

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

November 7, 2023 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 7, 2023:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	
1	17-08-24355-CV	The County of Medina, Texas v Ernest L. Brumage et al	being 0.33 acres, more or less, out of the Robert Atkinson Survey #5 and comprising a portion of Lot 30, Block 15, of the Wheeler Kelly Hagney, Investment Co. Subdivision and a Manufactured Home, Label #TXS0563233, Serial #21248E3095, 12' x 44', Medina County, Texas (Volume 218, Page 153, Deed Records, SAVE & EXCEPT that property more particularly described in Volume 275, Page 665, Deed Records, Medina County, Texas), HWY 132 N, Devine 78016; Account #R24307; Judgment Through Tax Year: 2018	WITHDRAWN	
2	19-02-25536-CV	The County of Medina, Texas v Jesus Espinoza, ET AL	A Manufactured Home Only, Label #TEX0282853, Serial #HCTXSN4560, located at 173 CR 6815, Lytle, Medina County, Texas, 173 County Road 6815, Natalia, Texas 78059-2523; Account #R57040; Judgment Through Tax Year: 2021	\$1,000.00	
3	20-04-26404-CV	The County of Medina, Texas v Andrew Trinidad	A Manufactured Home Only, Label#PFS0453020/21, Serial #12528595A/B, Medina County, Texas, 2300 Cedar St Lot 66, Hondo, Texas 78861-3708; Account #M65409; Judgment Through Tax Year: 2019	\$3,650.00	
4	22-01-27525-CV	The County of Medina, Texas v Sara Rodriguez Estate	0.5564 Acres, more or less, out of the D. G. Burnett Survey No. 441, Abstract No. 49, Medina County, Texas (Volume 333, Page 660, Deed Records, Medina County, Texas), CR 512, D'Hanis, Texas; Account #R1771; Judgment Through Tax Year: 2021	\$14,900.00	
5	22-08-27907-CV	The County of Medina, Texas v Jesus Cortez	0.115 Acre, more or less, in the Henry Ransing Survey #517, Abstract #817, Medina County, Texas (Volume 112, Page 751 of the Deed Records, Medina County, Texas), 15710 Main St, Lytle, Texas 78052-3512; Account #R7815; Judgment Through Tax Year: 2022	\$40,000.00	
6			0.2872 Acres, more or less, in the Henry Ransing Survey #517, Abstract #817, Medina County, Texas (Document #2015000574 of the Official Public Records, Medina County, Texas), 15704 Main St, Lytle, Texas 78052-3512; Account #R7816; Judgment Through Tax Year: 2022	\$4,000.00	
7	22-09-27975-CV	The County of Medina, Texas v Anthony McMillan et al	Lot 404, Twin Lake Ranch Estates, Medina County, Texas (Volume 770, Page 1270 of the Deed Records, Medina County, Texas), 508 CR 6850, LYTLE, Texas 78052; Account #R25522; Judgment Through Tax Year: 2022	\$11,300.00	
8	22-11-28048-CV	The County of Medina, Texas v Jesus Araujo et al	Lot 85, Twin Lake Ranch Estates, Unit 1, Medina County, Texas (Document # 2015000334 of the Official Public Records, Medina County, Texas), 521 CR 6841, Lytle, Texas 78052; Account #R25233; Judgment Through Tax Year: 2022	\$19,700.00	
9			150' x 125' out of Lot 22, Twin Lake Ranch Estates, Medina County, Texas (Volume 570, Page 1029 and Volume 527, Page 879, Deed Records, Medina County, Texas), CR 6840, Lytle, Texas 78052 Account #R66730; Judgment Through Tax Year: 2022	\$3,850.00	
10	23-04-28332-CV	The County of Medina, Texas v Alonzo Zavala et al	Lot 5, Block 4, Lake Shore Estates, A Subdivision in the City of Lytle, Medina County, Texas (Volume 775, Page 829 of the Deed Records, Medina County, Texas), 15918 Lake Shore Dr, Lytle, Texas 78052 4549; Account #R68233; Judgment Through Tax Year: 2022	WITHDRAWN	