

TAX FORECLOSURE SALE

DATE AND TIME OF SALE:

APRIL 4, 2023, AT 2:00 P.M.

PLACE:

MEDINA COUNTY COURTHOUSE

The property listed below will be sold at Sheriff's Sale at the Courthouse in Medina County, 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 delinquent 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 Medina County Clerk and all papers in the suits upon which this sale is based are on file in the office of the Medina County District Clerk (suit numbers are indicated following the property description.)

<u>Item No./Location</u>	<u>Property/L.D. No./Former Owner/Suit No.</u>	<u>Bid</u>
<u>ITEM #1</u>		\$11,661.00

A tract of land containing 0.30 of an acre, more or less, out of the D. Lieber Survey No. 4, Abstract No. 632, New City Block 113, City of Devine, including any and all improvements, or as more fully Described in Volume 59, Page 312 of the Deed Records of Medina County, Texas.

Value: \$77,810.00
Account No. R6096
Suit No. 17-10-24502-CV
EDUBIJIO VERA, ET AL

<u>ITEM #2</u>	\$6,195.00
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Lot 1, Part of Lots 1 and 2, Block 2, New City Block 16, Hattox Addition, City of Devine, or as more fully described in Document No. 2015000748, Deed Records of Medina County, Texas.

Value: \$24,570.00
Account No. R14521
Suit No. 20-07-26560-CV
MICHAEL JAMES STROUD

ITEM #3

\$5,883.00

A tract of land containing 1.2442 acres, more or less, out of the D. Lieber Survey No. 4, Abstract No. 632, or as more fully described in Volume 171, Page 155, less and except, however that portion therefrom Described in Volume 262, Page 407 of the Deed Records of Medina County, Texas.

**Value: \$10,810.00
Account No. R37180
Suit No. 20-07-26561-CV
RACHEL PEREZ, ET AL**

ITEM #4

\$7,950.00

1.0 acre, more or less, out of the D. Shipman Survey 31, Abstract No. 835, Medina County, Texas as shown in Volume 2, Page 181 of the Deed Records of Medina County, Texas.

**Value: \$72,580.00
Account No. R8031
Suit No. 21-08-27307
GARY STEIN, ET AL**

ITEM # 5

\$3,080.00

74.917 acres, more or less, out of the D. Shipman Survey 31, Abstract No. 835, Medina County, Texas, as shown in Volume 2, Page 181 of the Deed Records of Medina County, Texas.

**Value: \$665,180.00
Account No. R8032
Suit No. 21-08-27307-CV
GARY STEIN, ET AL**

ITEM #6

\$1,551.00

71.37 acres, more or less, out of the B. Sandoval Survey 40, Abstract No. 840, Medina County, Texas as shown in Volume 2, Page 181 SAVE & EXCEPT that property more particularly described in Document No. 20180001396 of the Deed Records of Medina County, Texas.

**Value \$633,220.00
Account No. R8156
Suit No. 21-08-27307-CV
GARY STEIN, ET AL**