

POSTPONED-DATE TO BE DETERMINED
NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE:

APRIL 7, 2020 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 12th Street in Bandera, Texas, on APRIL 7, 2020, 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.)

Item No./Location	Property/I.D. No./Former Owner/Suit No.	Bid
ITEM #1		\$2,886.00
Lot 30, Deer Creek Subdivision, Mobile Home, Label No. TRA0440318/19, or as more fully described in Volume No. 866, Page 747 of the Deed Records of Bandera County, Texas. (Account No. 153958)		
Suit No: 14-131		
JEFF SMITH, ET AL		
Value: \$52,780.00		
ITEM #2		\$12,753.00
Lots 18-21, Block 5, Subdivision A, Lake Medina Highlands, including any and all improvements, or as more fully described in Volume No. 162, Page 645 and Volume No. 168, Page 286, of the Deed Records of Bandera County, Texas. (Account No. 163586)		
Suit No: 14-400		
HILTON R. GREENE, ET AL		
Value: \$35,950.00		
ITEM #3		\$2,876.00
Lots 16-17, Block 5, Lake Medina Highlands Subdivision A, Bandera County, Texas, as described in Volume No. 597, Page 866, Deed Records of Bandera County, Texas. (Account No. 163585)		
Suit No: 15-299		
DIANA S. BELTMAN, ET AL		
Value: \$19,940.00		

ITEM #4 **\$1,928.00**

Lot 56, Scenic Harbour Estates, Unit 3, including any and all improvements, or as more fully described in Volume No. 677, Page 637 of the Deed Records of Bandera County, Texas. (Account No. 153788)

Suit No: 15-345
LEAH M. FITZGERALD, ET AL
Value: \$23,330.00

ITEM #5 **\$12,037.00**

Lot 239, Bridlegate, Unit Two, including any and all improvements, or as more fully described in Volume No. 927, Page 718 and Volume No. 1033, Page 522 of the Deed Records of Bandera County, Texas. (Account No. 180612)

Suit No: 17-091
MONTERREY PECINA PROPERTIES, LLC, ET AL
Value: \$52,690.00

ITEM #6 **\$643.00**

Lots 9 and 10, Block 15, Subdivision H, Avalon Ranch, including any and all improvements, or as more fully described in Volume No. 122, Page 305 of the Deed Records of Bandera County, Texas. (Account No. 158154)

Suit No: 17-144
JACQUELINE A. PATRICK, ET AL
Value: \$720.00

ITEM #7 **\$9,199.00**

Lots 21-24, Block 15, Subdivision H, Avalon Ranch, including any and all improvements, or as more fully described in Volume No. 116, Page 278 and 118, Page 349 of the Deed Records of Bandera County, Texas. (Account No. 158155)

Suit No: 17-144
JACQUELINE A. PATRICK, ET AL
Value: \$8,940.00

ITEM #8 **\$827.00**

Lots 11-12, Block 2, Subdivision H, Avalon Ranch, including any and all improvements, or as more fully described in Volume No. 798, Page 48 of the Deed Records of Bandera County, Texas. (Account No. 158161)

Suit No: 17-144
JACQUELINE A. PATRICK, ET AL
Value: \$4,190.00

ITEM #9**\$659.00**

Lots 5-7, Block 13, Subdivision H, Avalon Ranch, including any and all improvements, or as more fully described in Volume No. 202, Page 487 of the Deed Records of Bandera County, Texas.
(Account No. 158162)

Suit No: 17-144
JACQUELINE A. PATRICK, ET AL
Value: \$860.00

ITEM #10**\$611.00**

Lots 17-18, Block 13, Subdivision H, Avalon Ranch, including any and all improvements, or as more fully described in Volume No. 202, Page 487 of the Deed Records of Bandera County, Texas.
(Account No. 158163)

Suit No: 17-144
JACQUELINE A. PATRICK, ET AL
Value: \$580.00

ITEM #11**\$756.00**

Lots 13-16, Block 14, Subdivision H, Avalon Ranch, including any and all improvements, or as more fully described in Volume No. 222, Page 927 of the Deed Records of Bandera County, Texas. (Account No. 158164 and 158165)

Suit No: 17-144
JACQUELINE A. PATRICK, ET AL
Value: \$1,440.00

ITEM #12**\$3,079.00**

Lot 8, Block 31, Bandera Pass Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 611, Page 866 of the Deed Records of Bandera County, Texas. (Account No. 172095)

Suit No: 17-226
LUCIANO LOERA, ET AL
Value: \$3,800.00

ITEM #13**\$6,758.00**

Lots 20, 21 and the West 1/2 of Lot 22, Block 9, Section Two, Lost Valley Shores, Mobile Home Label No. RAD 1119124/25, or as more fully described in Volume No. 430, Page 902 of the Deed Records of Bandera County, Texas. (Account No. 163715)

Suit No: 17-232
GREAT SOUTHERN REALTY CO., ET AL
Value: \$54,920.00

ITEM #14**\$3,981.00**

Lot 50, Lake Medina Shores, Section G, including any and all improvements, or as more fully described in Volume No. 602, Page 170 of the Deed Records of Bandera County, Texas. (Account No. 151629)

Suit No: 17-329

CONVERSE VOLUNTEER FIRE AND EMS DEPARTMENT

Value: \$6,100.00

ITEM #15**\$3,010.00**

Lot 16, Block 15, Lake Medina Shores, Section E, including any and all improvements or as more fully described in Volume No. 446, Page 391 of the Deed Records of Bandera County, Texas. (Account No. 171643)

Suit No: 18-073

PHILIP BOND, ET AL

Value: \$2,840.00

ITEM #16**\$7,832.00**

Lot 3, Block 67, Subdivision B, Avalon Ranch, including any and all improvements or as more fully described in Volume No. 885, Page 785 of the Deed Records of Bandera County, Texas. (Account No. 145864)

Suit No: 18-208

JAMES EDWARD TULLIS, JR.

Value: \$136,870.00

ITEM #17**\$6,728.00**

A tract of land containing 1.22 acres, more or less, out of the David Harvey Survey No. 30, Abstract No. 198, including any and all improvements or as more fully described in Volume No. 190, Page 377 of the Deed Records of Bandera County, Texas. (Account No. 149686)

Suit No: 18-214

ELLEN SANFORD

Value: \$21,410.00

ITEM #18**\$6,172.00**

Lots 105-106, Section M, Lake Medina Shores Subdivision, including any and all improvements or as more fully described in Volume No. 718, Page 752 of the Deed Records of Bandera County, Texas. (Account No. 142321)

Suit No: 18-218

ALISON MESSEX

Value: \$17,400.00

ITEM #19**\$6,603.00**

Lot 109, Rio Medina Subdivision, Bandera County, Texas, as shown on the Plat thereof at Slide 37-D, Plat Records of Bandera County, Texas. (Account No. 164137)

Suit No: 18-225
RUBEN GOMEZ, ET AL
Value: \$30,280.00

ITEM #20**\$4,604.00**

Lot 88, Section L, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 935, Page 66, of the Deed Records of Bandera County, Texas.
(Account No. 155769)

Suit No: 18-319
RICHARD T. WEISINGER, ET AL
Value: \$21,040.00

ITEM #21**\$6,072.00**

Lot 28, Block 9, Pebble Beach Unit One, including any and all improvements, or as more fully described in Volume No. 709, Page 209, of the Deed Records of Bandera County, Texas. (Account No. 161317)

Suit No: 18-425
LISA LYNN MILLS, ET AL
Value: \$71,190.00

ITEM #22**\$6,010.00**

A tract of land containing 1.0 acre, more or less, out of the A. Leibold Survey No. 27, Abstract No. 2774, including any and all improvements, or as more fully described in Volume No. 761, Page 331, of the Deed Records of Bandera County, Texas. (Account No. 158532)

Suit No: 19-088
FELECIA R. SARATE
Value: \$40,330.00

ITEM #23**\$4,279.00**

Lot 227, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157190; 500010080756)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$10,200.00

ITEM #24**\$4,270.00**

Lot 228, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157191; 500010080758)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$10,180.00

ITEM #25**\$3,906.00**

Lot 214, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157196; 500010080694)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$9,230.00

ITEM #26**\$3,754.00**

Lot 215, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157197; 500010080696)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$8,600.00

ITEM #27**\$3,662.00**

Lot 216, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157198; 500010080698)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$8,600.00

ITEM #28**\$3,655.00**

Lot 217, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157199; 500010080736)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$8,590.00

ITEM #29**\$4,279.00**

Lot 225, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157200; 500010080752)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$10,200.00

ITEM #30**\$4,279.00**

Lot 226, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157201; 500010080754)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$10,200.00

ITEM #31**\$3,984.00**

Lot 208, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157202; 500010080682)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$9,440.00

ITEM #32**\$3,814.00**

Lot 209, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157203; 500010080684)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$8,990.00

ITEM #33**\$4,353.00**

Lot 210, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157204; 500010080686)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$10,390.00

ITEM #34**\$4,470.00**

Lot 211, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157205; 500010080688)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$10,700.00

ITEM #35**\$3,950.00**

Lot 212, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157206; 500010080690)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$9,350.00

ITEM #36**\$3,866.00**

Lot 213, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157207; 500010080692)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$9,130.00

ITEM #37**\$7,605.00**

Lot 187, Spring Creek Ranch, Section II, (Creekside), or as more fully described in Volume 462, page 867 of the Deed Records of Bandera County, Texas. (Account No. 157208; 500010080640)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$30,790.00

ITEM #38**\$3,911.00**

Lot 202, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157209; 500010080670)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$9,250.00

ITEM #39**\$348.00**

Lot 203, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157210; 500010080672)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$90.00

ITEM #40**\$4,851.00**

Lot 204, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157211; 500010080674)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$11,680.00

ITEM #41**\$3,715.00**

Lot 206, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157212; 500010080678)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$8,740.00

ITEM #42**\$3,950.00**

Lot 207, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157213; 500010080680)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$9,350.00

ITEM #43

\$7,365.00

Lot 131, Spring Creek Ranch, Section II, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157215; 500010080528)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$30,810.00

ITEM #44

\$7,456.00

Lot 182, Spring Creek Ranch, Section II, (Creekside) or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157217; 500010080630)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$30,700.00

ITEM #45

\$6,927.00

Lot 185, Spring Creek Ranch, Section II, (Creekside), or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157218; 500010080636)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$29,260.00

ITEM #46

\$7,520.00

Lot 186, Spring Creek Ranch, Section II, (Creekside), or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157219; 500010080638)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$30,740.00

ITEM #47

\$7,987.00

Lot 55, Oak Country Subdivision, or as more fully described in Volume 367, page 946 of the Deed Records of Bandera County, Texas. (Account No. 157221; 500010010550)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$29,510.00

ITEM #48

\$6,502.00

Lot R-1, Oak Country Subdivision, a subdivision located in Bandera County, Texas, or as more fully described in Volume 367, page 946 of the Deed Records of Bandera County, Texas. (Account No. 157222; 500010010011)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$15,990.00

ITEM #49**\$9,721.00**

Lot R-2, Oak Country Subdivision, a subdivision located in Bandera County, Texas, or as more fully described in Volume 367, page 946 of the Deed Records of Bandera County, Texas.
(Account No. 157223; 500010010021)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$24,410.00

ITEM #50**\$7,945.00**

Lot R-12, Oak Country Subdivision, a subdivision located in Bandera County, Texas, or as more fully described in Volume 367, page 946 of the Deed Records of Bandera County, Texas.
(Account No. 157224; 500010010121)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$29,540.00

ITEM #51**\$7,408.00**

Lot 124, Spring Creek Ranch, Section I, or as more fully described in Volume 404, page 749 of the Deed Records of Bandera County, Texas. (Account No. 157225; 500010080514)

Suit No: 19-166
EDGAR KENNETH MARKWARDT, ET AL
Value: \$30,850.00

ITEM #52**\$10,423.00**

A tract of land containing 9.844 acres, more or less, out of the Ben Fricklin Irrigation Survey No. 301, Abstract No. 497, including any and all improvements, or as more fully described in Volume No. 941, Page 283 of the Deed Records of Bandera County, Texas.
(Account No. 145142)

Suit No: 19-294
MATTHEW J. KIRBY, JR., ET AL
Value: \$135,130.00