

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

March 3, 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 MARCH 3, 2026:

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	AMOUNT OF BID
1	23-1352- CV	The County of Guadalupe, Texas v Claudia Pama et al	Lot 93, Oak Hills Ranch Estates, Unit #4, to include a Manufactured Home, Label #TEX0313078, Serial #1XFLAE2603094 /1, Guadalupe County, Texas (Volume 2373, Page 0491 of the Deed Records, Guadalupe County, Texas), 258 Sandy Oaks Dr, Seguin, Texas 78155-0630 Account #R60787 Judgment Through Tax Year: 2023	\$2,010.52	
2	24-0106- CV	The County of Guadalupe, Texas v Karen Morales et al	0.244 Acre, more or less, out of the Humphreys Branch Survey#17, Abstract #6, AKA Lot 2, Block 1101, Davenport-Wille addition to the City of Seguin, Guadalupe County, Texas (Volume 1395, Page 581 of the Deed Records, Guadalupe County, Texas), 909 CAMPBELL ST Account #R4179 Judgment Through Tax Year: 2024	\$3,437.87	
3	24-0106- CV	The County of Guadalupe, Texas v Karen Morales et al	All that certain Lot, Tract and parcel of land situated in the H. Branch League, AKA Lot 6, Block 1101, Davenport- Wille Addition to the City of Seguin, Guadalupe County, Texas (Volume 151, Page 412 of the Deed Records, Guadalupe County, Texas), 917 CAMPBELL ST Account #R4183 Judgment Through Tax Year: 2024	\$3,553.91	
4	24-0123- CV	The County of Guadalupe, Texas v Juan M. Sanchez	Lot 4, The Meadows, Guadalupe County, Texas (Document #2000004309 of the Official Public Records, Guadalupe County, Texas), 138 Meadow Crst, New Braunfels, Texas 78130-9055 Account #R12760/33692GAD Judgment Through Tax Year: 2024	\$7,013.82	
5	24-0636- CV	The County of Guadalupe, Texas v Phillip Moseley et al	0.357 Acres, more or less, out of the Sarah DeWitt Survey #48, Abstract #103, Guadalupe County, Texas (Volume 573, Page 705 of the Deed Records, Guadalupe County, Texas), 1101 E ZIPP RD Account #R30110/62387GAD Judgment Through Tax Year: 2024	\$23,344.18	

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	AMOUNT OF BID
6	24-0945- CV	New Braunfels Independent School District v Martha Freudenberg	Lot 15, Block 5, Lonesome Dove Subdivision, Unit 2, Guadalupe County, Texas (Document #201899028340 of the Official Public Records, Guadalupe County, Texas), 2331 Diamondback Trl, New Braunfels, Texas 78130-4109 Account #R723286/157642GAD Judgment Through Tax Year: 2024	\$8,501.81	
7	24-1836- CV	The County of Guadalupe, Texas v Vanderbilt Mortgage & Finance Inc.	A Manufactured Home Only, Label #TEX0361784/785, Serial #1369560591A/B, located on R63412, Guadalupe County, Texas, 1052 Indian Springs Dr, Kingsbury, Texas 78638- 1903 Account #M331550 Judgment Through Tax Year: 2024	\$2,500.00	
8	24-2697- CV	The County of Guadalupe, Texas v Debra Friesenhahn	Lot 6, Block 6, France Springs Hill Addition #2, City of Seguin, Guadalupe County, Texas (Volume 4079, Page 498 of the Official Public Records, Guadalupe County, Texas), 5037 S State Highway 123, Seguin, Texas 78155-7251 Account #R18098 Judgment Through Tax Year: 2024	\$20,000.00	
9	24-2698- CV	The County of Guadalupe, Texas v Janell L. Tiemann	Lot 48, TOR Properties II, Out of the E. Gortari Survey 16, Abstract 23, City of Seguin, Guadalupe County, Texas (Volume 1196, Page 856 of the Deed Records, Guadalupe County, Texas), 118 Navajo Trl, Seguin, Texas 78155- 6953 Account #R61318 Judgment Through Tax Year: 2024	0	
10	24-2886- CV	The County of Guadalupe, Texas v Barry Don Warren	Lot 39, Santa Clara Heights, Guadalupe County, Texas (Document #202099031678 of the Official Public Records, Guadalupe County, Texas), 1089 Santa Clara Lion, Marion, Texas 78142-0461 Account #R16735 Judgment Through Tax Year: 2024	\$28,653.47	
11	24-3141- CV	The County of Guadalupe, Texas v Gabriela Jimenez et al	5.00 Acre Tract, more or less, Out of the J.O. Blair Survey, Abstract 59, Guadalupe County, Texas (Document #202299021041 of the Official Public Records, Guadalupe County, Texas), 3225 Jakes Colony Rd, Seguin, Texas 78155-9663 Account #R127156 Judgment Through Tax Year: 2024	\$13,893.63	

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	AMOUNT OF BID
12	24-3142- CV	The County of Guadalupe, Texas v Juvenal Ramos Delgado et al	16.373 Acre tract, more or less, in the Uzziel Wakefield section #30, Survey, Abstract 326 and being that proposed tract 5 out of a 114.64 Acres tract, Guadalupe County, Texas (Document #202299019720 of the Official Public Records, Guadalupe County, Texas), FM 20 Account #R830283 Judgment Through Tax Year: 2024	\$14,271.35	
13	24-3145- CV	The County of Guadalupe, Texas v Re-Visualize LLC et al	Lot 6 Hubertuss Subvission to include a Manufactured Home, Label #PFS0670432/3, Serial #12402325A/B, located on R57829, Guadalupe County, Texas (Document #202299018799 of the Official Public Records, Guadalupe County, Texas), 438 HABERLE RD Account #R575829 Judgment Through Tax Year: 2024	\$28,341.35	
14	24-3145- CV	The County of Guadalupe, Texas v Re-Visualize LLC et al	Lot 4, Hubertuss Subdivision, Guadalupe County, Texas (Document #202299018799 of the Official Public Records, Guadalupe County, Texas), 438 HABERLE RD Account #R105548 Judgment Through Tax Year: 2024	R575829 and R105548 are being sold together	
15	24-3204- CV	The County of Guadalupe, Texas v Gregorio Duenes Jr. et al	Lots 10 and 11, of the Dibrell Addition, a subdivision of part of Lot 4, Block 16 of the Farming or Twelve Acre Lots, more or less, City of Seguin, Guadalupe County, Texas (Volume 848, Page 120 of the Deed Records, Guadalupe County, Texas), 314 Harper St, Seguin, Texas 78155-1940 Account #R4368 Judgment Through Tax Year: 2024	0	
16	24-3342- CV	The County of Guadalupe, Texas v Earnest Sanchez et al	0.896 Acres, more or less, being Lot 2, Sanchez Subdivision, a Subdivision in Guadalupe County, Texas, out of 35.255 Acres, situated in the A.M. Esnaurizar Survey, Abstract 20, City of Seguin, Guadalupe County, Texas (Document #202299024446 of the Official Public Records, Guadalupe County, Texas), 1500 Link Rd, Seguin, Texas 78155-0496 Account #R739986 And Residential Leasehold Improvement, Guadalupe County, Texas, 1500 Link Rd, Seguin, Texas 78155-0496 Account #R788491 Judgment Through Tax Year: 2024	\$18,889.72	

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	AMOUNT OF BID
17	25-0445- CV	The County of Guadalupe, Texas v Michelle Padron	Lot 35, Block 7, The Village Subdivision, Unit 4, City of Schertz, Guadalupe County, Texas (Document #202399021196 of the Official Public Records, Guadalupe County, Texas), 1017 Richmond Dr, Schertz, Texas 78154-2016 Account #R19451 Judgment Through Tax Year: 2024	\$15,894.84	
18	25-1134- CV-E	The County of Guadalupe, Texas v Jose Antonio Gonzales II	Lot 29, Seay Addition, Guadalupe County, Texas (Document #201899008398 of the Official Public Records, Guadalupe County, Texas), 526 Avenue B, Seguin, Texas 78155- 1605 Account #R17465 Judgment Through Tax Year: 2024	\$8,327.54	
19	25-1134- CV-E	The County of Guadalupe, Texas v Jose Antonio Gonzales II	Lot 16, Block 446, Acre Addition, City of Seguin, Guadalupe County, Texas (Document #2016007040 of the Official Public Records, Guadalupe County, Texas), 426 N BAUER ST Account #R11358 Judgment Through Tax Year: 2024	\$7,759.88	
20	25-1597- CV-E	The County of Guadalupe, Texas v Arafat Hayel Haifa	Lot 14, Block 10, Live Oak Hills Subdivision, City of Selma, Guadalupe County, Texas (Document #202299009186 of the Official Public Records, Guadalupe County, Texas), 1512 RICHARDS LN Account #R11215 Judgment Through Tax Year: 2024	\$5,621.86	
21	25-1974- CV-E	The County of Guadalupe, Texas v Clayton Leck	1.00 Acre, more or less, Out of the Green DeWitt Survey, Abstract 16, Guadalupe County, Texas (Document #2017027295 of the Official Public Records, Guadalupe County, Texas), 120 ANDERSON HILL Account #R24295 Judgment Through Tax Year: 2024	\$7,768.85	
22	25-1974- CV-E	The County of Guadalupe, Texas v Clayton Leck	39.00 Acres, more or less, Out of the Green DeWitt Survey, Abstract 16, Guadalupe County, Texas (Document #2017027295 of the Official Public Records, Guadalupe County, Texas), US HWY 90 Account #R24294 Judgment Through Tax Year: 2024	R24295 and R24294 are being sold together	

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<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED</u> <u>BELOW ARE OFFERED FOR SALE</u> <u>PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>					
23	14-1866-CV	The County of Guadalupe, Texas v Fletcher K. Walker, et al	50% Undivided Interest in South 50 feet of Lot A, Block 211, Acre Addition to the City of Seguin, Guadalupe County, Texas (Volume 3069, Page 999), 427 N. Goodrich St. Account #R1186/1G0020021100A10000 Bid in Trust 3/4/2025 Judgment Through Tax Year: 2023	\$44,754.64	
24	14-1866-CV	The County of Guadalupe, Texas v Fletcher K. Walker, et al	50% Undivided Interest in South 50 feet of Lot A, Block 211, Acre Addition to the City of Seguin, Guadalupe County, Texas (Volume 3069, Page 999), 427 N. Goodrich St. Account #R663797/1G0020021100A12000 Bid in Trust 3/4/2025 Judgment Through Tax Year: 2023	R1186 and R663797 are being sold together	
25	20-0620-CV	The County of Guadalupe, Texas v Lester Savage et al	1.78 Acres, more or less, out of the E. Gortari Survey, Abstract 23, City of Seguin, Guadalupe County, Texas, 1019 FM 467, Seguin, Texas 78155-7224 Account #R26439 Bid in Trust 5/6/2025 Judgment Through Tax Year: 2023	\$91,698.00	