, Guadalupe County, Texas (Volume 649, Page 488), 521 Mitchell Ave. Account #R150008/1G35001015003A1000 Bid in Trust 8/6/2013 Judgment Through Tax Year: 2012	\$472.00

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23	12-2218-CV	The County of Guadalupe, Texas v Richard W. Hinson, et al	A 1995 Sunshine-Sunshine Manufactured Home, 28 x 76 feet, Label No. NTA0448848/9, Serial No. ALS36566A/B, Certificate No. 01295780, 7169 Elm Creek Road Account #M303936/2G0328000003400504 Bid in Trust 11/3/2015 Judgment Through Tax Year: 2014	\$3000.00
24	15-1164-CV	The County of Guadalupe, Texas v Caroline Mathews, et al	Lots 1, 2 and 3, Block 141, Inner Addition aka Block 14, City of Seguin, Guadalupe County, Texas (P/395 and Volume 16, Page 480), S. Milam St. Account #R8633/1G1460014100100000 Bid in Trust 11/1/2016 Judgment Through Tax Year: 2015	\$6,141.00
25	16-0379-CV	The County of Guadalupe, Texas v Frank Johnson, Jr., Trustee for 705 Short Land Trust, et al	Lot K 1, North 63.94 x 85 feet of Block 1009, West Addition to the City of Seguin, Guadalupe County, Texas (Volume 1804, Page 802, SAVE & EXCEPT 0.170 Acre, more or less, described in Volume 1837, Page 559), Short Street Account #R20039/1G35001009000K1000 Bid in Trust 11/1/2016 Judgment Through Tax Year: 2015	\$1,469.00
26	14-0442-CV	The County of Guadalupe, Texas v Elaine Martin	0.1356 Acre, more or less, being Lot 27, Block 3, Apache Addition to the City of Seguin, Guadalupe County, Texas (Volume 1448, Page 292), 916 Zaragoza St. Account #R1768/1G0110000302700000 Bid in Trust 2/7/2017 Judgment Through Tax Year: 2015	\$5,550.00