

**NOTICE OF TAX FORECLOSURE**

**DATE AND TIME OF SALE:**

**DECEMBER 7, 2021, 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 12<sup>th</sup> Street in Bandera, Texas, on DECEMBER 7, 2021, 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 property, plus fees of sale and taxes coming due since the date of judgment so that all delinquent 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.)

**\*\*\*2021 TAXES ARE NOT INCLUDED IN BID AMOUNTS\*\*\***

**ITEM #1**

**\$6,427.00**

Lot 524, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 398, Page 132 of the Deed Records of Bandera County, Texas. (Account No. 145548)

Suit No: 17-012

JOSE LUZ VALLEJO, III, ET AL

Value: \$3,210.00

**ITEM #2**

**\$6,913.00**

~~Lots 17 and 18, Block 7, Section E, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 568, Page 131 of the Deed Records of Bandera County, Texas. (Account No. 156560 and 156571)~~

~~Suit No: 17-150~~

~~DANA MARIE MEIER~~

~~Value: \$5,820.00~~

**ITEM #3**

**~~\$96,954.00~~**

~~20.89 acres, Tract 2, Wentworth Subdivision of the Kerr Ranch Subdivision, Bandera County, Texas, as described in Volume No. 670, Page 679, Deed Records of Bandera County, Texas, 10910 Hwy 16 South, Bandera, Texas. (Account No. 160323 and 142105)~~

~~Suit No: 19-255~~

~~ELMER TOM CROWLEY, ET AL~~

~~Value: \$532,140.00~~

**ITEM #4**

**~~\$8,242.00~~**

~~Lots 9-12 & 21-24, Block 75, Subdivision G, Avalon ranch on Medina Lake, Bandera County, Texas, as described in Volume No. 1052, Page 25, Deed Records of Bandera County, Texas. (Account No. 166407)~~

~~Suit No: 19-390~~

~~IAN R. MACDONALD, ET AL~~

~~Value: \$57,160.00~~

**ITEM #5**

**\$5,552.00**

Lot 45, Section C, Lake Medina Shores Subdivision, as shown by the Plat thereof recorded in Volume No. 6, Page 22, Plat Records, Bandera County, Texas. (Account No. 144296)

Suit No: 19-457

MEDINA DEVELOPMENT COMPANY, ET AL

Value: \$3,920.00

**ITEM #6**

**\$6,873.00**

Lot 10, Rio Medina Ranch Subdivision, Bandera County, Texas, as described in Volume No. 392, Page 736, Deed Records of Bandera County, Texas. (Account No. 174287)

Suit No: 19-459

ENERGY/LAND INC., ET AL

Value: \$20,300.00

**ITEM #7**

**\$6,166.00**

Lot 2, Block 18, Bandera Falls Subdivision, or as more fully described in Volume No. 116, Page 380 of the Deed records of Bandera County, Texas. (Account No. 163582)

Suit No: 20-064

R.I.G INVESTMENTS, INC., ET AL

Value: \$14,590.00

**ITEM #8**

**\$6,349.00**

Lot 8, Block 2, unit Two, Bandera River Ranch Subdivision, or as more fully described in Volume No. 280, Page 116 of the Deed Records of Bandera County, Texas. (Account No. 160099)

Suit No: 20-065

ERIC NOLAN FOWLER HEIR AND DEVISEE OF CAROL ELIZABETH KEES, ET AL

Value: \$22,560.00

**ITEM #9**

**\$6,173.00**

Lots 42 and 43, Block 2 A Lakeshore Beach Subdivision, No. 1, as recorded in Volume No. 1, Page 61, Map and Plat Records, Bandera County, Texas. (Account No. 154754)

Suit No: 20-067

JANE L. MORRIS, ET AL

Value: \$8,730.00

**ITEM #10**

**\$4,648.00**

~~Lot 51, Block 2C, Lakeshore Beach Subdivision, Number One, Mobile Home, Label No. TXS0505188, or as more fully described in Volume No. 707, Page 830 of the Deed Records of Bandera County, Texas. (Account No. 151947)~~

~~Suit No: 20-146~~

~~RAMON V LOPEZ, ET AL~~

~~Value: \$13,110.00~~

**ITEM #11**

**\$5,046.00**

Lot 30, Block 2, Enchanted River Estates, Section No. 2, or as more fully described in Volume No. 435, Page 81 of the Deed Records of Bandera County, Texas. (Account No. 159327)

Suit No: 20-198

KS FINANCIAL GROUP, INC.

Value: \$4,750.00

**ITEM #12**

**\$7,348.00**

~~Lot 42, Block 2C, Lakeshore Beach Subdivision, Unit No. 1, including any and all improvements, or more fully described in Volume No. 1159, Page 732 of the Deed Records of Bandera County, Texas. (Account No. 166969)~~

~~Suit No: 20-285~~

~~8661 WHARTONS DOCK LAND TRUST BRIAN PAYTON, TRUSTEE~~

~~Value: \$50,250.00~~

**ITEM #13****\$8,879.00**

Lot 3, of Hicks Windmill Pasture, Phase 1, including any and all improvements, or as more fully described in Volume No. 894, Page 808 of the Deed Records of Bandera, County, Texas.  
(Account No. 171121)

Suit No: 20-286  
ROBERT R. BRAUNER, ET AL  
Value: \$66,410.00

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**ITEM #14****\$4,983.00**

Manufactured Home Label No. TRA0510449/50, located on Lot 3, Hicks Windmill Pasture, Phase 1, Bandera County, Texas. (Account No. 183145)

Suit No: 20-286  
ROBERT R. BRAUNER, ET AL  
Value: \$52,470.00

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**ITEM #15****\$7,074.00**

Lots 45-47, Block 5, Morgan Heights Resort City, including any and all improvements, or as more fully described in Volume No. 752, Page 322 of the Deed Records of Bandera County, Texas.  
(Account No. 176783)

Suit No. 20-287  
CLYDE REESE  
Value: \$75,100.00

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**ITEM #16****\$6,860.00**

Lot 54, Block 2, Section 1, Enchanted River Estates Subdivision, as shown by the plat thereof as recorded in the Office of the County Clerk, Bandera County, Texas. (Account No. 167094)

Suit No. 20-293  
HUBERT W. DOUGLAS, JR., ET AL  
Value: \$6,390.00

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**ITEM #17****\$8,348.00**

Lot 9, Lakewood Park, Unit 1, Manufactured Home, Label No. TEX0480570/71 or as more fully described in Volume No. 384, Page 309 of the Deed Records of Bandera County, Texas.  
(Account No. 172332)

Suit No. 21-119  
RUSSELL W. BEASLEY, ET AL  
Value: \$67,910.00