

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

October 1, 2024 at 10:00 a.m.

Guadalupe County Courthouse

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 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 OCTOBER 1, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	20-0379-CV	The County of Guadalupe, Texas v Juan D. Balderas et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING .38 ACRES, MORE OR LESS AND BEING SITUATED IN IN PARRIS SMITH SURVEY, ABSTRACT 300, GUADALUPE COUNTY, TEXAS BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED IN VOLUME 1813, PAGE 666 THE DEED RECORDS, GUADALUPE COUNTY, TEXAS AND BEING AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE GUADALUPE COUNTY, TEXAS APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS: R35559 AND R35593 0.19 Acre, more or less, out of the Parris Smith Survey, Abstract 300, AKA Tract 2, Guadalupe County, Texas (Volume 1813, Page 666 of the Deed Records, Guadalupe County, Texas), Martinez Lane Account #R35559 Judgment Through Tax Year: 2023 0.19 Acre, more or less, out of the Parris Smith Survey, Abstract 300, AKA Tract 1, Guadalupe County, Texas (Volume 1813, Page 666 of the Deed Records, Guadalupe County, Texas), Martinez Lane Account #R35593 Judgment Through Tax Year: 2023	6,559.85
2	20-0379-CV	The County of Guadalupe, Texas v Juan D. Balderas et al	0.11 Acre, more or less, out of the Parris Smith Survey, Abstract 300, Guadalupe County, Texas (Document #201899014271 of the Deed Records, Guadalupe County, Texas), 190 Martinez Lane Account #R35572 Judgment Through Tax Year: 2023	\$1,074.04
3	20-1386-CV	The County of Guadalupe, Texas v Michael Nickel et al	A Manufactured Home Only, Label #RAD0929757, Serial #TXFLT12A5033FD11, Guadalupe County, Texas, 4269 Coyote Lark Rd, Seuling, Texas 78155 Account # 4210443 Judgment Through Tax Year: 2021	\$1,000.00
4	20-1924-CV	The County of Guadalupe, Texas v Melanie Janie Perez	Lot 11, David Major #1 Addition, Guadalupe County, Texas (Document #2015022318 of the Deed Records, Guadalupe County, Texas), 114 Eagleme Dr, San Marcos, Texas 78666-1537 Account #R12243 Judgment Through Tax Year: 2023	0
5	20-2067-CV	The County of Guadalupe, Texas v Andrea Guajardo, et al	A Manufactured Home Only, 1995, 16X60 Fleetwood-Festival Limited, Label #RAD0855891 Serial#TXFLS12A24625FD11, Guadalupe County, Texas, 1122 VALERIA DR, Marion, Texas Account #M115222 Judgment Through Tax Year: 2021	\$500.00
6	20-2579-CV	The County of Guadalupe, Texas v Margie R. Forsberg, Et Al	A Manufactured Home Only, 1998, 16'X76', Label #HWC0259386, Serial #CLW010778TX, Guadalupe County, Texas, 216 LOCH LN Account #M325229 Judgment Through Tax Year: 2020	\$1,000.00

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	20-2632-CV	The County of Guadalupe, Texas v Glenda O. Smither, et al	2.0040 Acres, more or less, being Lot 19D, Hickory Forrest Subdivision, Guadalupe County, Texas and a Manufactured Home, Label #PF0531146, Serial #AH01998234 (Volume 916, Page 205, Deed Records, Guadalupe County, Texas), 401 Macajil, Cal. Rd., Seguin, Texas 78155 Account #R7770 Judgment Through Tax Year: 2021	\$9,464.99
8	21-1553-CV	The County of Guadalupe, Texas v Ella Jefferson, et al	Lot 9, Block 2, Riverside Addition, River Block 54, City of Seguin, Guadalupe County, Texas (Volume 134, Page 264, Deed Records, Guadalupe County, Texas), 223 Garcia St, Seguin, Texas Account #R15859 Judgment Through Tax Year: 2023	\$6,441.30
9	21-2376-CV	The County of Guadalupe, Texas v Lucille V. Probst et al	Lot 42, Lake Mc Queeney Estates, Section 1, Guadalupe County, Texas (Volume 1363, Page 731 of the Deed Records, Guadalupe County, Texas), 220 Pecan Dr NE, Mc Queeney, Texas 78123-3310 Account #R9932 Judgment Through Tax Year: 2023	\$13,145.80
10	21-2376-CV	The County of Guadalupe, Texas v Lucille V. Probst et al	A Manufactured Home Only, 1970, 12'x60', Capewood-Capewood, Label #TXS0577696, Serial # 926032783, Located on R9932, Guadalupe County, Texas, 220 Pecan Dr NE, Mc Queeney, Texas 78123-3310 Account #M329829 Judgment Through Tax Year: 2023	Sell Together R9932
11	21-2616-CV	The County of Guadalupe, Texas v Irene Ramirez	Lot 5, Star Trail Ranches #2, out of the James Alley Survey, Abstract #44, Guadalupe County, Texas (Volume 1259, Page 0060 of the Deed Records, Guadalupe County, Texas), 1621 Zion Hill Rd, Seguin, Texas 78155-0590 Account #RC107976 Judgment Through Tax Year: 2021	\$1,458.11
12	23-0359-CV	The County of Guadalupe, Texas v Cassie Taylor et al	1.000 Acre, more or less, out of the Ira Nash Survey, Abstract #30, Guadalupe County, Texas (Volume 174, Page 503 of the Deed Records, Guadalupe County, Texas), NASH CREEK RD Account #R27414 Judgment Through Tax Year: 2023	\$7,795.88
13	23-0685-CV	The County of Guadalupe, Texas v John M. Walker	BEING A 0.0003760 ROYALTY INTERES TIN THE MARINES, L. LEASE, RRC#01-01081 OPERATED BY TEXAS PETROLEUM INVESTMENT CO., AND LOCATED IN THE H. S. COTTLE SURVEY, A-13, GUADLAUPE COUNTY, TEXAS. Account #N128416 Judgment Through Tax Year: 2023	\$2,200.00
14	23-3054-CV	The County of Guadalupe, Texas v Kenneth J. McKenzie	Lot 42, Block 2, Koch Addition Subdivision #1, City of Schertz, Guadalupe County, Texas (Volume 1427, Page 454 of the Deed Records, Guadalupe County, Texas), 711 1/2 Exchange Ave, Schertz, Texas 78154-2119 Account #R9337 Judgment Through Tax Year: 2023	\$9,982.95

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15	23-2755- CV	The County of Guadalupe, Texas v Diana Vargas et al	<p>Lot 2, Green Valley Park Subdivision, Unit #2 and a Manufactured Home, Label #RAD0984622/623, Serial #TXFLV84A13804GH11, EXFLV84B13804GH11, City of Cibolo, Guadalupe County, Texas, Document #2022990023-3 of the Official Public Record, Guadalupe County, Texas), 228-230 COUNTRY LN, CIBOLO, Texas Account #R7101 Judgment Through Tax Year: 2023</p>	\$16,810.34