

NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE:

DECEMBER 6, 2022, AT 2:00 P.M.

PLACE:

RAY MAUER COURTHOUSE ANNEX

The property listed below will be sold at Sheriff's Sale at the Ray Mauer Courthouse Annex, 403 12th Street in Bandera, Texas, on December 6, 2022, beginning at 2:00 P.M. The Sheriff or his agent will sell the property to the highest bidder for cash upon oral bids under the rules governing auction sales generally. The bidding must start at the amount set out opposite each tract and no lesser bid may be accepted. The opening bid consists of the amount of taxes and costs adjudged due against each tract of real property, plus fees of sale and taxes coming due since the date of judgment so that all taxes are paid with the opening bid. All sales are made subject to the right of the former owner to redeem within six months or two years (for homesteads or ag-use land) from the date the purchaser's deed is filed for record. The redemption amount is purchase price plus 25% at the end of year one, or 50% if the redemption occurs during year two. Purchasers will receive the ordinary type of Sheriff's Deed, which is without warranty, expressed or implied. It will also be necessary that the bidders satisfy themselves concerning the location of the property on the ground prior to the sale. Maps or plats of the subdivision are on file in the office of the Bandera County Clerk and all papers in the suits upon which this sale is based are on file in the office of the Bandera County District Clerk (suit numbers are indicated following the property description.)

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ITEM #1	\$11,513.00
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2.90 acres, more or less, Tract 59, C.C. Gibbs Survey, A936, Bandera County, Texas, as described in Volume 1004, Page 386, Deed Records of Bandera County, Texas. (Account No. 188618)

Suit No: 19-070
MARK CHESWICK, ET AL.
Value: \$87,290.00

ITEM #2	\$7,124.00
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Lot 367, Section G, Lake Medina Shores Subdivision, or as more fully described in Volume No. 341, Page 600 of the Deed Records of Bandera County, Texas. (Account No. 161703)

Suit No: 19-460
MARY HINOJOSA, ET AL.
Value: \$18,290.00

ITEM #3	\$10,022.00
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Lot 21, Block 2, Twin Lakes Resort City No. 2, including any and all improvements, or as more fully described in Volume No. 924, Page 13 of the Deed Records of Bandera County, Texas. (Account No. 166523 and 187377)

Suit No: 20-144
GABRIEL BARRERA
Value: \$27,360.00

ITEM #4

\$2,570.00

Lot 12, Section 14, Flying "L" Ranch Subdivision, or as more fully described in Volume No. 186, Page 61 of the Deed Records of Bandera County, Texas. (Account No. 174051)

Suit No: 20-203

DIANA ANDERSON ALSO KNOWN AS DIANA R. ENGER

Value: \$16,740.00

ITEM #5

\$2,665.00

Lots 4 and 5, Block 52, Bandera Pass Subdivision, or as more fully described in Volume No. 102, Pages 525 and 557 of the Deed Records of Bandera County, Texas. (Account No. 171606)

Suit No: 20-290

HENRY G. BOOTH, ET AL.

Value: \$3,000.00

ITEM #6

\$2,665.00

Lots 6 and 7, Block 54, Bandera Pass Subdivision, or as more fully described in Volume No. 102, Page 560 of the Deed Records of Bandera County, Texas. (Account No. 171607)

Suit No: 20-290

HENRY G. BOOTH, ET AL.

Value: \$3,000.00

ITEM #7

\$4,776.00

Lots 11-12, 23 and 24, Block 131, Subdivision F, Avalon Ranch, Inc. any and all improvements, or as more fully described in Volume No. 841, Page 302 of the Deed Records of Bandera County, Texas. (Account No. 154504 and 154505)

Suit No: 20-365

SANDY LANGE

Value: \$16,680.00

ITEM #8

\$4,835.00

Lot 191, Section D, Lake Medina Shores Subdivision, or as more fully described in Volume No. 296, Page 896 of The Deed Records of Bandera County, Texas. (Account No. 158951)

Suit No: 20-404

VIRGINIA H. LAMA ALSO KNOWN AS VIRGINIA H. LARA

Value: \$5,750.00

ITEM #9**\$5,621.00**

Lot 39, and the West Half of Lot 38 in Block 7, Section Two, Lost Valley Shores, or as more fully described in Volume No. 230, Page 586 of the Deed Records of Bandera County, Texas.
(Account No. 146865 AND 146866)

Suit No: 20-407
EILEEN TAYLOR
Value: \$7,660.00

ITEM #10**\$5,052.00**

Lots 14,15 and 16, Block 6, Bandera Pass Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 609, Page 291 of the Deed Records of Bandera County, Texas. (Account No. 138993)

Suit No: 20-408
VINCENT STORMCROW
Value: \$35,030.00

ITEM #11**\$12,153.00**

A tract of land containing 5.0 acres, more or less, and being "Mesa Verde Ranch Park", Mesa Verde Ranch Subdivision as recorded in Volume No. 1, Page 97, of the Map or Plat Records of Bandera County, Texas. (Account No. 149931)

Suit No: 21-074
SAINTS ROOST INC., A DISOLVED TEXAS CORPORATION, ET AL
Value: \$115,500.00

ITEM #12**\$4,742.00**

Lots 11 and 12, Block D, Lakeshore Beach Subdivision, Unit 2, including any and all improvements, or as more fully described in Volume No. 593, page 89 of the Deed Records of Bandera County, Texas. (Account No. 161894)

Suit No: 21-075
RUSS EVAN KOCH, ET AL.
Value: \$277,340.00

ITEM #13**\$10,914.00**

Tract 59, Bear Springs Ranch Subdivision, containing 5.5 acres, more or less, and being more fully described in Volume No. 450, Page 572 of the Deed Records of Bandera County, Texas.
(Account No. 150620)

Suit No. 21-120
DOROTHY C. ROBINSON, ET AL.
Value: \$149,600.00

ITEM #14**\$7,298.00**

Lot 12, Mountain Ridge Subdivision, containing 1.98 acres, more or less, including any and all improvements, or as more fully described in Volume No. 807, Page 945 of The Deed Records of Bandera County, Texas. (Account No. 143471)

Suit No. 21-232
JOHN YANCY, ET AL.
Value: \$131,690.00

ITEM #15**\$5,931.00**

Lot 2, Block 127, Subdivision K, Avalon Ranch, or as more fully described in Volume No. 377, Page 507 of the Deed Records of Bandera County, Texas. (Account No. 174654)

Suit No. 21-233
ALBERT ACEVEDO, JR.
Value: \$52,910.00

ITEM #16**\$1,470.00**

Lot 3, Block 127, Subdivision K, Avalon Ranch, or as more fully described in Volume No. 377, Page 509 of the Deed Records of Bandera County, Texas. (Account No. 174655)

Suit No. 21-233
ALBERT ACEVEDO, JR.
Value: \$8,430.00

ITEM #17**\$5,315.00**

Lot 392, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 398, Page 940 of the Deed Records of Bandera County, Texas. (Account No. 151157)

Suit No. 21-285
BUFORD R. RHODES
Value: \$5,750.00

ITEM #18**\$4,999.00**

Lot 15, Block 3, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 361, Page 278 of the Deed Records of Bandera County, Texas. (Account No. 159192)

Suit No. 21-291
HOMER E. LA GRANGE
Value: \$4,830.00

ITEM #19**\$5,198.00**

Lot 11, Block 17, Subdivision H, Avalon Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 158, Page 217 of the Deed Records of Bandera County, Texas. (Account No. 151202)

Suit No. 21-340
 JOSPEH REYES
 Value: \$28,420.00

ITEM #20**\$4,252.00**

Lots 4 and 5, Block 3, Lakeshore Subdivision No. 1, or as more fully described in Volume No. 579, Page 539 of the Deed Records of Bandera County, Texas. (Account No. 145735)

Suit No. 22-064
 TAMI L. CHAPMAN NOW KNOWN AS TAMI UPTON HURLEY
 Value: \$8,740.00

ITEM #21**\$6,441.00**

Lots 19 and 20, Section M, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 836, Page 135 of the Deed Records of Bandera County, Texas. (Account No. 142434 and 142435)

Suit No. 22-087
 LILIA S. CHANCEY
 Value: \$44,080.00

ITEM #22**\$734.00**

Mobile Home Label No. TEX0183217, Schult Homes/Chateau, located on Lots 19 and 20, Section M. Lake Medina Shores Subdivision, Bandera County, Texas. (Account No. 185705)

Suit No. 22-087
 LILIA S. CHANCEY
 Value: \$17,340.00

ITEM #23**\$3,395.00**

Lot 35, Block 2, Section One, Enchanted River Estates, or as more fully described in Volume No. 364 Page 152 of the Deed Records of Bandera County, Texas. (Account No. 166010)

Suit No. 22-223
 RICHARD FARR, ET AL.
 Value: \$6,310.00