

NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE:

APRIL 5, 2022, 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 5, 2022, 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

\$10,130.00

Tract 118, Section IV, Castle Lake Ranch, including any and all improvements, or as more fully described in Volume No. 213, Page 947 of the Deed Records of Bandera County, Texas. (Account No. 155652)

Suit No: 16-453
EDWARD MENDOZA, ET AL
Value: \$ 70,050.00

ITEM #2

\$21,397.00

~~Lot 13, Castle Lake Ranch Subdivision, Section 1, Bandera County, Texas, as described in Volume No. 801, Page 82, Deed Records of Bandera County, Texas. (Account No. 157125)~~

~~Suit No: 18-267
FRANK MARTIN ALSO KNOWN AS FRANCIS HENRY MARTIN, ET AL
Value: \$138,760.00~~

ITEM #3

\$6,834.00

Lot 7, Section M. Lake Medina Shores Subdivision, or as more fully described in Volume No. 975, Page 243 of the Deed Records of Bandera County, Texas. (Account No. 142446)

Suit No: 19-121
STEVE R. JOHNSON ALSO KNOWN AS STEVE JOHNSON, ET AL
Value: \$28,600.00

ITEM #4**\$6,561.00**

Mobile Home Label No. RAD1063749, Fleetwood Homes/Coronado, located on Lot 7, Section M, Lake Medina Shores Subdivision, Bandera County, Texas. (Account No. 158306)

Suit No: 19-121

STEVE R. JOHNSON ALSO KNOWN AS STEVE JOHNSON, ET AL

Value: \$39,630.00

ITEM #5**\$7,837.00**

Lots 1-7 and 15-20, Block 133, Subdivision B, Avalon Ranch, including any and all improvements, or as more fully described in Volume No. 302, Page 371 of the Deed Records of Bandera County, Texas. (Account No. 148974, 148975, 148964)

Suit No: 20-141

MABLE M SEWELL

Value: \$56,750.00

ITEM #6**\$1,522.00**

Lots 21, 22, 23 and 25, Block 133, Subdivision B, Avalon Ranch, including any and all improvements, or as more fully described in Volume No. 610, Page 417 of the Deed Records of Bandera County, Texas. (Account No. 173156, 173157)

Suit No: 20-141

MABLE M SEWELL

Value: \$7,350.00

ITEM #7**\$10,357.00**

Lots 89 and 90, Block 4, Section K, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 539, Page 27, of the Deed Records of Bandera County, Texas. Mobile Home Label No. NTA1260192/3. (Account No. 138415)

Suit No: 20-142

ARLINDA GONZALES HARBAUGH

Value: \$74,010.00

ITEM #8**\$4,174.00**

Lot 597, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 343, Page 895 of the Deed Records of Bandera County, Texas. (Account No. 148583)

Suit No: 20-147

SCOTT W. SIMPSON, ET AL

Value: \$5,750.00

ITEM #9**\$9,884.00**

Lots 141 and 142, Section A, Lake Medina Shores Subdivision or as more fully described in Volume No. 368, Page 663 of the Deed Records of Bandera County, Texas. (Account No. 152912 and 152913)

Suit No: 20-196

DAVID M PEREZ ALSO KNOWN AS M. DAVID PEREZ

Value: \$13,660.00

ITEM #10**\$5,897.00**

Lot 60, Section A, Lake Medina Shores Subdivision, as more fully described in Volume No. 306, Page 394 of the Deed Records of Bandera County, Texas. (Account No. 164544)

Suit No: 20-197

MARY E. GAYNOR

Value: \$12,510.00

ITEM #11**\$9,588.00**

Lot 42, Block 2C, Lakeshore Beach Subdivision, Unit No. 1, including any and all improvement, 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: \$80,680.00

ITEM #12**\$4,051.00**

Lots 15, 16 and 17, Block 36, Bandera Pass Subdivision, or as more fully described in Volume No. 102, Page 590 of the Deed Records of Bandera County, Texas. (Account No. 167996)

Suit No: 20-291

EVERETT C. DALY

Value: \$4,500.00

ITEM #13**\$6,854.00**

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

Value: \$39,630.00

ITEM #14

\$6,062.00

Lot 62, Scenic Harbor Estates, Unit Three, or as more fully described in Volume No. 563, Page 721, of the Deed Records of Bandera County, Texas. (Account No. 153267)

Suit No. 21-187
DEAN KELLER
Value: \$24,570.00
