

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

May 5, 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 MAY 5, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	14-2214-CV	The County of Guadalupe, Texas v Clemon Clark, et al	The North half of the Northeast Quarter (N 1/2 of N 1/4) of Lot B-1, Block 129, Acre Lots Addition to the City of Seguin, Guadalupe County, Texas (Volume 211, Page 408 of the Deed Records, Guadalupe County, Texas), 622 S. Goodrich Account #R1064/1G0020012900B10000 Judgment Through Tax Year: 2024	\$22,412.90
2	21-1058-CV	The County of Guadalupe, Texas v Avelardo Casarez	Lot 41, the Park at Creekside, Phase 3, and a Manufactured Home, 16'X76', Guadalupe County, Texas, Volume 219, Page 281 of the Deed Records, Guadalupe County, Texas), 252 PARKCREEK DR Account #R117154 Judgment Through Tax Year: 2024	-0-
3	21-1058-CV	The County of Guadalupe, Texas v Avelardo Casarez	A 14'X60' Manufactured Home Only, located on Tax Account No. R117154, Guadalupe County, Texas, 252 PARKCREEK DR Account #M318979 Judgment Through Tax Year: 2024	-0-
4	23-0486-CV	The County of Guadalupe, Texas v Chelsey Rhea Rozzell, Individually and as Independent Administrator of the Estate of Janie Rhea Rozzell	BEING A 0.0017360 ROYALTY INTEREST IN THE ALLEN, J. E. -B-LEASE, RRC# 01-02272, OPERATED BY TEXAS PETROLEUM INVESTMENT CO., LOCATED IN THE H. COTTLE SURVEY, A-13, GUADALUPE COUNTY, TEXAS. Account #N110960 Judgment Through Tax Year: 2024	\$3,410.21
5	23-0486-CV	The County of Guadalupe, Texas v Chelsey Rhea Rozzell, Individually and as Independent Administrator of the Estate of Janie Rhea Rozzell	BEING A 0.0034720 ROYALTY INTEREST IN THE ALLEN, J. E. -A-LEASE, RRC# 01-03671, OPERATED BY TEXAS PETROLEUM INVESTMENT CO., LOCATED IN THE H. COTTLE SURVEY, A-13, GUADALUPE COUNTY, TEXAS. Account #N119656 Judgment Through Tax Year: 2024	\$1,752.64

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	23-0486-CV	The County of Guadalupe, Texas v Chelsey Rhea Rozzell, Individually and as Independent Administrator of the Estate of Janie Rhea Rozzell	BEING A 0.000977 ROYALTY INTEREST IN THE POSEY BAKER LEASE, RRC# 01-02780, OPERATED BY TEXAS PETROLEUM INVESTMENT CO., LOCATED IN THE J. W. ROBINSON SURVEY, A-275, GUADALUPE COUNTY, TEXAS. Account #N339609 Judgment Through Tax Year: 2024	\$337.89
7	23-2387-CV	The County of Guadalupe, Texas v Dale Mueller et al	Lot 195, Hickory Forrest, Guadalupe County, Texas (Volume 823, Page 456 of the Deed Records, Guadalupe County, Texas), 4715 Hickory Forrest Dr, Seguin, Texas 78155-8625 Account #R8009 Judgment Through Tax Year: 2024	Selling R8009 and M105542 together- \$35,321.60
8	23-2387-CV	The County of Guadalupe, Texas v Dale Mueller et al	A Manufactured Home Only, 1970, 12X56, 1970, Manatee, Label #TEX2016212, located on Tax Account No. R8009, Guadalupe County, Texas, 4687 HICKORY FORREST DR Account #M105542 Judgment Through Tax Year: 2024	Selling R8009 and M105542 together- \$35,321.60
9	24-1712-CV	The County of Guadalupe, Texas v Robert Juarez	North Center 52 feet of Lot 3, Block 246, Farm Addition to the City of Seguin, Guadalupe County, Texas (Volume 1849, Page 225 of the Deed Records, Guadalupe County, Texas), 814 N Goodrich St, Seguin, Texas 78155-4422 Account #R5585 Judgment Through Tax Year: 2024	\$8,389.75
10	25-0822-CV-C	The County of Guadalupe, Texas v Justin Melton	A Manufactured Home only, Label #LOU0053920/21, Serial #53530429KA/B, located on RC66755, Guadalupe County, Texas, 2022 Oak St, Schertz, Texas 78154-3009 Account #M334925 Judgment Through Tax Year: 2024	\$5,000.00
11	25-0822-CV-C	The County of Guadalupe, Texas v Justin Melton	A Manufactured Home only, Label #TXS0616942, Serial #NT4113903, Located on R106594, Guadalupe County, Texas, 219 Hana Ln, Cibolo, Texas 78108-3722 Account #M334979 Judgment Through Tax Year: 2024	\$4,640.11

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	25-1086-CV-C	The County of Guadalupe, Texas v Linda G. Arriaga	A Manufactured Home Only, Label ARK0013148, Serial #GDBBAR18805563, located on R129974, Guadalupe County, Texas, 315 GAITAN LN Account #M327487 Judgment Through Tax Year: 2024	\$500.00
13	25-1129-CV-C	The County of Guadalupe, Texas v Francisco J. Ponce, Sr.	Lot 5, Block 7, Freeway Manor Subdivision, Guadalupe County, Texas (Document #201899011156 of the Official Public Records, Guadalupe County, Texas), 2404 PINE ST, SCHERTZ, Texas 78154 Account #R6440 Judgment Through Tax Year: 2024	\$2,409.08
14	25-1821-CV-C	The County of Guadalupe, Texas v Ennio Rafael Fuentes	A Manufactured Home Only, Label #TEX0248382/3, Serial #07110A/B, Located on R772778, Guadalupe County, Texas, 3770 FM 725, NEW BRAUNFELS, Texas Account #M329525/157321GAD Judgment Through Tax Year: 2024	\$5,000.00
15	25-1821-CV-C	The County of Guadalupe, Texas v Ennio Rafael Fuentes	A Manufactured Home Only, 14' x 60', Located on R69720, Guadalupe County, Texas, 3766 FM 725 Account #M325186/143310GAD Judgment Through Tax Year: 2024	\$1,462.12