

NOTICE OF TAX FORECLOSURE SALE

DATE AND TIME OF SALE:

AUGUST 3, 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 August 3, 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>		\$ 14,558.00

The North 60 feet of Lot 5, Block 1, New City Block 159, City of Devine, or as more fully described in Instrument No. 2014029639 Of the Deed Records of Medina County, Texas.

Value: \$70,000.00
Account No. R15196
Suit No. 19-10-26067-CV
ANITA G. TIMME

<u>ITEM #2</u>		\$ 15,155.00
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Part of Lot 65, Block 33, containing 0.773 of an acres, more or less, or as More fully described in Volume 771, Page 1298 and Document No. 2014031345 Of the Deed Records of Medina County, Texas.

Value: \$ 86,620.00
Account No. R62469
Suit No. 20-02-26283-CV
DEVINE SWIM CLUB, INC.
