

NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE: NOVEMBER 7, 2023, AT 2:00 P.M.

PLACE: BANDERA COUNTY JUSTICE CENTER, 3360 STATE HWY 173 NORTH IN BANDERA, TEXAS

The property listed below will be sold at the Sheriff's Sale located at the Bandera County Justice Center, 3360 State Hwy 173 North in Bandera, Texas, on November 7, 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 *delinquent* taxes and costs adjudged due against each tract of real property, plus fees of sale. All sales are 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.)

****2023 Tax Amounts Are Not Included in the Opening Bid****

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ITEM #1	\$33,678.00
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~~A tract of land containing 24.88 acres, more or less, out of the Bandera Hills Subdivision, including any and all improvements, or as more fully described in Volume No. 677, Page 457 and Volume No. 884, Page 1 of the Deed Records of Bandera County, Texas. (Account No. 146429)~~

Suit No: 19-298
~~JESSICA LYNN HILLS, AS CUSTODIAN FOR RANDALL HILLS AND RUSSELL HILLS
UNDER THE TEXAS UNIFORM TRANSFER TO MINORS ACT
Value: \$437,710.00~~

ITEM #2	\$8,619.00
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Lot 99, Block 1, Section K, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 978, Page 796 of the Deed Records of Bandera County, Texas. (Account No. 155880)

Suit No: 20-068
DANIEL E. HOOGEVEEN, ET AL
Value: \$21,840.00

ITEM #3	\$9,719.00
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~~Lot 35, Section 15, Flying L Ranch Subdivision, or as more fully described in Volume No. 170, Page 71 of the Deed Records of Bandera County, Texas. (Account No. 174168)~~

~~Suit No: 20-143
IRVIS H. ALMOND, ET AL
Value: \$36,170.00~~

ITEM #4

\$3,918.00

~~Lots 1,2 and 3, Block 111, Subdivision B, Avalon Ranch, including and all improvements, or as more fully described in Volume No. 861, Page 558 of the Deed Records of Bandera County, Texas. (Account No. 144077 and 144078)~~

~~Suit No: 20-145
KEITH MORRIS
Value: \$17,860.00~~

ITEM #5

\$7,637.00

Lot 32, Block 5, Enchanted River Estates, Section 2, Bandera County, Texas, being among the lots described in that deed from Citizens National Bank of Brownwood to Don E. Resmussen of record at Volume No. 422, Page 181, Deed Records of said County. (Account No. 150599)

Suit No: 20-152
ROBSTOWN LAUNDRY & CLEANERS, INC., ET AL
Value: \$8,650.00

ITEM #6

\$2,382.00

Lots 4,5 and 6, Block 11, Subdivision E, Avalon Ranch, or as more fully described in Volume No. 100, Page 217 of the Deed Records of Bandera County, Texas. (Account No. 144219)

Suit No: 20-367
LORENE GRAVES, ET AL
Value: \$4,230.00

ITEM #7

\$6,727.00

~~Lots 27 and 28, Block 2C, Unit No. 6, Lakeshore Beach Subdivision, Mobile Home Label No. TEX0006615, or as more fully described in Volume No. 570, Page 782 of the Deed Records of Bandera County, Texas. (Account No. 142701)~~

~~Suit No: 21-121
RUSSELL STOVALL
Value: \$48,120.00~~

ITEM #8

\$115,749.00

~~Lot 374, Bandera Ranch Acres Unit Two, containing 3.85 acres more or less, Manufactured Home Label No.'s. TEX0186246 and NTA0701778/79, and being more particularly described in Volume 982, Page 168 of the Deed Records of Bandera County, Texas. (Account No. 143346)~~

~~Suit No: 21-203
KENGILMORE PROPERTIES, LLC, ET AL
Value: \$508,600.00~~

ITEM #9

\$4,589.00

~~Lot 2, Block 127, Subdivision K, Avalon Ranch, or as more fully described in Volume No. 377, Page 507 of the Deed Records of Bandera County, Texas. (Account No. 174654)~~

~~Suit No: 21-233~~

~~ALBERT ACEVEDO, JR.~~

~~Value: \$52,910.00~~

ITEM #10

\$1,520.32

~~Lot 3, Block 127, Subdivision K, Avalon Ranch, or as more fully described in Volume No. 377, Page 509 of the Deed Records of Bandera County, Texas. (Account No. 174655)~~

~~Suit No: 21-233~~

~~ALBERT ACEVEDO, JR.~~

~~Value: \$8,430.00~~

ITEM #11

\$7,929.00

A 50% undivided interest in Lot 8, Block No. 6, Indian Waters Subdivision, including any and all improvements, or as more fully described in Volume No. 579, Page 207 of the Deed Records of Bandera County, Texas. (Account No. 190746)

Suit No: 21-282

CHRISTOFER RAY MARTINEZ

Value: \$23,710.00

ITEM #12

\$3,557.00

~~Lot 16, Section D, Lake Medina Shores Subdivision, or as more fully described in Volume No. 478, Page 789 of the Deed Records of Bandera County, Texas. (Account No. 161673)~~

~~Suit No: 21-290~~

~~LEE HOCKING, ET AL~~

~~Value: \$10,870.00~~

ITEM #13

\$5,623.00

Lot 21, Block 7, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 329, Page 510 of the Deed Records of Bandera County, Texas. (Account No. 164036)

Suit No: 21-293

JUSTO GONZALEZ, ET AL

Value: \$5,160.00

~~ITEM #14~~

~~\$6,371.00~~

~~Lot 29, Range II, City of Bandera, or as more fully described in Volume No. 743, Page 719 of the Deed Records of Bandera County, Texas. (Account No. 155550)~~

~~Suit No: 22-056~~

~~LISA ANN CAMPION~~

~~Value: \$16,220.00~~

~~ITEM #15~~

~~\$5,692.00~~

~~Lot 19, Section 4, Flying L. Ranch Subdivision, or as more fully described in Volume No. 151, Page 807 of the Deed Records of Bandera County, Texas. (Account No. 162784)~~

~~Suit No: 22-134~~

~~ARTHUR HARRIS, ET AL~~

~~Value: \$19,960.00~~

~~ITEM #16~~

~~\$5,855.00~~

~~0.338 of an acre, more or less, out of Lot 3, Tract 1, Block A, Prospect Hill Subdivision, as described in Volume No. 744, Page 12, Deed Records of Bandera County, Texas. (Account No. 160154)~~

~~Suit No: 22-184~~

~~CHARLES SCOTT GAGLIARDO~~

~~Value: \$518,740.00~~

~~ITEM #17~~

~~\$16,344.00~~

~~Lots 26-27, Range 14, Town of Bandera, Bandera County, Texas, as described in Volume No. 101, Page 569, Deed Records of Bandera County, Texas. (Account No. 163277)~~

~~Suit No: 22-185~~

~~EUGENE HAAS, ET UX, ET AL.~~

~~Value: \$79,580.00~~

~~ITEM #18~~

~~\$3,535.00~~

~~Lot 143, Section A, Lake Medina Shores Subdivision, or as more fully described in Volume No. 527, Page 482 of the Deed Records of Bandera County, Texas. (Account No. 158798)~~

~~Suit No: 22-222~~

~~SAYED ALECOZAY~~

~~Value: \$7,150.00~~

ITEM #19**\$3,455.00**

Lot 247, Section F, Lake Medina Shores Subdivision, or as more fully described in Volume No. 627, Page 652 of the Deed Records of Bandera County, Texas. (Account No. 163378)

Suit No: 22-224
JULIAN RODRIGUEZ, ET AL
Value: \$5,040.00

ITEM #20**\$4,410.00**

Lot 120, Block 1, Lost Valley Shores, Section 5, Bandera County, Texas, as described In Volume No. 1178, Page 58, Deed Records of Bandera County, Texas. (Account No. 163661)

Suit No: 22-238
GREAT SOUTHERN REALTY CO. A CORPORATION VOLUNTAIRLY DISSOLVED
Value: \$8,820.00

ITEM #21**\$7,266.00**

Lot 102, Block 1, Lost Valley Shores, Section 5, Bandera County, Texas, as described In Volume No. 1178, Page 58, Deed Records of Bandera County, Texas. (Account No. 163673)

Suit No: 22-238
GREAT SOUTHERN REALTY CO. A CORPORATION VOLUNTAIRLY DISSOLVED
Value: \$15,500.00

ITEM #22**\$3,509.00**

Lot 54, Block 1, Lost Valley Shores, Section 1, Roadway, Bandera County, Texas, as described In Volume No. 1178, Page 58, Deed Records of Bandera County, Texas. (Account No. 163712)

Suit No: 22-238
GREAT SOUTHERN REALTY CO. A CORPORATION VOLUNTAIRLY DISSOLVED
Value: \$8,970.00

ITEM #23**\$98,494.00**

18.966 acres, Lake and Park, Twin Lakes Subdivision, Section 1, as described in Volume 1178, Page 58, Deed Records of Bandera County, Texas. (Account No. 189312)

Suit No: 22-238
GREAT SOUTHERN REALTY CO. A CORPORATION VOLUNTAIRLY DISSOLVED
Value: \$512,080.00

ITEM #24**\$82,075.00**

15.783 acres, Twin Lakes Subdivision, Section 2, Bandera County, Texas, as described in Volume 1178, Page 58, Deed Records of Bandera County, Texas. (Account No. 189313)

Suit No: 22-238

GREAT SOUTHERN REALTY CO. A CORPORATION VOLUNTAIRLY DISSOLVED

Value: \$426,140.00

ITEM #25**\$6,292.00**

Lot 6, Block 5, Section E, Lake Medina Shores Subdivision, as shown by the plat thereof recorded in Slide 6, Page 41, Plat Records of Bandera County, Texas. (Account No. 170057)

Suit No: 22-318

ISRAEL S. CANTU, ET AL

Value: \$4,800.00

ITEM #26**\$5,815.00**

Lot 39, Block 8, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 386, Page 693 of the Deed Records of Bandera County, Texas. (Account No. 148781)

Suit No: 22-320

DAVID A. SHOEMAKER

Value: \$4,710.00

ITEM #27**\$5,227.00**

Lots 3-12, Block 97, Subdivision F, Avalon Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 669, Page 646 of the Deed Records of Bandera County, Texas. (Account No. 156075)

Suit No: 22-322

DONALD AUSTIN

Value: \$56,050.00

ITEM #28**\$8,293.00**

Lots 15-24, Block 97, Subdivision F, Avalon Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 669, Page 646 of the Deed Records of Bandera County, Texas. (Account No. 156076)

Suit No: 22-322

DONALD AUSTIN

Value: \$99,420.00

ITEM #29

\$9,246.00

Lot 22, Block 52, Bandera Pass Ranch Subdivision, Manufactured Home, Label No. TEX0229294,
or as more fully described in Volume No. 445, Page 128 of the Deed Records of Bandera County,
Texas. (Account No. 148156 and 186488)

Suit No: 23-008

TERRY N. SMITH

Value: \$51,690.00
