

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

July 7, 2026 at 10:00 a.m.

Guadalupe County Courthouse Steps

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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Round Rock at (512) 323-3200.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON JULY 7, 2026:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID | AMOUNT OF BID |
|-------|--------------|---|--|---|------------------|
| 1 | 22-0305-CV | The County of Guadalupe, Texas v Juan Cardenas et al | The West 1/2 of the South 33.75' of Lot 57, Seay Addition to the City of Seguin, Guadalupe County, Texas (Volume 919, Page 833 of the Deed Records, Guadalupe County, Texas), 1119 Belmarez Ave, Seguin, Texas 78155-3509, Account #R17504 | \$20,628.52 *Includes City of Seguin liens | |
| 2 | 22-1004-CV | The County of Guadalupe, Texas v Deutsche Bank National Trust Company et al | 0.112 Acre, more or less, being Part of Lot 124, Country Acres Addition, Guadalupe County, Texas (Volume 5, Page 300B-301A of the Deed Records, Guadalupe County, Texas), Account #R574729 | \$8,820.20 | |
| 3 | 22-1509-CV | The County of Guadalupe, Texas v Erica Nicole Serna | 0.086 Acre, more or less, out of the Moses Baker Survey, Abstract #4, Guadalupe County, Texas (Document #211004108, Volume 2774, Page 227 & Volume 4646, Page 551 of the Official Public Records, Guadalupe County, Texas), 150 Ramirez, Mc Queeney, Texas 78123-3608, Account #R21785 | \$2,409.44 | |
| 4 | 23-2387-CV | The County of Guadalupe, Texas v Dale Mueller et al | Lot 195, being 10.00 acres, more or less, Hickory Forrest, Guadalupe County, Texas (Volume 823, Page 456 of the Deed Records, Guadalupe County, Texas), 4715 Hickory Forrest Dr, Seguin, Texas 78155-8625, Account #R8009 | Selling Tract 4 and Tract 5 Together | |
| 5 | 23-2387-CV | The County of Guadalupe, Texas v Dale Mueller et al | A Manufactured Home Only, 1970, 12X56, 1970, Manatee, Label #TEX2016212, located on Tax Account No. R8009, Guadalupe County, Texas, 4687 HICKORY FORREST DR, Account #M105542 | \$38,370.95 | |
| 6 | 24-3218-CV | The County of Guadalupe, Texas v Miguel Villa | 1.5920 Acres, more or less, E. Gortori Leigte, Abstract 23, City of Seguin and a Manufactured Home Label NTA1760046, Serial #L112793, Guadalupe County, Texas (Document #2016013391 of the Official Public Records, Guadalupe County, Texas), FM 725, Account #R26134 | \$23,478.64 | |
| 7 | 25-0598-CV-A | The County of Guadalupe, Texas v Jodie Moreno | 1.00 Acres tract, more or less, out of the John Jones Survey #53, Abstract 189, Guadalupe County, Texas (Volume 1408, Page 200 of the Deed Records, Guadalupe County, Texas), 1737 Randow Rd, Kingsbury, Texas 78638-3434, Account #RC128030 | \$4,543.52 | |

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|-------|--------------|---|--|--|------------------|
| 8 | 25-0820-CV-A | The County of Guadalupe, Texas v Lydia C. Weiss et al | Lot 16, Block 6, Legend Pond Legend Point, Phase 6, City of New Braunfels, Guadalupe County, Texas (Document #202199022469 of the Official Public Records, Guadalupe County, Texas), 4537 KLEIN MEADOWS, Account #R789216/174000GAD | \$27,112.86 | |
| 9 | 25-1084-CV-A | The County of Guadalupe, Texas v Victor Beltran | Lot 12, and the 50' x 97' of Block 321, Farm 0.1113 AC property, City of Seguin, Guadalupe County, Texas (Volume 4147, Page 288 of the Deed Records, Guadalupe County, Texas), 405 MESQUITE ST, Account #R6020 | \$6,729.31 | |
| 10 | 25-2196-CV-A | The County of Guadalupe, Texas v Thomas J. Windmiller et al | Being a portion of Tract 1 and Tract 2, Save & Except 0.051 Acres, Deed in Volume 218, Page 442 and also being known as 0.52 Acres, more or less, Out of the George Allen League, Guadalupe County, Texas (Volume 1939, Page 617 of the Deed Records, Guadalupe County, Texas), 9540 FM 621, Staples, Texas 78670, Account #R21606 | \$4,598.11 | |
| 11 | 25-2523-CV-E | The County of Guadalupe, Texas v Jorge Eduardo Calvillo et al | Lot 87, Revised Plat Glen Cove Subdivision, City of Seguin, Guadalupe County, Texas (Document #202199028071 of the Official Public Records, Guadalupe County, Texas), 133 W HAMPTON DR, Account #R6787 | \$6,922.04 *Includes City of Seguin liens | |
| 12 | 25-2596-CV-E | The County of Guadalupe, Texas v Savannah Skye Billingsley | 0.1928 of an acre, more or less, Out of the James V. Gray Survey #255, Abstract 44, City of Schertz, Guadalupe County, Texas (Document #202299016623 of the Official Public Records, Guadalupe County, Texas), FM 1103, SCHERTZ, Texas 78154, Account #R31264 | \$6,535.84 | |
| 13 | 25-2741-CV-A | The County of Guadalupe, Texas v William Jackson, Jr. et al | Lot 20, Block 3, Spring Tree Subdivision, Unit 1, City of Cibolo, Guadalupe County, Texas (Volume 2557, Page 403 of the Deed Records, Guadalupe County, Texas), 105 Springtree Blf, Cibolo, Texas 78108-3217, Account #R136710 | \$9,940.75 | |
| 14 | 25-2778-CV-A | The County of Guadalupe, Texas v Leilanii Investments LLC | 1.408 Acres, more or less, Out of the H. Branch Survey, Abstract 6, Guadalupe County, Texas (Document #2017023554 of the Official Public Records, Guadalupe County, Texas), 968 W SAN ANTONIO AVE, Account #R22389 | \$84,718.73 | |

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|-------|------------------|--|--|-------------|------------------|
| 15 | 25-2802- CV-E | The County of Guadalupe, Texas v Mudgee Wattle Real Estate Investments LLC | <p>ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 26.412 ACRES, MORE OR LESS LYING AND BEING SITUATED IN THE PARRIS SMITH SURVEY ABSTRACT 300 AND OUT OF THE WILLIAM BAKER SURVEY, ABSTRACT 67, GUADALUPE COUNTY, TEXAS, BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 2363, PAGE 243 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND BEING AN AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE GUADALUPE (COUNTY) (CENTRAL) APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS R582116 AND R582107 AND SHOWN ON THE TAX ROLLS OF GUADALUPE COUNTY, TEXAS AS FOLLOWS: 4.74 Acres, more or less, Out of a 26.412 Acre Tract, Out of the Parris Smith Survey, Abstract 300, Guadalupe County, Texas (Volume 2363, Page 243 of the Deed Records, Guadalupe County, Texas), 1387 Stagecoach Rd, Seguin, Texas 78155-9565, Account #R582116</p> <p>And</p> <p>21.472 Acres, more or less, Out of a 26.412 Acre Tract, Out of the William Baker Survey Abstract 67, Guadalupe County, Texas (Volume 2363, Page 243 of the Deed Records, Guadalupe County, Texas), 1387 Stagecoach Rd, Seguin, Texas 78155-9565, Account #R582107</p> | \$4,934.61 | |
| 16 | 25-2853- CV-A | The County of Guadalupe, Texas v Tok-Hui Bullard et al | <p>Lot 13, Block 2, Ashley Place Subdivision, Unit 2, City of Schertz, Guadalupe County, Texas (Document #202199029212 Of the Official Public Records, Guadalupe County, Texas), 450 Twin Point Crk, Schertz, Texas 78154-2634, Account #R113850</p> | \$18,843.94 | |