

**NOTICE OF TAX FORECLOSURE**

**DATE AND TIME OF SALE:** **APRIL 6, 2021 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 6, 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 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><del>ITEM #1</del></b>		<b><del>\$6,375.00</del></b>

~~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~~

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<b>ITEM #2</b>	<b>\$3,805.00</b>
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Lot 10, Block 18, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 343, Page 654 of the Deed Records of Bandera County, Texas.  
(Account No. 169235)

Suit No: 18-321  
JERRY R. CHRISTESSON, ET AL.  
Value: \$2,770.00

**ITEM #3**

**\$5,837.00**

Lots 7-12, 15 and 16, Block 13, Lake Medina Highlands, Subdivision A, including any and all improvements, or as more fully described in Volume No. 462, Pages 514 and 516, of the Deed Records of Bandera County, Texas. (Account No. 143474 and 143475)

Suit No: 19-020  
ALICIA M. YANNUZZI  
Value: \$20,850.00

~~**ITEM #4**~~

~~**\$3,910.00**~~

~~Lot 21, Fauries Subdivision, Unit 3, including any and all improvements, or as more fully described in Volume No. 1088, Page 939 of the Deed Records of Bandera County, Texas. (Account No. 144569)~~

~~Suit No: 19-293  
CAHILL RENOVATION, LLC., ET AL.  
Value: \$80,100.00~~

~~**ITEM #5**~~

~~**\$5,901.00**~~

~~Lot 5, Fauries Subdivision, Unit 3, including any and all improvements, or as more fully described in Volume No. 1082, Page 35 of the Deed Records of Bandera County, Texas. (Account No. 149428)~~

~~Suit No: 19-293  
CAHILL RENOVATION, LLC., ET AL.  
Value: \$125,650.00~~

~~**ITEM #6**~~

~~**\$333.00**~~

~~Business personal property used in the operation of Cahill Appliance Pros, 1824 Oakridge Lane, Pipe Creek, Bandera, Texas. (Account No. 189586)~~

~~Suit No: 19-293  
CAHILL RENOVATION, LLC., ET AL.  
Value: \$2,500.00~~

**ITEM #7**

**\$3,828.00**

Lot 35, Block 3, Lake Medina Shores Subdivision, Section K, Bandera County, Texas, as described in Volume No. 517, Page 1, Deed Records of Bandera County, Texas.  
(Account No. 155827)

Suit No: 19-303  
JUAN L. SANCHEZ  
Value: \$3,930.00

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~~**ITEM #8**~~

~~**\$3,921.00**~~

~~Lots 9 and 10, Bandera Pass Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 847, Page 35 of the Deed Records of Bandera County, Texas. (Account No. 172369)~~

~~Suit No: 19-397  
ANTONIO ARREOLA LOPEZ  
Value: \$47,970.00~~

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**ITEM #9**

**\$6,131.00**

Improvements consisting of a water utility, Lot 35, Freedom Springs Ranch, Bandera County, Texas, 1195 Red Bluff Road. (Account No. 165283)

Suit No: 19-435  
FREEDOM SPRINGS FOUNDATION, INC.  
Value: \$25,000.00

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**ITEM #10**

**\$5,641.00**

Lot 139, Section A, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 343, Page 650 of the Deed Records of Bandera County, Texas. (Account No. 150491)

Suit No: 19-458  
THELMA RODRIGUEZ GAYTAN, ET AL.  
Value: \$4,280.00

**~~ITEM #11~~**

**~~\$4,509.00~~**

~~Lot 2, Block 1, Twin Lakes Resort City No. 2, Mobile Home Label No. PFS0579625/26 or as more fully described in Volume No. 471, Page 617 of the Deed Records of Bandera County, Texas. (Account No. 173401)~~

~~Suit No: 19-462~~

~~CHABELA GARCIA FORMERLY KNOWN AS CHABELA OBIEDO, ET AL~~

~~Value: \$35,390~~

**~~ITEM #12~~**

**~~\$5,695.00~~**

~~Lot 3, Block 1, Twin Lakes Resort City No. 2, Mobile Home Label No. TEX0414856/57, or as more fully described in Volume No. 422, Page 121 of the Deed records of Bandera County, Texas.~~

~~(Account No. 164891)~~

~~Suit No: 19-462~~

~~CHABELA GARCIA FORMERLY KNOWN AS CHABELA OBIEDO, ET AL~~

~~Value: \$33,980~~

**~~ITEM #13~~**

**~~\$33,387.00~~**

~~Lot 8 A, Block 3, Mountain Springs Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 467, Page 697 of the Deed Records of Bandera County, Texas. (Account No. 189039 and 144501)~~

~~Suit No: 20-061~~

~~WESTMEYER LIVING TRUST, ET AL~~

~~Value: \$299,150.00~~

**~~ITEM #14~~**

**~~\$4,455.00~~**

~~Part of Lot 14, Hicks Windmill Pasture, Phase No. 1, containing 2.19 acres, more or less, including any and all improvements, or as more fully described in Volume No. 427, Page 403 of the Deed Records of Bandera County, Texas. (Account No. 169722)~~

~~Suit No. 20-070~~

~~MONICA L. REYES~~

~~Value: \$25,450.00~~

**ITEM #15**

**~~\$5,599.00~~**

~~Part of Lot 14, Hicks Windmill Pasture, Phase No. 1, containing 2.88 acres, more or less, including any and all improvements, or as more fully described in Volume No. 427, Page 403 of the Deed Records of Bandera County, Texas. (Account No. 169723)~~

~~Suit No. 20-070~~

~~MONICA L. REYES~~

~~Value: \$33,470.00~~