

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 Sheriff's Sale 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 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	\$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**\$109,005.00**

Bandera Ranch Acres 2 Lot 374 3.85 acres *TEX0186246* **NTA0701778/79**; and being more particularly described as Lot 374, Bandera Ranch Acres, Unit No. 2, a Subdivision in Bandera County, Texas according to the map or plat of record in Volume 2, Page 16, Map and Plat records, Bandera County, Texas; as provided by the Bandera County taxing authority, including any and all taxing units which it collects taxes for Account Number 143346. (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
