

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

November 1, 2022 at 10:00 AM

North Courthouse Steps of Medina County, Texas

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 Medina County Sheriff’s Department**. 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. A policy of title insurance may be difficult to obtain.
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 and property appraised as agricultural land. 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 NOVEMBER 1, 2022:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER # AND AMOUNT
1	18-06-25027-CV	The County of Medina, Texas v Vongdao Sisouvang, et al	A Manufactured Home Only, Label #TEX0280795, Serial #T1070, Medina County, Texas, 19233 First St, Lytle, Texas 78052; Account #M54747; Judgment Through Tax Year: 2019	\$500.00	
2	20-04-26413-CV	The County of Medina, Texas v Rosa Barrientes	A Manufactured Home Only, Label #DLS0058631, Serial #2629521755, 2206 Avenue U, Hondo, Medina County, Texas 78861; Account #R31884; Judgment Through Tax Year: 2016	\$1,400.00	
3	20-04-26426-CV	The County of Medina, Texas v Michael W. Bendele	Manufactured Home Only, Label # RAD0967700/1, Serial #TXFLV84A52974WC12 & TXFLV84B52974WC12, 28' x 48', 796 CR 374 Rio Medina, Medina County, Texas 78066; Account #R58798; Judgment Through Tax Year: 2020	\$8,150.00	
4	20-06-26518-CV	The County of Medina, Texas v Majid Howiatdost et al	25.00 Acres, more or less, out of the T. Thomas Survey #516, Abstract 963, Medina County, Texas (Volume 828, Page 517 of the Deed Records, Medina County, Texas), County Road 6711, Natalia, Texas; Account #R33332; Judgment Through Tax Year: 2021	PULLED	
5	20-06-26518-CV	The County of Medina, Texas v Majid Howiatdost et al	5.23 Acres, more or less, out of the T. Thomas Survey #516, Abstract 963, Medina County, Texas (Volume 828, Page 513 of the Deed Records, Medina County, Texas), County Road 6711, Natalia, Texas; Account #R35160; Judgment Through Tax Year: 2021	PULLED	
6	20-06-26525-CV	The County of Medina, Texas v William Charles Keich et al	Lots 9, 10, 11, 12 and 13, Part of Lots 6, 7, 8 and 14, Block 3, Medina County, Texas (Volume 456, Page 1101 of the Deed Records, Medina County, Texas), 7400 County Road 525, Dhanis, Texas 78850; Account #R16046; Judgment Through Tax Year: 2021	PULLED	
7	20-11-26801-CV	The County of Medina, Texas v Rebecca Martinez	Lot 9 & 10, Block 6, Mayer Subdivision, City of Hondo, Medina County, Texas (Document #2011001303 of the Official Public Records, Medina County, Texas), 1501 AVE V, HONDO, Texas 78861; Account #R17921; Judgment Through Tax Year: 2020	PULLED	
8	21-06-27152-CV	The County of Medina, Texas v Michael Friesenhahn, et al	10.00 Acres, more or less, being Lot 54 GK Properties, Unit 2, Medina County, Texas (Volume 643, Page 144, Deed Records, Medina County, Texas), County Road 243, Hondo, Texas; Account #R20234; Judgment Through Tax Year: 2021	PULLED	
9	21-10-27367-CV	The County of Medina, Texas v Edward Ruiz	The East half of Lots 10 and 11, Block 7, of the George H. Bendele Estate Addition to the City of Hondo, Medina County, Texas (Volume 233, Page 107, Deed Records, Medina County, Texas), 1709 15TH ST, HONDO, Texas 78861; Account #R17148; Judgment Through Tax Year: 2020	\$4,950.00	
10	21-10-27405-CV	The County of Medina, Texas v Juan N. Limon, Jr.	1.0075 Acre, more or less, out of Survey #942, William Templin, Abstract #970, Medina County, Texas (Volume 189, Page 782 of the Deed Records, Medina County, Texas), CR 5216; Account #R9030; Judgment Through Tax Year: 2021	\$12,450.00	
11	21-10-27411-CV	The County of Medina, Texas v Narciso D. Reyes et al	Lot 1, Block C, Windrow Addition to the City of Hondo, Medina County, Texas (Volume 252, Page 400 of the Deeds Records, Medina County, Texas), 1607 22nd St., Hondo, Texas 78861-2705; Account #R18465; Judgment Through Tax Year: 2021	PULLED	
<p>RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></p>					
12	20-05-26469-CV	The County of Medina, Texas v Silveria Sanchez et al	Lot 28 & 29, Block 139, City of Natalia, Medina County, Texas (Document No. 2022008387 of the Official Public Records, Medina County, Texas), 415 Aubrey, Natalia, Texas; Account #R19300; Bid in Trust 8/2/2022; Judgment Through Tax Year: 2021	\$500.00	