

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

**November 5, 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 the Medina County Sheriff's Office**. 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 NOVEMBER 5, 2024:**

| TRACT | SUIT #         | STYLE  | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #   | MIN BID     | BIDDER # | AMOUNT OF PURCHASE |
|-------|----------------|--|---|-------------|----------|--------------------|
| 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 | \$1,500.00  |          |                    |
| 2     | 18-06-25047-CV | The County of Medina, Texas v Glenn E. Elder, et al    | A Manufactured Home Only, Label #NTA0819755, Serial #1PTX6803TX, Medina County, Texas, 356 PR 7504; Account #R70176; Judgment Through Tax Year: 2018  | \$8,100.00  |          |                    |
| 3     | 19-06-25889-CV | The County of Medina, Texas v Ysenia Rodriguez, et al  | A Manufactured Home Only, Label #NTA0928078, Serial #TXTXCTC994309, located on Jackson Trailer Park, Space 29, Medina County, Texas, 2300 Cedar St; Account #M65397; Judgment Through Tax Year: 2021  | \$4,500.00  |          |                    |
| 4     | 20-04-26401-CV | The County of Medina, Texas v Patsy Ybarra Reza        | A Manufactured Home Only, Label #TEX0202850, Serial #12509062, Medina County, Texas, 1201 Houston St Trlr 12, Castroville, Texas 78009-2772; Account #M55913/CAD 55913; Judgment Through Tax Year: 2023   | \$6,000.00  |          |                    |
| 5     | 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', Medina County, Texas, 796 County Road 374, Rio Medina, Texas 78066-2531; Account #R58798; Judgment Through Tax Year: 2020   | \$13,000.00 |          |                    |
| 6     | 20-04-26454-CV | The County of Medina, Texas v Maria E. Contreras et al | 20' of land of Lot 3, all of Lot 4, Block 42, City of Hondo, Medina County, Texas (Volume 51, Page 468 of the Deed Records, Medina County, Texas), 421 16th St, Hondo, Texas 78861-1907<br>Account #R16559; Judgment Through Tax Year: 2021   | \$9,300.00  |          |                    |
| 7     | 21-07-27236-CV | The County of Medina, Texas v Rafael Torres et al      | 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 338 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  | \$2,400.00  |          |                    |
| 8     | 22-07-27824-CV | The County of Medina, Texas v Eduardo Gutierrez        | Lot 10, Block 2, Simon Mayer Addition, City of Hondo, Medina County, Texas (Volume 317, Page 574 of the Deed Records, Medina County, Texas), 2109 14th St, Hondo, Texas 78861-1668<br>Account #R17906; Judgment Through Tax Year: 2023  | \$11,800.00 |          |                    |
| 9     | 22-07-27832-CV | The County of Medina, Texas v Pascuala Ramos et al     | Lot 4, Block 2, Simon Mayer Addition, City of Hondo, Medina County, Texas (Volume 208, Page 301 of the Deed Records, Medina County, Texas), 2112 15th St, Hondo, Texas 78861-1660<br>Account #R17900; Judgment Through Tax Year: 2023   | \$12,300.00 |          |                    |
| 10    | 22-11-28049-CV | The County of Medina, Texas v Margaret Essary et al    | 18.75 Acres, more or less, out of a 25 Acre tract of land, out of the E. Tosbie Survey #36, Abstract 1422, Medina County, Texas (Volume 224, Page 5 of the Deed Records, Medina County, Texas), FM 463<br>Account #R11451; Judgment Through Tax Year: 2023  | \$25,400.00 |          |                    |
| 11    | 22-11-28050-CV | The County of Medina, Texas v Kevin Lockwood et al     | Lot 78, Cattleman's Crossing Subdivision, Unit 1, Medina County, Texas (Volume 573, Page 772 of the Deed Records, Medina County, Texas), 218 S County Road 5602, Castroville, Texas 78009-1910<br>Account #R19765; Judgment Through Tax Year: 2023  | \$5,000.00  |          |                    |
| 12    |                |  | Improvement Only being a Manufactured Home, Lot 78, Cattleman's Crossing, Unit 1, 218 CR 5602, Castroville, Medina County, Texas, 218 S County Road 5602, Castroville, Texas 78009-1910<br>Account #R77905; Judgment Through Tax Year: 2023   | \$18,700.00 |          |                    |
| 13    | 22-11-28052-CV | The County of Medina, Texas v Felicitas Reyes et al    | Lots 8 & 9, Block 138, Township of Natalia, Medina County, Texas (Volume 105, Page 269 of the Deed Records, Medina County, Texas), 312 BARTLETT ST, NATALIA, Texas 78059<br>Account #R19270; Judgment Through Tax Year: 2023  | \$9,500.00  |          |                    |
| 14    | 23-03-28274-CV | The County of Medina, Texas v Urbano C. Ortiz et al    | East 26.5 Feet of Lot 2 and all of Lot 3, Block No. 34, Natalia Townsite, City of Natalia, Medina County, Texas (Volume 127, Page 158 of the Deed Records, Medina County, Texas), 511 FIFTH ST, NATALIA, Texas 78059; Account #R19085; Judgment Through Tax Year: 2023  | \$15,500.00 |          |                    |
| 15    | 23-04-28321-CV | The County of Medina, Texas v Romulo Torres et al      | 1994 Silver Creek Manufactured Home Only, Label #TEX0532170, Serial #SCH01016794, Located on part of Lot 6, Block 6, San Antonio Trust, Medina County, Texas, 107 W County Road 672, Natalia, Texas 78059-2207; Account #R85524; Judgment Through Tax Year: 2023  | \$3,500.00  |          |                    |
| 16    | 23-10-28734-CV | The County of Medina, Texas v Scott Keylich et al      | A 2000 Palm Harbor Manufactured Home Only, Label #PFS0463645/46, Serial #PH172814A/B, Located on Part of Lot 6, Block 34, San Antonio Trust, Devine, Medina County, Texas, 3795 CR 5710<br>Account #R78414; Judgment Through Tax Year: 2023   | \$2,500.00  |          |                    |