

**TAX FORECLOSURE SALE**

**DATE AND TIME OF SALE:**

**APRIL 5, 2022, 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 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 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.)

<b><u>Item No./Location</u></b>	<b><u>Property/L.D. No./Former Owner/Suit No.</u></b>	<b><u>Bid</u></b>
<b><u>ITEM #1</u></b>		<b>\$ 31,063.00</b>

Lot 25, Block 5, LaCoste Heights Subdivision, Unit One, or as more fully described in Volume 228, Page 716 of the Deed Records of Medina County, Texas. 18512 Buchel Street, Lacoste.

Value: \$ 120,140.00  
Account No. R18828  
Suit No. 18-08-25181-CV  
**JOSE GABRIEL CUELLAR, ET AL**

---

<b><u>ITEM #2</u></b>		<b>\$ 13,687.00</b>
-----------------------	--	---------------------

Lot 1, Block 4, La Coste Heights Subdivision, including any and all improvements, or as more fully described in Document No. 2016005771 of the Deed Records of Medina County, Texas.

Value: \$ 82,420.00  
Account No. R55635  
Suit No. 19-06-25878-CV  
**BETH HOWELL, ET AL**

---

---

**ITEM #3**

**\$ 3,685.00**

~~Lot 1, Block 4, New City Block 162, Breezy Hills Addition to  
The City of Devine, or as more fully described in Volume 239,  
Page 176 of the Deed Records of Medina County.~~

~~Value: \$ 10,190.00~~

~~Account No. R15225~~

~~Suit No. 20-02-26282-CV~~

~~GLORIA ANN GUTIERREZ,~~

---

**ITEM #4**

**\$ 29,831.00**

~~A tract of land containing 1.0007 acres, more or less, out of the M. L.  
Torres Survey No. 39, Abstract No. 943, Manufactured Home, Label  
No. TEX0169964/65, or as more fully described in Volume 128, Page  
680 of the Deed Records of Medina County, Texas.~~

~~Value: \$ 69,880.00~~

~~Account No. R8808~~

~~Suit No. 20-10-26722-CV~~

~~ROBERT WILLIAM TROUTEN, ET AL~~

---

**ITEM #5**

**\$ 6,062.00**

~~Lot 26, Cattleman's Crossing, Unit One, including any and all  
improvements, or as more fully described in Volume 696, Page  
967 of the Deed Records of Medina County, Texas.~~

~~Value: \$ 56,177.00~~

~~Account No. R19713~~

~~Suit No. 21-03-26983-CV~~

~~ANTHONY MARTINEZ, ET AL~~

---