

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

May 6, 2025 at 10:00 a.m.

On the 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**. 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 MAY 6, 2025:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MINIMUM BID	BID AMOUNT
1	20-0381-CV	The County of Guadalupe, Texas v Sylvia Gomez et al	A Manufactured Home Only Label #RAD1 4368 /687, Serial # TTLX16A31017VP12, Free wood Woodland Park, Guadalupe County, Texas, 129 APACHE TRL, SEGUIN, Texas 78155 Account #M330720 Judgment Through Tax Year: 2021	\$6,656.61	
2	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 Judgment Through Tax Year: 2023	\$83,139.22	
3	21-1552-CV	The County of Guadalupe, Texas v Karrian Harper, et al	A Manufactured Home, 1978, Bendix- Bendix II 14 feet x 68 feet. Label #TIA10312547 Serial #C007A, City of Seguin, Guadalupe County, Texas, 103 Los Nietos Ln, Seguin, Texas Account #M321945 Judgment Through Tax Year: 2020	\$500.00	
4	22-2071-CV	The County of Guadalupe, Texas v Zeffalon Brooks, Et Al	0.50 Acre, more or less out of A. O. Mansola Survey, Abstract 23, City of Seguin, Guadalupe County, Texas (Volume 1490, Page 23 of the Deed Records, Guadalupe County, Texas), 1029 FM 467 Account #RC131791 Judgment Through Tax Year: 2022	Traet 4 and 5 being sold together \$4,113.92	
5	22-2071-CV	The County of Guadalupe, Texas v Zeffalon Brooks, Et Al	A Manufactured Home Only. 1996, 28X76 Reclman-Trinity Label #PES374780/781 Serial #125152701, Located on Property Account #RC11191, Guadalupe County, Texas, 1029 FM 467 Account #M128700 Judgment Through Tax Year: 2022	Sold with Traet 4	
6	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 #TEX1311078 Serial #191AE210109471, Guadalupe County, Texas (Volume 2373, Page 0401 of the Deed Records, Guadalupe County, Texas), 258 Sandy Oaks Dr, Seguin, Texas 78155-0630 Account #R60787 Judgment Through Tax Year: 2023	\$4,259.12	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MINIMUM BID	BID AMOUNT
7	23-2525-CV	The County of Guadalupe, Texas v Reynaldo F. Davila et al	Being Lot 10 and the East 1/2 of Lot 11, New City Block 397 of the Charles Bruns Re-subdivision of Lots 1 and 4, Block 6 of the Hamman of New Mexico Units, City of Seguin, Guadalupe County, Texas (Volume 3170, Page 305 of the Deed Records, Guadalupe County, Texas), 633 E Cedar St, Seguin, Texas 78155-3810 Account #R3037 Judgment Through Tax Year: 2023		
8	23-2944-CV	The County of Guadalupe, Texas v Zsa Zsalyann Whitworth	Lot 4, Block 5, Savannah Square, Unit-1 Subdivision, City of Schertz, Guadalupe County, Texas (Document #202209001049 of the Official Public Records, Guadalupe County, Texas), 3701 Oide Moss, Schertz, Texas 78154-2962 Account #R50999 Judgment Through Tax Year: 2023	\$22,519.77	
9	24-0100-CV	The County of Guadalupe, Texas v Jesse Loyola	1.0900 Acres, more or less, out of the Cleiborn Pector Survey, Abstract #270, Guadalupe County, Texas (Document #2015020378 of the Official Public Records, Guadalupe County, Texas), 1620 Marion Rd, Marion, Texas 78124-3006 Account #R34860 Judgment Through Tax Year: 2023	\$7,446.83	
10	24-0229-CV	The County of Guadalupe, Texas v Lisa Morales, Et Al	Lot 18, Oak Hills Ranchette Subdivision, Unit 1, Guadalupe County, Texas (Volume 1882, Page 65 of the Deed Records, Guadalupe County, Texas), 128 DINKS LN Account #R117139 Judgment Through Tax Year: 2023	Traet 10 and 11 being sold together \$6,149.26	
11	24-0229-CV	The County of Guadalupe, Texas v Lisa Morales, Et Al	A Manufactured Home Only, 1996, 28'X60, Oak Creek-Southern Star Label #P1S4222/24, Serial#OC059166604/B, 128 DINKS LN Account #M137134 Judgment Through Tax Year: 2023	Sold with Tract 10	