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

December 1, 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 DECEMBER 1, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	20-0634-CV	The County of Guadalupe, Texas v Edmundo Medrano et al	Lots 1 & 2, Block 3, Bluebonnet Addition to the City of Seguin, Guadalupe County, Texas (Volume 2578, Page 786 of the Deed Records, Guadalupe County, Texas), 624 BRADEN ST, Seguin, Texas 78155-2715, Account #R2811/16389	$20,071.21
2	20-1344-CV	The County of Guadalupe, Texas v Estelle Butler et al	A Manufactured Home Only, Label #PFS0406723/24, Serial #AH01974473A/B, City of Marion, Guadalupe County, Texas, 320 E HUEBINGER ST, Marion, Texas 78124-2090, Account #M330776/164732	Selling Tract 2 and Tract 3 together
3	20-1344-CV	The County of Guadalupe, Texas v Estelle Butler et al	0.179 Acre, more or less, out the South One-Half of Lots 13, 14 and 15, Block 30, aka Lot 26, Block 30, City of Marion, Guadalupe County, Texas (Document #201700296[illegible] of the Official Public Records, Guadalupe County, Texas), 320 HUEBINGER ST, Marion, Texas 78124, Account #R738940/164699	
4	20-1973-CV	The County of Guadalupe, Texas v Michael E. Stokowski et al	A Manufactured Home Only, 1989, 28' X 48', Skyline-Knoll Crest, Label #LOU0038968/7, Serial #53530310A/B, Guadalupe County, Texas, TIMMERMANN RD, Account #M322756/137111	Selling Tract 4 and Tract 5 together
5	20-1973-CV	The County of Guadalupe, Texas v Michael E. Stokowski et al	3.5440 Acres, more or less, out of John Ussery Survey, Abstract 323, also known as Lot 7, Dyess Addition, Guadalupe County, Texas (Volume 705, Page 117 of the Deed Records, Guadalupe County, Texas), TIMMERMANN RD, Account #R4460/21152	$15,602.71

Withdrawn
Withdrawn

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	21-1839-CV	The County of Guadalupe, Texas v Thomas P. Hayden et al	1.17 Acres, more or less, out of the Elijio Gartari Survey No. 16, Abstract 23, Guadalupe County, Texas, and a Manufactured Home, Label #TEX0294545, Serial #TXFL1AE098602565 (Volume 2178, Page 651, of the Deed Records, Guadalupe County, Texas), 525 WAGON TRL, SEGUIN, Texas 78155, Account #R150269/57165	Selling Tract 6 and Tract 10 together
7	21-1839-CV	The County of Guadalupe, Texas v Thomas P. Hayden et al	All that certain 50 Acres of land, more or less, out of the J.H. Thomas Survey, Guadalupe County, Texas (Volume 929, Page 916 of the Deed Records, Guadalupe County, Texas), FM 2623, Account #R35704/70763	Selling Tract 7 and Tract 8 together
8	21-1839-CV	The County of Guadalupe, Texas v Thomas P. Hayden et al	1.00 Acre, more or less, out of the J.H. Thomas Survey, Guadalupe County, Texas (Volume 929, Page 916, of the Deed Records, Guadalupe County, Texas), 4624 FM 2623, Account #R35705/70764	$11,345.51
9	21-1839-CV	The County of Guadalupe, Texas v Thomas P. Hayden et al	4.92 Acres, more or less, out of the J.S. Johnson Survey, Abstract 190, Guadalupe County Texas (Volume 883, Page 568, and Plat Volume 4, Page 347 of the Deed Records, Guadalupe County, Texas), SUNSHINE LN, Account #R50064/18732/18732GAD	$3,522.78
10	21-1839-CV	The County of Guadalupe, Texas v Thomas P. Hayden et al	A Manufactured Home Only Label #TEX0025741 /742, Serial #TX1376CT77150X/U, located on Tax Account #R150269, City of Seguin, Guadalupe County, Texas, WAGON TRL, Account #M326057/147863	$45,897.69
11	22-1549-CV	The County of Guadalupe, Texas v Oliver Sanchez et al	2.0400 Acres, more or less, out of the Sol Barnes Survey, Abstract #56, Guadalupe County, Texas (Volume 716, Page 820 of the Deed Records, Guadalupe County, Texas), KARRASS RD, Account #R28700/60347	

Withdrawn

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	23-1578-CV	The County of Guadalupe, Texas v Sidika Eccles	A Manufactured Home Only, 2018, 16'X72', Clayton-3155P16723AH18, Label #NTA1834478, Serial #CLW046043TX, City of Seguin, Guadalupe County, Texas, 2480 ADOBE VIS, Seguin, Texas 78155-2226, Account #M332999/174381	$7,933.75
13	23-2170-CV	The County of Guadalupe, Texas v George H. Mead	Lot 2, Deer Meadow Subdivision, City of Seguin, Guadalupe County, Texas (Volume 2637, Page 0284 of the Deed Records, Guadalupe County, Texas), 15885 FM 725, Seguin, Texas 78155-8416, Account #R596163/129487	$20,670.88
14	24-0940-CV	New Braunfels Independent School District v Felipe C. Cruz Jr. et al	0.500 Acre Tract, more or less, out of the Sarah Dewitt Survey #48, Abstract #103, City of New Braunfels, Guadalupe County Texas (Volume 2626, Page 830 of the Deed Records, Guadalupe County, Texas), 526 W ZIPP RD, New Braunfels, Texas 78130-9047, Account #R110153/62317/85038	$3,677.63
15	24-1621-CV	The County of Guadalupe, Texas v Robert L. Johnson et al	Lot 9, Block 2, Angelfire, City of New Braunfels, Guadalupe County, Texas (Volume 2131, Page 616 of the Deed Records, Guadalupe County, Texas), 2661 PAHMEYER RD, New Braunfels, Texas 78130-9502, Account #R124768/14112/14112GAD	Selling Tract 15 and Tract 16 together
16	24-1621-CV	The County of Guadalupe, Texas v Robert L. Johnson et al	A Manufactured Home Only, Label #RAD1329220/1, Serial #TXFL186A/B03754EG11, Located at 2661 Pahmeyer Rd, City of New Braunfels, Guadalupe County, Texas, 2661 PAHMEYER RD, New Braunfels, Texas 78130-9502, Account #M303727/111164/111164GAD	$13,076.43

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
17	24-1834-CV	The County of Guadalupe, Texas v Eloisa Rodriguez et al	0.1302 Acres, more or less, being Lot 10, Northside Addition to the City of Seguin, Guadalupe County, Texas (Document #202099020501 of the Official Public Records, Guadalupe County, Texas), 1640 N CAMP ST, Seguin, Texas 78155-2018, Account #R13931/35302	$19,179.45
18	24-2036-CV	The County of Guadalupe, Texas v Naomi L. Martinez et al	A Manufactured Home Only, Label #RAD0866823, Serial #TXFLS12A24881FD11, Guadalupe County, Texas, 211 S LIVE OAK ST, Marion, Texas 78124-2147, Account #M330877/164876	$6,046.47
19	24-2166-CV	The County of Guadalupe, Texas v Jenafer R. Lewis et al	A Manufactured Home Only, Label #NMX0000243, Serial #CAVNMB991332, Guadalupe County, Texas, 240 CREPE MYRTLE LN, Schertz, Texas 78154-3070, Account #M322717/138155	$10,478.58
20	25-0448-CV	The County of Guadalupe, Texas v Mubarak Ali Dhuka et al	0.7606 Acres, more or less, situated in the H. Branch Survey, Abstract #6, City of Seguin, Guadalupe County, Texas (Volume 4190, Page 795 of the Deed Records, Guadalupe County, Texas), 928 W KINGSBURY ST, Account #R22168/51128	$9,777.58
21	25-0533-CV-B	The County of Guadalupe, Texas v Alberto Dimas et al	Lot 56, Oak Hills Ranch Estates, Unit 3, H & T.C. Railroad Company Survey Abstract 168 and a Manufactured Home , 14X42, Guadalupe County, Texas (Volume 2617, Page 180 of the Deed Records, Guadalupe County, Texas), 213 SANDY OAKS DR, Seguin, Texas 78155-0633, Account #R60749/35514	$11,386.16
22	25-0862-CV-B	The County of Guadalupe, Texas v Maria De Jesus Moreno et al	0.1148 Acres, more or less, being Lot 25, West End Addition, City of Seguin, Guadalupe County, Texas (Volume 1844, Page 0444 of the Official Public Records, Hays County, Texas), 536 SEAY ST, Seguin, Texas 78155-2556, Account #R20545/46422	Selling Tract 22 and Tract 23 together

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
23	25-0862-CV-B	The County of Guadalupe, Texas v Maria De Jesus Moreno et al	0.1148 Acres, more or less, being Lot 24, West end Addition, City of Seguin, Guadalupe County, Texas (Volume 1844, Page 0444 of the Deed Records, Guadalupe County, Texas), SEAY ST, Account #R20544/46421	$11,716.26
24	25-1135-CV-B	The County of Guadalupe, Texas v Clifton George Singletary et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.50 ACRES, MORE OR LESS LYING AND BEING SITUATED IN THE E GORTARI BA. MARISOLA SURVEY GUADALUPE COUNTY, TEXAS, BEING THAT PROPERTY MORE PARTICULARLY DESVRIBED AT VOLUME 254, PAGE 166 OF THE DEED RECORDS OF GUADALUPE COUNTY, TEXAS AND BEING AN AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE CENTRAL APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS R26462/57162 & R27323/58356 AND SHOWN ON THE TAX ROLLS OF GUADALUPE COUNTY, TEXAS AS FOLLOWS: 1.00 Acres, more or less, being out of a 1.5 Acre tract, Out of the E. Gortari Survey, Guadalupe County, Texas (Volume 254, Page 166 of the Deed Records, Guadalupe County, Texas), 1025 FM 467, Account #R26462/57162 And 0.50 Acres, more or less, being out of a 1.50 Acre Tract, Out of the A. Mansola Survey, Guadalupe County, Texas (Volume 254, Page 166 of the Deed Records, Guadalupe County, Texas), 1025 FM 467, Seguin, Texas 78155-7224, Account #R27323/58356	Selling Tract 24 and Tract 25 together

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
25	25-1135-CV-B	The County of Guadalupe, Texas v Clifton George Singletary et al	A Manufactured Home Only, being 30ft by 54ft, located on R26462 Guadalupe County, Texas, 1025 FM 467, Account #M326114/148521	$22,904.53
26	25-1136-CV-C	The County of Guadalupe, Texas v Anthony Lee Sotelo, Sr. et al	A Manufactured Home Only, Label #PFS0451972/73, Serial #AH01975974A/B , Located on R 27343, Guadalupe County, Texas, 3110 STAGECOACH RD, Seguin, Texas 78155-8412, Account #M329700/159543	
27	25-1382-CV-A	The County of Guadalupe, Texas v 605 Volunteer St Land Trust	Lot 1, and the South 1/2 of Lot 2, Williams Addition, City of Seguin, Guadalupe County, Texas (Document #2015019128 of the Official Public Records, Guadalupe County, Texas), 605 VOLUNTEER ST, Account #R20858/46777	$5,364.15
28	25-1422-CV-A	The County of Guadalupe, Texas v JoAnn Sutherland et al	Lot 45, Block 16, J.C. Pape Subdivision #2, City of Seguin, Guadalupe County, Texas (Volume 966, Page 491 of the Deed Records, Guadalupe County, Texas), 232 Mesquite St, Seguin, Texas 78155-2034, Account #R14377/36106	$14,332.10
29	25-1794-CV-C	The County of Guadalupe, Texas v Ernesto Escamilla Lara	A Manufactured Home Only, Label #TEX0196044, Serial #TXFL1AC051206671, located on R12323, Guadalupe County, Texas, 314 BARNETT ST, Account #M325051/143139	$3,557.27
30	25-1819-CV-E	The County of Guadalupe, Texas v Horace Luckey et al	Lot 9, Taylor Addition, City of Seguin, Guadalupe County, Texas (Volume 191, Page 479 of the Deed Records, Guadalupe County, Texas), AVENUE E, Account #R18423/43359	$12,156.68
31	25-1828-CV-E	The County of Guadalupe, Texas v Katherine Smith et al	Lot 9, Smith Addition, being a portion of New City Block 1054, City of Seguin, Guadalupe County, Texas (Volume 196, Page 81 of the Deed Records, Guadalupe County, Texas), JOHNS AVE, Account #R17797/41796	$7,671.82

Withdrawn

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
32	25-3233-CV-E	The County of Guadalupe, Texas v K & S Holmes Development, LLC	A Condo Unit Only, Navarro Crossing Unit 29-B, City of Seguin, Guadalupe County, Texas (Document #2015000345 and Document 20229901805 of the Official Public Records, Guadalupe County, Texas), 299 NAVARRO WAY, Account #R849696/191962	$23,115.90
RESALES **THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE** **PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:**				
33	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 (Bid in Trust 7/7/2026)	$21,996.15