

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

**July 1, 2025 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**. The grantee named in the deed must be the same person who was the successful bidder (Section 34.015, Texas Tax Code).
2. Th e 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 JULY 1, 2025:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	AMOUNT OF BID
1	21-1821-CV	The County of Guadalupe, Texas v Teodosa Vasquez, Et Al	A 50% undivided interest in 0.450 Acre tract, part of Lot 1, Farm Block 23, Humphries Branch Survey, Abstract #5, City of Seguin, Guadalupe County, Texas (Volume 956, Page 2 of the Deed Records, Guadalupe County, Texas), 2425 N AUSTIN ST Account #R586192 Judgment Through Tax Year: 2021	\$5,319.88	
2	21-2370-CV	The County of Guadalupe, Texas v Victor Garza	17.667 Acres, more or less, out of the Jose Flores Survey #63, Abstract #134, Guadalupe County, Texas (Volume #708990, Page 1 of the Official Public Records, Guadalupe County, Texas), ZUEHL RD, MARION, Texas 78124 Account #R774318 Judgment Through Tax Year: 2023	Withdrawn	
3	22-2067-CV	The County of Guadalupe, Texas v Arley Wheeler et al	A Manufactured Home Only, 1986, 28'x56' Oak Creek, Label #Tex0378569/570, Serial #OC03861365A/B, Located on R126145, Guadalupe County, Texas, 289 Starburst Trl, Seguin, Texas 78155-8316 Account #M317431 Judgment Through Tax Year: 2023	\$1,500.00	
4	22-2503-CV	The County of Guadalupe, Texas v Augustine Rodriguez, Jr. et al	Lot 15, Nell Thomas Addition to the City of Seguin, Guadalupe County, Texas (Volume 4064, Page 0190 of the Deed Records, Guadalupe County, Texas), 549 1/2 W COLLINS AVE Account #R18441 Judgment Through Tax Year: 2024	\$16,043.39	
5	22-2503-CV	The County of Guadalupe, Texas v Augustine Rodriguez, Jr. et al	0.1075 Acre more or less, Lot 11, Nell Thomas Addition to the City of Seguin, Guadalupe County, Texas (Volume 638, Page 277 of the Deed Records, Guadalupe County, Texas), COLLINS ST Account #R18437 Judgment Through Tax Year: 2024	\$12,183.00	
6	22-2762-CV	The County of Guadalupe, Texas v Wade Pape et al	3.403 Acres, more or less, out of the William H. Smith Survey #62, Abstract #291, Guadalupe County, Texas (Volume #20101009 of the Official Public Records, Guadalupe County, Texas), FM 775 Account #R738268 Judgment Through Tax Year: 2023	\$4,232.97	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	AMOUNT OF BID
7	23-1102-CV	The County of Guadalupe, Texas v Nicholas William Reiley et al	0.752 Acre, more or less, out of the Humphries Branch Survey, Abstract #6, and a Manufactured Home, 2007, 14'x56' Rivercrest, Label #PS10216164 et al #TXFL7841/2319, KCI, City of Seguin, Guadalupe County, Texas (Document #201999029171 of the Official Public Records, Guadalupe County, Texas), 2255 Huber Rd, Seguin, Texas 78155-0103 Account #R22408 Judgment Through Tax Year: 2023	\$7,291.60	
8	24-0094-CV	The County of Guadalupe, Texas v Jose Guevara et al	Lot 16, Muehl Road Estates and a Manufactured Home, Label #HWC0396356/357, Serial #CW10221512A/B, Guadalupe County, Texas (Volume 215, Page 9284 of the Official Public Records, Guadalupe County, Texas), 183 Muehl Rd, Seguin, Texas 78155-7874 Account #R522825 Judgment Through Tax Year: 2023	Withdrawn	
9	24-0343-CV	The County of Guadalupe, Texas v Alma Perea	Lot 198, Lake McQueeney Estates, Section 4 and a Manufactured Home, Label #TEX0166523, Serial #174411A, Guadalupe County, Texas (Document #20219022386 of the Official Public Records, Guadalupe County, Texas), 111 WILLOW DR Account #R10098 Judgment Through Tax Year: 2023	\$10,128.49	
10	24-0938-CV	New Braunfels Independent School District v Kevin Mark Neuse	Lot 56 of The Meadows, Guadalupe County, Texas, Document #190808345 of the Official Public Records, Guadalupe County, Texas), 342 Zipp Rd Account #000000037151/R12812 Judgment Through Tax Year: 2024	\$4,688.51	
11	24-0939-CV	New Braunfels Independent School District v Mario Benitez Gonzales et al	Lot 31, Block 8, Castle Ridge, Unit 3, City of New Braunfels, Guadalupe County, Texas (Document #2018900827 of the Official Public Records, Guadalupe County, Texas), 2039 Belvedere Ct, New Braunfels, Texas 78130-2686 Account #R574119/000000144076 Judgment Through Tax Year: 2023	\$13,416.17	
12	24-2160-CV	The County of Guadalupe, Texas v Reynaldo H. Martinez, Jr. et al	A Manufactured Home Only, Label #TEX0307504/5, Serial #1343549983A/B, located on Tax Account #4216021627 at 203 Enchantment Ln, Guadalupe County, Texas, 203 Enchantment Ln, New Braunfels, Texas 78130- 9520 Account #M331750/000000415471 Judgment Through Tax Year: 2023	\$4,299.23	