

NOTICE OF TAX FORECLOSURE SALE

DATE AND TIME OF SALE:

APRIL 6, 2021 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 6, 2021, 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 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/I.D. No./Former Owner/Suit No.</u>	<u>Bid</u>
<u>ITEM #1</u>		\$6,376.00
Lot 27, Block D, Great Oaks Subdivision, Phase One, including any And all improvements, or as more fully described in Volume 549, Page 415 of the Deed Records of Medina County, Texas, (Selling for Court Costs) Value: \$202,020.00 Account No. R20459 Suit No. 17-06-24241-CV HIGINIO RAMIREZ, ET AL		

<u>ITEM #2</u>		\$ 15,659.00
Lot 1, Block J, Medina River West, Phase Two, including any and all Improvements, or as more fully described in Volume 41, Page 731 of The Deed Records of Medina County, Texas. Value: \$ 80,570.00 Account No. R21970 Suit No. 17-10-24466-CV ELIDA A. MEDINA, ET AL		

ITEM #3

~~\$ 2,533.00~~

~~Part of Lot 5, Cedar Ridge Estates Subdivision, containing 3.85 acres, more or less, including any and all improvements, or As more fully described in Volume 566, Page 807 of the Deed Records of Medina County, Texas.~~

~~(Selling for Court Costs)~~

~~Value: \$ 31,570.00~~

~~Account No. R21364~~

~~Suit No. 17-10-24467-CV~~

~~ALICIA L. GONZALES, ET AL~~

ITEM #4

~~\$ 11,329.00~~

~~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: \$ 43,870.00~~

~~Account No. R6096~~

~~Suit No. 17-10-24502-CV~~

~~EDUBIHO VERA, ET AL~~

ITEM # 5

~~\$ 26,510.00~~

~~A 7.99-acre tract of land known as Tract No. 44 and a 1.46-acre tract Known as Tract No. 44A, Valley View Subdivision, Phase Two, or as More fully described in Volume 705, Page 204 of the Deed Records Of Medina County, Texas.~~

~~Value: \$ 285,080.00~~

~~Account No. R57764 and R57765~~

~~Suit No. 18-08-25172-CV~~

~~RAMIRO T. BETANCOURT~~

ITEM # 6

~~\$ 22,544.00~~

~~TRACT #1, 1.0000 WI, Lease #23172, PMI Foster WI 6, Premier Minerals, Opr. W. Jones Survey 137, Medina County, Texas.~~

~~Value: \$281,920.~~

~~Account No. N72077 and N72473~~

~~Suit No. 19-05-25789-CV~~

~~PREMIER MINERALS, INC.~~

ITEM #7 \$ 9,400.00

~~TRACT #2, 1.0000 WI, Lease #23173, Menchaca W1-4, Premier Minerals, Opr., W. Jones Survey 137, Abstract 1300, Medina County, Texas.~~

~~Value: \$ 141,230.00
Account No. N72076 and N72476
Suit No. 19-05-25789-CV
PREMIER MINERALS~~

ITEM #8 \$ 14,569.00

~~Lot 13, Brandon Cove Subdivision, or as more fully described in Document No. 2017006415 of the Deed Records of Medina County, Texas.~~

~~Value: \$ 100,000.00
Account No. R19665
Suit No. 19-06-25872-CV
BRADLEY L. SMITH~~

ITEM #9 \$ 12,001.00

Lots 1 and 2, Block M, Medina River West, including any and All improvements, or as more fully described in Volume 182, Page 283 of the Deed Records of Medina County, Texas.

Value: \$ 91,970.00
Account No. R22040 and R22041
Suit No. 19-06-25882-CV
HECTOR ESPINOZA, JR., ET AL

ITEM #10 \$ 5,855.00

Manufactured Home, Label No.'s TEX0540021/22 located on Lot 1, Block M, Medina River West Subdivision, Medina County, Texas.

Value: \$ 40,370.00
Account No. R52788
Suit No. 19-06-25882-CV
HECTOR ESPINOZA, JR., ET AL
