

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

**October 2, 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 OCTOBER 2, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	11-0289-CV	County of Guadalupe v Epi J. Urrutia, et al	0.5 Acre, more or less, being Lot 19, Four Oaks, Guadalupe County, Texas and a Manufactured Home, Label No. TEX0501603 (Volume 1080, Page 43), 5010 Golden Leaf Lane Account #R6342/1G1070000001900000 Judgment Through Tax Year: 2010	\$5,910.84
2	11-1186-CV	County of Guadalupe v Federico Padron, Individually and as Heir to the Estate of Lora Mae Geeslin, et al	A 1986 Manufactured Home, 16 x 76 feet, Label No. TEX0384778, Serial No. PH071910, Certificate No. 00318490, 124 Castle Guard Lane Account #MC138730/1G02900000020C1500 Judgment Through Tax Year: 2010	\$3,161.25
3	11-1507-CV	New Braunfels Independent School District v Ricky L. Wilkinson, et al	A 1999 Fleetwood-Woodland Park Manufactured Home, 28 x 48 feet, Label No. RAD1207517/18, Serial No. TXFLX86A/B01805WP11, Certificate No. 01098042, 156 Twisted Oaks Account #MC135488/000000104041 Judgment Through Tax Year: 2011	\$2,923.92
4	12-0502-CV	New Braunfels Independent School District v Jackie Cox	Lot 208, River Bend #1 Addition, Guadalupe County, Texas (Volume 1284, Page 704), 156 Twisted Oaks Lane Account #R16098/000000049028 Judgment Through Tax Year: 2011	\$3,582.56
5	13-0834-CV	New Braunfels Independent School District v Juan David Sandoval, et al	A 1975 Bendix-Star Manufactured Home, 12 x 64 feet, Label No. TXS0538244, Serial No. 2291, Certificate No. MH00340769, 105 Dunn St. #6 Account #M323671/1G1860000500106511 Judgment Through Tax Year: 2013	\$1,269.35
6	14-0443-CV	The County of Guadalupe, Texas v Elaine Montgomery, et al	Lot 1, Block 4, Sassman Road Estates, Guadalupe County, Texas (Volume 3025, Page 51), 1101 Debbie Drive Account #R61023/1G2765000400100000 Judgment Through Tax Year: 2013	\$3,774.60
7	14-0443-CV	The County of Guadalupe, Texas v Elaine Montgomery, et al	A 1986 Metamora-Woodlake Manufactured Home, 12 x 42 feet, Label No. TEX0225152, Serial No. 4338425450, Certificate No. 00303198, 1101 Debbie Drive Account #M71287/1G2765000400100500 Judgment Through Tax Year: 2013	\$2,646.58
8	14-0553-CV	The County of Guadalupe, Texas v Jose C. Puga, et al	A Manufactured Home, Guerdon-Atlas II, 14 x 70 feet, Label No. ARK0019222, Serial No. GDCAAR04822079, Certificate No. 00775812, 2035 Pine Street Account #M303552/1G2495000005200504 Judgment Through Tax Year: 2014	\$6,071.90
9	14-0750-CV	The County of Guadalupe, Texas v Isabel Gallegos, et al	0.200 Acre, more or less, out of Abstract 4 of the Moses Baker Survey, Guadalupe County, Texas (Tract No. 1 out of Volume 412, Page 176), 591 McQueeney Road Account #R21847/2G0004000006300000 Judgment Through Tax Year: 2015	\$14,238.02
10	14-0801-CV	The County of Guadalupe, Texas v Aurora Olivarez, et al	0.1462 Acre, more or less, being Lot 49, Block 16, J. C. Pape Addition to the City of Seguin, Guadalupe County, Texas (Volume 799, Page 692), 208 Mesquite St. Account #R14380/1G2350001604900000 Judgment Through Tax Year: 2014	\$2,130.41
11	14-2216-CV	The County of Guadalupe, Texas v Jose Davila, et al	South 66 feet of Lot 3, Block 218, Acre Addition to the City of Seguin, Guadalupe County, Texas (Volume 219, Page 372), 520 E. Walnut St. Account #R1261/1G0020021800310000 Judgment Through Tax Year: 2015	\$5,250.88

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12	15-0564-CV	The County of Guadalupe, Texas v Nancy Cortez, et al	Lot 16, Block 4 Sassman Road Estates, Guadalupe County, Texas (Volume 3013, Page 532), 1131 Debbie Drive Account #R61038/1G2765000401600000 Judgment Through Tax Year: 2017	\$5,851.04
13	15-0564-CV	The County of Guadalupe, Texas v Nancy Cortez, et al	A 1986 Redman-Danville Manufactured Home, 16 x 76 feet, Label No. TEX0386242, Serial No. 12513748, Title No. 00900906, 1131 Debbie Drive Account #M327160/1G2765000401600514 Judgment Through Tax Year: 2017	\$2,090.08
14	15-1543-CV	The County of Guadalupe, Texas v Juan M. Gaytan	2.4610 Acres, more or less, being Lot 264, Rancho Vista Addition, Guadalupe County, Texas (Volume 2972, Page 743), 3805 Plum Street Account #R15443/1G2495000026400000 Judgment Through Tax Year: 2015	\$17,363.15
15	15-1547-CV	The County of Guadalupe, Texas v Roberto A. Lucero, et al	A 1998 Clayton-Sonoma Manufactured Home, 16 x 56 feet, Label No. HWC0262041, Serial No. CBH006043TX, Certificate No. 01052093, 3601 Plum St. Account #MC148748/1G2495000031501503 Judgment Through Tax Year: 2015	\$2,231.12
16	15-2035-CV	The County of Guadalupe, Texas v Ruby P. Vaughan, et al	190 feet of Lot 1, Part of Lot 2 and South 1 foot of Lot K, Block 148, Acre Addition to the City of Seguin, Guadalupe County, Texas (Volume 1547, Page 836), 411 S. Goodrich Account #R1090/1G0020014800100000 Judgment Through Tax Year: 2017	\$33,268.26
17	15-2035-CV	The County of Guadalupe, Texas v Ruby P. Vaughan, et al	2.705 Acres, more or less, being Lots 1 and 2, Block 131, City of Seguin, Guadalupe County, Texas (Volume 1547, Page 833), 503 S. Goodrich St. Account #R1078/1G0020013100A00000 Judgment Through Tax Year: 2017	\$8,243.87
18	16-0478-CV	The County of Guadalupe, Texas v Elias DeLeon, et al	0.4400 Acre, more or less, being Lot 16, Glenn Price Addition, Guadalupe County, Texas (Volume 1224, Page 548), Discovery Lane Account #R15099/1G2480100001600000 Judgment Through Tax Year: 2015	\$3,517.59
19	16-0478-CV	The County of Guadalupe, Texas v Elias DeLeon, et al	0.56 Acre, more or less, being Lot 17, Glenn Price, Guadalupe County, Texas (Volume 1224, Page 548), 173 Discovery Lane Account #R15100/1G2480100001700000 Judgment Through Tax Year: 2015	\$5,014.07
20	16-0478-CV	The County of Guadalupe, Texas v Elias DeLeon, et al	A 1997 Fleetwood-Carriage Hill Manufactured Home, 28 x 48 feet, Label No. RAD0989318/19, Serial No. TXFLV66B/A02130CG12, Certificate No. 00910885, 173 Discovery Lane Account #M324691/1G2480100001700509 Judgment Through Tax Year: 2015	\$615.29
21	16-0836-CV	The County of Guadalupe, Texas v Shirley Krumm	Lot 6, Block 4, Freeway Manor Addition to the City of Schertz, Guadalupe County, Texas (Volume 651, Page 278), Rose Drive Account #R6387/1G1080000400600000 Judgment Through Tax Year: 2017	\$2,863.26
22	16-0948-CV	The County of Guadalupe, Texas v Ruben Rodriguez, et al	0.5 Acre, more or less, being Lot 10, Lost Prairie, Guadalupe County, Texas (Volume 2905, Page 184), 1520 Amelia Lane Account #RC120044/1G1955000001000000 Judgment Through Tax Year: 2015	\$13,524.07
23	16-0955-CV	The County of Guadalupe, Texas v Viviano Ramon, Sr., et al	Lot 4, Block 11, Troell Addition to the City of Seguin, Guadalupe County, Texas (Volume 382, Page 437), 834 E. Pine Account #R18845/1G3330001100400000 Judgment Through Tax Year: 2017	\$8,016.09

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
24	16-1087-CV	The County of Guadalupe, Texas v Rachel Rubio	A 1994 Skyline-Meadow Ridge Manufactured Home, 16 x 76 feet, Label No. LOU0045796, Serial No. 2K531300G, Certificate No. MH00070299, 268 Spring Meadow Lane Account #M312819/1G36550003C0377505 Judgment Through Tax Year: 2016	\$6,194.57
25	16-1088-CV	The County of Guadalupe, Texas v Shawn A. Tanner, et al	A 1995 Patriot-Austin #8201 Manufactured Home, 28 x 56 feet, Label No. NTA0497795/94, Serial No. 1PTX3594A/B, Certificate No. 00814657, 264 Janet Lane Account #M108730/1G1230200000400596 Judgment Through Tax Year: 2015	\$2,827.57
26	16-1228-CV	The County of Guadalupe, Texas v Consuelo Rodriguez	0.1205 Acre, more or less, being Lot 4, Block 7, Apache Addition to the City of Seguin, Guadalupe County, Texas (Volume 1254, Page 686), Aldama Street Account #R1849/1G0110000700400000 Judgment Through Tax Year: 2015	\$4,524.40
27	16-1673-CV	The County of Guadalupe, Texas v Juan Alvarez, et al	A 1996 Skyline-Winner Manufactured Home, 16 x 76 feet, Label No. LOU0050590, Serial No. 8D5314381, Certificate No. MH00186906, 348 Shelly Lane Account #M321127/1G0697000002100509 Judgment Through Tax Year: 2016	\$5,420.86
28	16-1681-CV	The County of Guadalupe, Texas v Ethel Lee Shaw, et al	Account Numbers: 37062, R37063 and R36865 Property Description: 11.53 ACRES, MORE OR LESS OUT OF ABSTRACT 484 OF THE JAMES PRUITT SURVEY, GUADALUPE COUNTY, TEXAS BEING 10.030 ACRES, MORE OR LESS, DESCRIBED IN ACCOUNT NO. R37602 AND BEING 1.50 ACRES, MORE OR LESS, DESCRIBED IN ACCT. NO. R37063 AND BEING 5.06 ACRES, MORE OR LESS, DESCRIBED IN ACCT. R36865 AND BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED IN VOLUME 497, PAGE 178, SAVE & EXCEPT 1 ACRES, MORE OR LESS, DESCRIBED IN VOLUME 404, PAGE 484, SAVE & EXCEPT 1 ACRE, MORE OR LESS DESCRIBED IN VOLUME 404, PAGE 392 10.030 Acres, more or less, out of Abstract 484 of the James Pruitt Survey, Guadalupe County, Texas, S. State Highway 123 Account #R37062/2G0484000000100000 Judgment Through Tax Year: 2017 1.50 Acres, more or less, out of Abstract 484 of the James Pruitt Survey, Guadalupe County, Texas, S. State Highway 123 Account #R37063/2G0484000000110000 Judgment Through Tax Year: 2017	\$7,710.62
29	16-1910-CV	The County of Guadalupe, Texas v Maggie Cunningham, et al	ACCOUNT NUMBERS: R33893 AND R29788 PROPERTY DESCRIPTION: 8 ACRES, MORE OR LESS, OUT OF ABSTRACT 224 OF THE J.N. CORTINAS AND E MEDA SURVEYS, GUADALUPE COUNTY, TEXAS BEING THE WEST HALF OF 16 ACRES, BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED IN VOLUME 1509, PAGE 565 AND BEING MORE PARTICULARLY DESCRIBED AND ASSESSED ON THE TAX ROLLS OF THIS JURISDICTION AS THE FOLLOWING TWO ACCOUNTS 5.00 Acres, more or less, out of Abstract 224 of the E. Meda Survey, Guadalupe County, Texas, 798 Single Oak Account #R33893/2G0224000000700000 Judgment Through Tax Year: 2017 3.00 Acres, more or less, out of Abstract 91 of the J. N. Cortinas, Guadalupe County, Texas, Single Oak Road Account #R29788/2G0091000002000000 Judgment Through Tax Year: 2017	\$10,829.81

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30	16-2054-CV	The County of Guadalupe, Texas v Karie Konkel	0.5050 Acre, more or less, being Lot 1A, Shady Oaks Terrace, Guadalupe County, Texas (Document 2014019431), 1945 Laubach Road Account #R78933/1G29902000001A0000 Judgment Through Tax Year: 2016	\$6,054.29
31	16-2133-CV	The County of Guadalupe, Texas v Luis Lopez, Jr., et al	0.1000 Acre, more or less, being 42 x 108 feet of Lot 7, Block 1007, West Addition to the City of Seguin, Guadalupe County, Texas (Volume 2247, Page 653), 774 Boenig Street Account #R19998/1G3500100700700000 Judgment Through Tax Year: 2017	\$14,791.36
32	16-2540-CV	The County of Guadalupe, Texas v Helmuth W. Braune, et al	Lot 15, Block 2, Cibolo North #1 Addition to the City of Cibolo, Guadalupe County, Texas (Volume 1000, Page 403), 118 Apache Circle Account #R3632/1G0570100201500000 Judgment Through Tax Year: 2017	\$18,879.63
33	17-0424-CV	The County of Guadalupe, Texas v Dan C. Buzzo et al	8.81890 Acres, more or less out of the Richard Nixon Survey out of Abstract 252, being Lot 5-B of the Kothmann #2 Addition to the City of Seguin, Guadalupe County, Texas (Volume 1025, Page 398 of the Deed Records, Guadalupe County, Texas), 551 Tower Rd. Account #R60553 Judgment Through Tax Year: 2017	\$23,054.81
34	17-0542-CV	The County of Guadalupe, Texas v Lydia Williams, et al	60 x 125 feet of Block 63, River Addition to the City of Seguin out of Track 1, Guadalupe County, Texas (Volume 158, Page 433), 1059 Tabernacle Account #R15829/1G2630006303900000 Judgment Through Tax Year: 2017	\$3,401.57
35	17-0544-CV	The County of Guadalupe, Texas v Gary S. Sequeira	A 1997 Redman Homes-Danville Manufactured Home, 16 x 76 feet, Label No. PFS0437425, Serial No. 12527790, Certificate No. MH00346673, 1331 Link Road Account #M326181/2G0020000021900513 Judgment Through Tax Year: 2017	\$4,481.66