

NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE: APRIL 4, 2023, AT 2:00 P.M.

PLACE: BANDERA COUNTY JUSTICE CENTER, 3360 ST HWY 173 NORTH, BANDERA, TX
-NEW SALE LOCATION-

The property listed below will be sold at Sheriff's Sale at the Bandera County Justice Center, 3360 State Hwy 173 North in Bandera, Texas, on April 4, 2023, 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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ITEM #1	\$49,138.00
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Lot 2, Lacey Park Subdivision containing 7.3 acres, more or less, or as more fully described in Volume No. 348, Page 448 of the Deed Records of Bandera County, Texas. (Account No. 151800)

Suit No: 16-232
CARMEN G. RAMEY, ET AL.
Value: \$ 300,170.00

ITEM #2	\$8,284.00
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Lot 74, Scenic Harbor Estates, or as more fully described in Volume No. 964, Page 40 of the Deed Records of Bandera County, Texas. (Account No. 162135)

Suit No: 20-149
DIANA C. MINELLA, ET AL
Value: \$18,500.00

ITEM #3	\$10,602.00
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Lots 10 and 11, Block 1, Lake Medina Shores, Section E, including any and all improvements, or as more fully described in Volume No. 877, Page 885 of the Deed Records of Bandera County, Texas. (Account No. 189834/194997 and 144222)

Suit No: 20-289
JOHN F. RUDDY, ET AL
Value: \$56,034.00

ITEM #4**\$9,109.00**

Lots 1-12 and 39-50, Block 131, Avalon Ranch Subdivision A, or as more fully described in Volume No. 100, Page 297 of the Deed Records of Bandera County, Texas. (Account No. 154000 and 154001)

Suit No: 20-294
THERESA S. NORRIS
Value: \$32,940.00

ITEM #5**\$6,633.00**

Lots 639 and 640, Block 1, Medina Hills Harbor Section Lake Medina Shores Subdivision, or as more fully described in Volume No. 730, Page 504 of the Deed Records of Bandera County, Texas. (Account No. 158259 and 158260)

Suit No: 20-295
BLAINE LEE BOOHER, ET AL
Value: \$13,310.00

ITEM #6**\$20,161.00**

TRACT #1, All of defendants' Charles P. Fielders and Joan M. Fielders interest in VLB contract 571-136648, conveying Lot 19, Unit One, Mountain View Subdivision, containing 15.77 acres, more or less, including any and all improvements, or as more fully described in Volume No. 363, Page 368 of the Deed Records of Bandera County, Texas. (Account No. 165765)

Suit No: 21-073
CHARLES P. FIELDER, ET AL
Value: \$254,610.00

ITEM #7**\$504.00**

TRACT #2, Personal Property consisting of a manufactured Home, located on Lot 19, Mountain View Subdivision, Unit 1, Bandera County, Texas. (Account No. 185934)

Suit No: 21-073
CHARLES P. FIELDER, ET AL
Value: \$16,550.00

ITEM #8**\$9,432.00**

Lot 371, Bandera Ranch Acres, Unit No. Two, including any and all improvements, or as more fully described in Volume No. 376, Page 512 of the Deed Records of Bandera County, Texas. (Account No. 162177)

Suit No: 21-182
ELIDA HERNANDEZ, ET AL
Value: \$54,550.00

ITEM #9**\$1,839.00**

Lot 111, River Bend estates, Section One, including any and all improvements, or as more fully described in Volume No. 403, Page 656 of the Deed Records of Bandera County, Texas. (Account No. 157029)

Suit No: 21-184
JOSE MARTINEZ, ET AL
Value: \$12,490.00

ITEM #10**\$7,433.00**

Lot 103, Section A, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 403, Page 551 of the Deed Records of Bandera County, Texas.
(Account No. 164565)

Suit No: 21-191
TERI ALEXIS MEIER, ET AL
Value: \$16,290.00

ITEM #11**\$5,896.00**

Lot 37 and the East One-Half of Lot 38, Block 7, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 338, Page 458 of the Deed Records of Bandera County, Texas.
(Account No. 155659)

Suit No: 21-284
ANA R. MENDOZA, ET AL
Value: \$7,330.00

ITEM #12**\$5,701.00**

Lot 6, Block 8, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 636, Page 556 of the Deed Records of Bandera County, Texas. (Account No. 152920)

Suit No: 21-286
JIMMY RAY NICHOLAS, JR.
Value: \$8,710.00

ITEM #13**\$2,874.00**

Lot 31, Block 5, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 336, Page 892 of the Deed Records of Bandera County, Texas. (Account No. 168015)

Suit No: 21-288
LINDA J. DAHL
Value: \$4,830.00

ITEM #14**\$2,957.00**

Lot 32, Block 5, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 336, Page 892 of the Deed Records of Bandera County, Texas. (Account No. 168016)

Suit No: 21-288
LINDA J. DAHL
Value: \$4,810.00

ITEM #15**\$4,378.00**

Lot 10, Block 9, Lakeshore Subdivision No. 1, or as more fully described in Volume No. 156, Page 335 of the Deed Records of Bandera County, Texas. (Account No. 163808)

Suit No. 22-025
FRANK GRAVES, ET AL
Value: \$4,610.00

ITEM #16**\$5,166.00**

Lot 57, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 330, Page 649 of the Deed Records of Bandera County, Texas. (Account No. 147480)

Suit No. 22-061
LILIA MARTINEZ
Value: \$5,750.00

ITEM #17**\$9,574.00**

A tract of land containing 0.269 of an acre, more or less, out of the Jas Granger Survey No. 245.2, Abstract No. 909, Bandera County, Texas, as described in Volume No. 280, Page 821 of the Deed Records of Bandera County, Texas. (Account No. 148424)

Suit No. 22-131
Bandera County in Trust
Value: \$15,230.00

ITEM #18**\$5,103.00**

Lot 47, Section 15, Flying L. Ranch Subdivision, or as more fully described in Volume No. 136, Page 68 of the Deed Records of Bandera County, Texas. (Account No. 167403)

Suit No. 22-133
DAVID F. DENNIS, ET AL
Value: \$21,990.00

ITEM #19**\$3,339.00**

Lot 3, Block 12, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 731, Page 574 of the Deed Records of Bandera County, Texas. (Account No. 155952)

Suit No. 22-215
BILL FARMER ETUX, ET AL
Value: \$4,850.00
