

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

**August 6, 2024 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. **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 AUGUST 6, 2024:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER
1	16-04-23588-CV	The County of Medina, Texas v John A. Okane, et al	Mobile Home Only, Label Number TEX0187845, MELODY HOME MANUFACTURING/TIMCO, located on Lot 67, Fawn Valley, Unit 2, Medina County, Texas, 350 CR 4641, Hondo, Texas 78861-5832 Account #R60461; Judgment Through Tax Year: 2017	\$7,450.00	
2	17-10-24484-CV	The County of Medina, Texas v Manuel V. Guevara, Jr. et al	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>	
3	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	
4	20-04-26432-CV	The County of Medina, Texas v Albino Vera, Jr. et al	A Manufactured Home Only, SERIAL # TX147641396D, LABEL # TEX0239220, located on Lot 22, Block 2, San Antonio Trust, Medina County, Texas, 671 County Road 6610; Account #R68776; Judgment Through Tax Year: 2019	\$4,620.00	
5	21-10-27404-CV	D'Hanis Independent School District v Alafredo Leyva	0.2733 Acre, more or less, out of Survey No. 438, Joseph McGinnis, Abstract #663, Medina County, Texas (Volume 240, Page 426 of the Deed Records, Medina County, Texas), CR 4210; Account #R34540; Judgment Through Tax Year: 2022	\$11,050.00	
6	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	\$7,850.00	
7	22-04-27653-CV	The County of Medina, Texas v Sheryl Cordova et al	Lot 100, Devine Hills Subdivision, Unit 2, Medina County, Texas (Document #2018002791 of the Deed Records, Medina County, Texas), 695 CR 775, DEVINE, Texas 78016; Account #R59051; Judgment Through Tax Year: 2022	<b>WITHDRAWN</b>	
8	22-05-27735-CV	The County of Medina, Texas v Juan E. Peralta, Jr. et al	1.00 Acres, more or less, out of Lot 36, Block 5, San Antonio Trust Subdivision of Lands, Medina County, Texas (Volume 84, Page 157 of the Deed Records, Medina County, Texas), 219 CR 679; Account #R23736; Judgment Through Tax Year: 2022	\$1,500.00	
9			A Manufactured Home Only, 1999, 36' x 66' Oak Creek, Label #PFS062410/11, Serial #OC05003693A/B, located on Lot 36, Block 5, San Antonio Trust, Medina County, Texas, 219 CR 679, NATALIA, Texas 78059 Account #R64337; Judgment Through Tax Year: 2022	\$5,850.00	
10	22-08-27911-CV	The County of Medina, Texas v Rochelle Bernsen et al	2.098 Acres, more or less, being a portion of Abstract & Survey #5, Robert Atkinson; being a portion of that certain 13.82 Acre tract of land, more or less, conveyed to Terry L. Bernsen (2008006153) Medina County, Texas (Documents 2015003105 and 2015005756 SAVE & EXCEPT 2015007610, Official Public Records, Medina County, Texas), 728 County Road 6725, Devine, Texas 78016-4189; Account #R1298; Judgment Through Tax Year: 2021	\$12,850.00	
11	22-09-27978-CV	The County of Medina, Texas v Reymundo Rodriguez	4.44445% Undivided Interest in 16.69 Acres, more or less, out of J. T. Dasher Survey #941, Abstract 349, Medina County, Texas (Document No. 2021005658, Official Public Records, Medina County, Texas), 240 CR 442, HONDO, Texas 78861; Account #R129534/CAD #509649; Judgment Through Tax Year: 2023	\$2,400.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER
12	23-04-28347-CV	The County of Medina, Texas v Dana Schulze et al	10.0695 Acres, more or less, being part of Lot 29, Block 3, San Antonio Trust Subdivision of lands, Medina County, Texas (Volume 853, Page 260 and Document #2022011864 of the Official Public Records, Medina County, Texas), 498 County Road 570, Devine, Texas 78016-4004; Account #R23347; Judgment Through Tax Year: 2023	\$15,150.00	
13			5 Acre, more or less, out of the Ed Tosbie Survey and comprising a portion of Lot 85, Block 4, San Antonio Trust Subdivision, Medina County, Texas (Volume 304, Page 750 of the Deed Records, Medina County, Texas), 579 W County Road 678, Natalia, Texas 78059-2227; Account #R23577 and #R23578; Judgment Through Tax Year: 2023	\$9,250.00	
14	23-06-28495-CV	The County of Medina, Texas v Anthony Rodriguez	A Manufactured Home Only, 1997 Oakwood, Label #NTA0701456, Serial #HOTX09904011, Out of the Joseph Mc Ginnis Survey 438, Abstract 663, Medina County, Texas, CR 4210; Account #R80470; Judgment Through Tax Year: 2023	\$2,500.00	
15	23-09-28672-CV	The County of Medina, Texas v Elias Trevino et al	Lot 5 and the West 5 feet of Lot 4, Block 5, of the J.W. Miller Addition to the City of Hondo, Medina County, Texas (Volume 338, Page 414 of the Deed Records, Medina County, Texas), 809 26th St, Hondo, Texas 78861-3101; Account #R18054; Judgment Through Tax Year: 2021	\$5,600.00	
16	23-10-28732-CV	The County of Medina, Texas v Michael Lynn Gierisch	A 2014 CMH Manufactured Home Only, Label #NTA1638516, Serial #CLW03755TX, Located on Part of Lot 4, Calhoun Subdivision, Medina County, Texas, 165 County Road 761, Devine, Texas 78016-4398; Account #R87769; Judgment Through Tax Year: 2023	<b>WITHDRAWN</b>	
17			A Manufactured Home Only, Label #NTA1157015/16, Serial #TC02TX0106223A/B, Located on Lot 5 of the Calhoun Subdivision, Medina County, Texas, 165 CR 671 Account #R66956; Judgment Through Tax Year: 2023		
18	23-10-28735-CV	The County of Medina, Texas v Beatriz V. Leija et al	Lot 56, Forest Woods, Unit 2, Medina County, Texas (Part of Document 2022011896 of the Official Public Records, Medina County, Texas), 278 County Road 6862, Natalia, Texas 78059-2542; Account #R61335; Judgment Through Tax Year: 2023	\$6,150.00	
19			Lot 57, Forest Woods, Unit 2, Medina County, Texas (Part of Document #2022011896 of the Official Public Records, Medina County, Texas), 266 County Road 6862, Natalia, Texas 78059-2542; Account #R61336; Judgment Through Tax Year: 2023	\$22,600.00	
20	23-10-28739-CV	The County of Medina, Texas v Carmen C. Medrano et al	Lot 18, Block 1, Big Valley Subdivision, Unit 1, Medina County, Texas (Volume 50, Page 606 of the Deed Records, Medina County, Texas), 489 PR 180 Account #R19542; Judgment Through Tax Year: 2023	\$7,600.00	