

## 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 12<sup>th</sup> 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

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**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~~

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**ITEM #3 and #4**

**\$13,242.00**

Lot 7, Section M. Lake Medina Shores Subdivision, or as more fully described in Volume 975, Page 243 of the Deed Records of Bandera County, Texas. (Account No. 142446)  
Mobile Home Label No. RAD1063749, Fleetwood Homes/Coronado. (Account No. 158306)

Suit No: 19-121  
STEVE R. JOHNSON ALSO KNOWN AS STEVE JOHNSON, ET AL  
Value: \$68,230.00

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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

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**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  
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