

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

**August 2, 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 AUGUST 2, 2022:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BIDDER	AMT
1	17-10-24484-CV	The County of Medina, Texas v Manuel V. Guevara, Jr.	11.572 Acres, more or less, being Lot 14, Chaparral Acres Subdivision, Medina County, Texas (Volume 369, Page 4, Deed Records, and Document No. 2022003765, Official Public Records, Medina County, Texas), 1010 CR 245, HONDO, Texas 78861 Account #R19866; Judgment Through Tax Year: 2021	<b>WITHDRAWN</b>		
2	17-12-24614-CV	The County of Medina, Texas v Kenneth D. Clark	A Manufactured Home Only, Label #NTA0806688, Serial #1PTX6732TX, City of LaCoste, Medina County, Texas, 11725 FM 2790 West, Unit 65, Lacoste, Texas 78039 Account #M57282; Judgment Through Tax Year: 2021	<b>WITHDRAWN</b>		
3	19-06-25889-CV	The County of Medina, Texas v Ysenia Rodriguez	A Manufactured Home Only, Label #NTA0928078, Serial #TXXCTC994309, located on Jackson Trailer Park, Space 29, Medina County, Texas, 2300 Cedar St Account #M65397; Judgment Through Tax Year: 2021	\$4,500.00		
4	20-05-26469-CV	The County of Medina, Texas v Silveria Sanchez	Lot 28 & 29, Block 139, City of Natalia, Medina County, Texas (Volume 172, Page 9 of the Deed Records, Medina County, Texas), 415 Aubrey, Natalia, Texas Account #R19300; Judgment Through Tax Year: 2021	\$14,800.00		
5	20-06-26523-CV	The County of Medina, Texas v Ysrael De La Garza	Improvement Only on RR Row, out of the A. Gsell Survey #185, Abstract 427, City of Hondo, Medina County, Texas, 1327 18th St, Hondo, Texas 78861-1823 Account #R3851; Judgment Through Tax Year: 2020	\$9,450.00		
6	20-07-26582-CV	The County of Medina, Texas v Dayna Lee Green	10.00 Acres, more or less, being Tract #65A, Rancho Hondo Subdivision, G.K. Properties #2, Medina County, Texas (Document #2015006625 of the Deed Records, Medina County, Texas), County Road 244; Account #R20245; Judgment Through Tax Year: 2021	<b>WITHDRAWN</b>		
7	20-07-26591-CV	The County of Medina, Texas v Santos Saldana	The North 1/2 of Lots 1 & 2, Block 141, City of Natalia, Medina County, Texas (Volume 121, Page 150 of the Deed Records, Medina County, Texas), 711 6th St, Natalia, Texas 78059-2139; Account #R19321; Judgment Through Tax Year: 2021	<b>WITHDRAWN</b>		
8	20-11-26790-CV	The County of Medina, Texas v Belinda Barrios	A Manufactured Home Only, Label #NTA0876608/9, Serial #1PTX7411ATX/BTX, City of Hondo, Medina County, Texas, 1303 AVE E, HONDO, Texas 78861 Account #R78664; Judgment Through Tax Year: 2021	<b>WITHDRAWN</b>		
9	20-11-26799-CV	The County of Medina, Texas v Randy D. Cross	Part of Lot 11, Block 4, Hunter's Lake Subdivision, Unit 1, Medina County, Texas (Vol. 477, Page 1053 of the Deed Records, Medina County, Texas), 321 County Road 6752, Devine, Texas 78016; Account #R57881; Judgment Through Tax Year: 2021	\$10,100.00		
10	21-05-27078-CV	The County of Medina, Texas v Linda Charlotte Lee	1.00 Acre, out of 13.48 Acre Tract, more or less, being part of Lot 2A, Block 5, San Antonio Trust Subdivision of Lands, Medina County, Texas (Volume 708, Page 400, Official Public Records, Medina County, Texas), County Road 5714, Natalia, Texas Account #R69073; Judgment Through Tax Year: 2020	\$1,700.00		
11	21-06-27136-CV	The County of Medina, Texas v Jens C. Williamson	10.31 Acres, more or less, out of the Ottis Mumme Survey #250, Abstract 1793, Medina County, Texas (Volume 558, Page 816, Deed Records, Medina County, Texas), CR 241; Account #R60554; Judgment Through Tax Year: 2021	\$11,500.00		
12	21-06-27153-CV	The County of Medina, Texas v Arnold Garza	Lot 2, Block 140, City of Natalia, Medina County, Texas (Volume 281, Page 1092, Deed Records, Medina County, Texas), 502 Bartlett St, Natalia, Texas Account #R19303; Judgment Through Tax Year: 2021	\$9,900.00		
13	21-07-27232-CV	The County of Medina, Texas v Irene Alvarez	Lot 321, Twin Lakes Ranch Estates Subdivision, Medina County, Texas (Volume 322, Page 857, of the Deed Records, Medina County, Texas), 616 CR 6848, Lytle, Texas 78052; Account #R25443; Judgment Through Tax Year: 2021	<b>WITHDRAWN</b>		
14	21-07-27236-CV	The County of Medina, Texas v Rafael Torres	16.0799 Acres, more or less, out of the A. Campbell Original Survey No. 447, and being a portion out of Lot 9 A, Block 9, San Antonio Trust Subdivision, Medina County, Texas (Volume 766, Page 388 SAVE & EXCEPT that property more particularly described in Document #2020010370 of the Deed Records, Medina County, Texas), 964 County Road 6710, Natalia, Texas 78059; Account #R65023; Judgment Through Tax Year: 2021	<b>WITHDRAWN</b>		
15	21-12-27462-CV	The County of Medina, Texas v Joe Anthony Leyva	0.214 Acres, more or less, out of Survey #438, Joseph McGinnis, Abstract #663, Medina County, Texas (Document #2020001765 of the Deed Records, Medina County, Texas), CR 4210; Account #R51720; Judgment Through Tax Year: 2021	<b>WITHDRAWN</b>		