

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

December 3, 2024

Guadalupe County Courthouse on the Square

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 DECEMBER 3, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	21- 2618- CV	The County of Guadalupe, Texas v Universal Distributors, LLC	Lot 53, Block 15, Northcliffe East Community Section #1, City of Schertz, Guadalupe County, Texas (Document #202099030969 of the Official Public Records, Guadalupe County, Texas), 3425 TURNABOUT LOOP, SCHERTZ, Texas 78154 Account #R13661 Judgment Through Tax Year: 2023	\$18,957.93
2	21- 2618- CV	The County of Guadalupe, Texas v Universal Distributors, LLC	0.114 Acre, more or less out of the H. Branch Survey, Abstract 6, City of Seguin, Guadalupe County, Texas (Document No. 202199013585 of the Official Public Records, Guadalupe County, Texas), 915 ANDERSON ST Account #R22422 Judgment Through Tax Year: 2023	\$6,045.49
3	22- 1520- CV	The County of Guadalupe, Texas v Archie Howard Bennett et al	0.50 Acre, more or less, out of the E. Gortari Survey, Abstract 23, City of Seguin, Guadalupe County, Texas (Volume 1401, Page 0583 of the Deed Records, Guadalupe County, Texas), 237 BENNETT ST Account #R26073 Judgment Through Tax Year: 2023	\$7,818.84
4	23- 0806- CV	The County of Guadalupe, Texas v Andrea Cuellar et al	Lot 6, Block 1, F.G. Williams Subdivision, H. Branch League, Guadalupe County, Texas (Volume 2870, Page 897 of the Deed Records, Guadalupe County, Texas), 1308 BERT ST Account #R20818 Judgment Through Tax Year: 2023	TRACT 4 and 5 BEING SOLD TOGETHER \$8,309.95
5	23- 0806- CV	The County of Guadalupe, Texas v Andrea Cuellar et al	Lot 7, Block 1, F.G. Williams Subdivision, H. Branch League, Guadalupe County, Texas (Volume 2870, Page 897 of the Deed Records, Guadalupe County, Texas), BERT ST Account #R20819 Judgment Through Tax Year: 2023	TRACT 4 and 5 BEING SOLD TOGETHER \$8,309.95
6	23- 1577- CV	The County of Guadalupe, Texas v Jerry Reed et al	3.0920 Acres, more or less, out of Lot 66, County Place Subdivision, Phase 2, Guadalupe County, Texas (Volume 2655, Page 672 of the Deed Records, Guadalupe County, Texas), 153 Deep Woods Dr, Seguin, Texas 78155-8203 Account #R60372 Judgment Through Tax Year: 2023	\$10,429.84

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	24-0937-CV	The County of Guadalupe, Texas v Country Place Development, LLC	Lot 11A, Country Place Subdivision, Guadalupe County, Texas (Document #202199015565 of the Official Public Records, Guadalupe County, Texas), HIGH POINT RDG Account #R507639 Judgment Through Tax Year: 2023	TRACT 7 and 8 BEING SOLD TOGETHER \$8,372.82
8	24-0937-CV	The County of Guadalupe, Texas v Country Place Development, LLC	The roadways designated as Country Place Drive, Mesa Trail and all other roadways of the Country Place Subdivision, Phase #3, Guadalupe County, Texas (Volume 3072, Page 442 of the Deed Records, Guadalupe County, Texas), MESA TRAIL Account #R97106 Judgment Through Tax Year: 2023	TRACT 7 and 8 BEING SOLD TOGETHER \$8,372.82