

**NOTICE OF TAX FORECLOSURE**

**DATE AND TIME OF SALE:**

**APRIL 2, 2019 AT 2:00 P.M.**

**PLACE:**

**BANDERA COUNTY RAY MAUER COURTHOUSE ANNEX**

The property listed below will be sold at Sheriff's Sale at the Ray Mauer Courthouse Annex, 403 12<sup>th</sup> Street in Bandera, Texas, on April 2, 2019, 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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<u>Item No./Location</u>	<u>Property/I.D. No./Former Owner/Suit No.</u>	<u>Bid</u>
<b>ITEM #1</b>		<b>\$ 5,783.00</b>

Lot 93, Section A, Lake Medina Shores Subdivision, including any and all improvements or as more fully described in Volume No. 618, Page 630 of the Deed Records of Bandera County, Texas.  
(Account No. 164370)

Suit No: 14-409  
JAYMIE P. GIERE, ET AL  
Value: \$3,210.00

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<b>ITEM #2</b>		<b>\$ 5,056.00</b>
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Lots 63 and 64, Section C, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 217, Page 572 of the Deed Records of Bandera County, Texas. (Account No. 172405 and 172406)

Suit No: 15-237  
JEFFREY W. BAURYS  
Value: \$8,450.00

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<b>ITEM #3</b>		<b>\$ 3,591.00</b>
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Lot 25, Block 3, Section E, Lake Medina Shores Subdivision, Including any and all improvements, or as more fully described in Volume No. 325, Page 513 of the Deed Records of Bandera County, Texas. (Account No. 156782)

Suit No: 15-246  
JAMES E. MAY, ET AL  
Value: \$2,230.00

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**ITEM #4****\$ 4,975.00**

Lot 16-S, Section 17, of the Flying L Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 196, Page 659 of the Deed Records of Bandera County, Texas.  
(Account No. 168288)

Suit No: 15-426  
RUTH ANN CRAWFORD, ET AL  
Value: \$3,930.00

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**ITEM #5****\$ 15,462.00**

A tract of land containing 1.0 acre, more or less, known as the Guest House, being part of Tract 2, Wentworth Subdivision, of the Kerr Ranch Subdivision, as more fully described in Volume No. 670, Page 679 of the Deed Records of Bandera County, Texas.  
(Account No. 142105)

Suit No: 16-358  
DESTA CROWLEY  
Value: \$115,560.00

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**ITEM #6****\$ 4,768.00**

Lots 7 and 8, Block 14, Section E, Lake Medina Shores, including any and all improvements, or as more fully described in Volume No. 643, Page 656 of the Deed Records of Bandera County, Texas. (Account No. 152872 and 152873)

Suit No: 17-225  
JESSE H. RODRIGUEZ  
Value: \$4,390.00

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**ITEM #7****\$ 12,322.00**

Lot 7, Mustang Crossing on the Medina containing 5.0 acres, more or less, including any and all improvements, or as more fully described in Volume No. 998, Page 646 of the Deed Records of Bandera County, Texas. (Account No. 170563)

Suit No: 17-336  
LISA HAMMOND SEMCHYSHYN  
Value: \$98,890.00

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**ITEM #8****\$ 12,491.00**

Part of Lot 9, Freedom Springs Ranch Subdivision, containing 3.0 acres, more or less, including any and all improvements, as more fully described in Volume No. 1004, Page 576 of the Deed Records of Bandera County. (Account No. 141214)

Suit No: 17-336  
LISA HAMMOND SEMCHYSHYN  
Value: \$96,100.00

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**ITEM #9****\$ 5,799.00**

Lots 6, 7, 8, 9 and 10, Block E, Bandera Lakeshore Beach Subdivision, Unit No. Three, including any and all improvements or as more fully described in Volume No. 539, Page 881 of the Deed Records of Bandera County, Texas. (Account No. 151666 and 186458)

Suit No: 17-394

WESLEY DON HAYLEY, SR., ET AL

Value: \$27,240.00

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**ITEM #10****\$ 7,551.00**

Lot 31 and the Easterly One-Half of Lot No. 32, Block 1, Section III, Lost Valley Shores, including any and all improvements, or as more fully described in Volume No. 704, Page 356 of the Deed Records of Bandera County, Texas/ (Account No. 165911)

Suit No: 17-428

MICHAEL J. WILLIAMS, ET AL

Value: \$17,720.00

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**ITEM #11****\$ 6,309.00**

Part of Lot No. 141, Rio Medina Ranch, containing 3.65 acres, more or less, including any and all improvements, or as more fully described in Volume No. 742, Page 1 of the Deed Records of Bandera County, Texas. (Account No. 178212)

Suit No: 18-064

SHERRY D. KINSEY SELEMENT

Value: \$39,390.00

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**ITEM #12****\$ 3,936.00**

Lots 18 and 19, Block 14, Lost Valley Shores, Section two including any and all improvements, or as more fully described in Volume No. 524, Page 468 of the Deed Records of Bandera County, Texas. (Account No. 159103)

Suit No: 18-067

BEVERLY ANN BURNS, ET AL

Value: \$6,490.00

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**ITEM #13****\$ 8,400.00**

A tract of land containing 0.44 of an acre, more or less, out of the F.W. Fox Survey No. 30.6, Abstract No. 148, mobile home, Label No.PFS0811931/32, or as more fully described in Volume No. 629, Page 345 of the Deed Records of Bandera County, Texas. (Account No. 138751)

D Suit No: 18-068

JAYLUN MELIUS

Value: \$88,370.00

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**ITEM #14****\$ 5,764.00**

Lot 19, Deerfield Subdivision, Mobile Home Label No. NTA0969530/31, or as more fully described in Volume No. 515, Page 72 of the Deed Records of Bandera County, Texas. (Account No. 167458)

Suit No: 18-074  
TOM T. GUERRA, ET AL  
Value: \$118,870.00

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**ITEM #15****\$ 6,808.00**

Improvements consisting on a building and a shed, located on Lot 50, Wildwood Subdivision, H. Arnold Survey 59, A-3, PID#155158, Bandera County, Texas, known as 891 Hwy 173 N, Bandera, Texas. (Account No. 155169)

Suit No: 18-263  
ISRAEL ARTEAGA, ET AL  
Value: \$27,940.00

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**ITEM #16****\$ 19,361.00**

Lots 4-6, Highland Waters Subdivision, Bandera County, Texas, as described in Volume No. 1026, Page 101, Deed Records of Bandera County, known as 359 Highland Dr off of Hwy 16, Bandera, Texas. (Account No. 150521)

Suit No: 18-266  
BANDINA FALLS, LLC  
Value: \$337,920.00