

**NOTICE OF TAX FORECLOSURE**

**DATE AND TIME OF SALE:** **DECEMBER 1, 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 12<sup>th</sup> Street in Bandera, Texas, on DECEMBER 1, 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.)

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<b>Item No./Location</b>	<b>Property/I.D. No./Former Owner/Suit No.</b>	<b>Bid</b>
<b>ITEM #1</b>		<b>\$13,622.00</b>

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

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<b>ITEM #2</b>	<b>\$3,263.00</b>
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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

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**ITEM #3****\$1,684.00**

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

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**ITEM #4****\$5,986.00**

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: \$52,620.00

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**ITEM #5****\$445.00**

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

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**ITEM #6****\$11,426.00**

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

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**ITEM #7****\$1,570.00**

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

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**ITEM #8****\$467.00**

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: \$820.00

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**ITEM #9****\$372.00**

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

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**ITEM #10****\$748.00**

TRACT #6, 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

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**ITEM #11****\$4,583.00**

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

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**ITEM #12****\$2,427.00**

~~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~~

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**ITEM #13****\$4,444.00**

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

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**ITEM #14****\$4,898.00**

~~Lot 35, Bandera Estates Subdivision, including any and all improvements, or as more fully described in Volume No. 671, Page 67 of the Deed Records of Bandera County, Texas.  
(Account No. 147512)~~

~~Suit No. 18-069  
GAIL S. JOINER  
Value: \$122,560.00~~

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**ITEM #15****\$3,399.00**

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

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**ITEM #16****\$7,345.00**

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

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**ITEM #17****\$6,750.00**

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

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**ITEM #18** **\$7,228.00**

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

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**ITEM #19** **\$5,128.00**

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

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**ITEM #20** **\$6,721.00**

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

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**ITEM #21** **\$8,766.00**

Lot 508, Bridlegate Ranch, Section 3, Bandera County, Texas, as described in Volume No. 959, Page 836, Deed Records of Bandera County, Texas. (Account No. 182369)

Suit No. 19-066  
SCHRELL B. NUNEZ, ET AL.  
Value: \$40,070.00

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**ITEM #22** **\$6,643.00**

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

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**ITEM #23** **\$4,742.00**

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

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**ITEM #24** **\$4,641.00**

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

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**ITEM #25** **\$4,257.00**

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

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**ITEM #26** **\$4,098.00**

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: \$8,840.00

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**ITEM #27** **\$4,002.00**

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

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**ITEM #28** **\$3,994.00**

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

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**ITEM #29** **\$4,650.00**

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

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**ITEM #30** **\$4,650.00**

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; 500010080756)

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

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**ITEM #31** **\$ 4,340.00**

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

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**ITEM #32** **\$4,483.00**

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

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**ITEM #33** **\$4,728.00**

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: \$

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**ITEM #34** **\$4,851.00**

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: \$

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**ITEM #35** **\$4,304.00**

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

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**ITEM #36** **\$4,216.00**

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

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**ITEM #37** **\$8,196.00**

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



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**ITEM #38** **\$4,263.00**

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

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**ITEM #39** **\$114.00**

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

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**ITEM #40** **\$5,251.00**

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

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**ITEM #41** **\$4,057.00**

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

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**ITEM #42** **\$4,304.00**

Suit No: 19-166

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

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**ITEM #43** **\$7,946.00**

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

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**ITEM #44** **\$8,132.00**

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

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**ITEM #45** **\$7,483.00**

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

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**ITEM #46** **\$8,107.00**

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

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**ITEM #47** **\$8,588.00**

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

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**ITEM #48** **\$6,985.00**

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

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**ITEM #49** **\$10,373.00**

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

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**ITEM #50** **\$8,544.00**

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

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**ITEM #51** **\$7,990.00**

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

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**ITEM #52** **\$3,564.00**

Lot 44, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 368, Page 669 of the Deed Records of Bandera County, Texas.  
(Account No. 166571)

Suit No. 19-234  
ALEJANDRO P. ELIZANDO, ET AL.  
Value: \$ 3,200.00

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**ITEM #53** **\$3,588.00**

Lot 31, Section F, Lake Medina Shores Subdivision, or as more fully described in Volume No. 314, Page 474 of the Deed Records of Bandera County, Texas. (Account No. 145170)

Suit No. 19-235  
TIMOTHY P. WAGNER, ET AL.  
Value: \$3,810.00

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**ITEM #54** **\$3,656.00**

Lot 42, Section A, Lake Medina Shores Subdivision, or as more fully described in Volume No. 324, Page 239 of the Deed Records of Bandera County, Texas. (Account No. 143789)

Suit No. 19-236  
LARRY ALLEN WINSETT, ET AL.  
Value: \$3,420.00

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**ITEM #55** **\$7,145.00**

Lot 10, Block 5, Lake Medina Highlands, Subdivision C, according to the plat recorded in Cabinet A, Plat No. 88 of the map & plat records of Bandera County, Texas. (Account No. 185125)

Suit No. 19-237  
MEDINA LAKESIDE DEVELOPMENT COMPANY  
Value: \$23,820.00

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**ITEM #56** **\$4,545.00**

Tract#1 Lot 181, Spring Creek Ranch, Section II, (Creekside), or as more fully described in Volume No. 404, Page 749 of the Deed Records of Bandera County, Texas. (Account No. 157216; 500010080628)

Suit No: 19-402  
EDGAR KENNETH MARKWARDT, ET AL.  
Value: \$9,110.00

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**ITEM #57** **\$14,903.00**

Tract#2 Lot 68, Spring Creek Ranch, Section I, or as more fully described in Volume No. 671, Page 929 of the Deed Records of Bandera County, Texas. (Account No. 167135; 500010080432)

Suit No: 19-402  
EDGAR KENNETH MARKWARDT, ET AL.  
Value: \$26,680.00

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**ITEM #58****\$4,004.00**

Tract#1 Lot 2, Block 61B, Subdivision B, Avalon Ranch on Medina Lake, Bandera County, Texas, according to Replat thereof filed at Volume 1, Page 109, Plat Records of Bandera County, Texas. (Account No. 180287)

Suit No: 20-150

LAKE MEDINA PROPERTIES, INC., A TEXAS CORPORATION VOLUNTARILY  
TERMINATED

Value: \$1,110.00

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**ITEM #59****\$16,636.00**

Tract#2 Lots 1-4, Block 61C, Subdivision B, Avalon Ranch on Medina Lake, Bandera County, Texas, according to the Replat thereof file at Volume No. 1, Page 109, Plat Records of Bandera County, Texas. (Account No. 180301/180297/180298/180299)

Suit No: 20-150

LAKE MEDINA PROPERTIES, INC., A TEXAS CORPORATION VOLUNTARILY  
TERMINATED

Value: \$5,180.00