

TAX FORECLOSURE SALE

DATE AND TIME OF SALE:

November 7, 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 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 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>		\$38,460.00

Lots 3 and 4, Block 2, Windy Knoll Subdivision, City of Devine, Including any and all improvements, or as more fully described in Volume 50, Page 267 of the Deed Records of Medina County, Texas.

Value: \$271,510.00
Account No. R15987
Suit No. 18-04-24902-CV
GREG GUEVARA

<u>ITEM #2</u>	\$8,664.00
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~~Lot 71, Block 1, West View Subdivision, Unit One, or as more fully described in Volume 460, Page 262 of the Deed Records of Medina County, Texas.~~

~~Value: \$141,320.00
Account No. R58171
Suit No. 21-03-26981-CV
CHARLES W. BAUCHMAN, ET AL~~

ITEM # 3

\$ 11,395.00

Lot 15, Devine Hills Subdivision, Unit 1, containing 3.02 acres, more or less, or as more fully described in Volume 816, Page 577 of the Deed Records of Medina County, Texas.

Value: \$72,240.00

Account No. R57323

Suit No. 22-08-27849-CV

GLORIA RODRIGUEZ FORMERLY KNOWN AS GLORIA MARTINEZ, ET AL

~~ITEM #4~~

~~\$6,612.00~~

~~Lots 9 and 10, Block 35, City of La Coste, or as more fully described in Volume 720, Page 1294 of the Deed Records of Medina County, Texas.~~

~~Value \$,55,850.00~~

~~Account No. R18634~~

~~Suit No. 22-11-28067-CV~~

~~TERESA BLYTHE SOLIS~~
