

**TAX FORECLOSURE SALE**

DATE AND TIME OF SALE:

MAY 7, 2024 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 May 7, 2024, 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.)

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**ITEM #1**

**\$6,095.92**

A tract of land containing 1.00 acre, more or less, out of the N. George Survey No. 6, Abstract No. 407, or as more fully described in Volume 208, Page 9 of the Deed Records of Medina County, Texas.

Value: \$297,636.00  
Account No. R52558  
Suit No. 21-03-26988-CV  
DANNY FRERICH, ET AL.

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**ITEM #2**

**\$6,131.15**

Lot 6, Block 48, Town of La Coste, or as more fully described in Volume 764, Page 291 of the Deed Records of Medina County, Texas.

Value: \$21,030.00  
Account No. R18716  
Suit No. 22-11-28066-CV  
RITA R. RUBIO

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**ITEM #3**

**\$9,292.18**

Lot 17, Block R Medina River West, Phase Two, including any and all improvements, or as more fully described in Volume 553, Page 885 of the Deed Records of Medina County, Texas.

Value: \$83,320.00  
Account No. R22182  
Suit No.22-11-28071-CV  
ROSEBEL AND ELIDA HERNANDEZ TRUST

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**ITEM #4**

**\$13,268.65**

Lot 116, Cattleman's Crossing, Unit One, including any and all improvements, or as more fully described in Volume 797, Page 259 of the Deed Records of Medina County, Texas.

Value: \$105,280.00  
Account No. R19803  
Suit No. 22-12-28089-CV  
NELSON PRIDA DECEASED, ET AL.

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**ITEM #5**

**\$8,942.59**

A tract of land containing 0.95 of an acres, more or less, out of the M. Nester Survey No. 35, Abstract No. 720, or as more fully described in Volume 151, Page 466 of the Deed Records of Medina County, Texas.

Value: \$58,600.00  
Account No. R7142  
Suit No. 23-03-28246-CV  
LOUIS W. THAMEZ

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**ITEM #6**

**\$9,750.10**

Lots 11, and 12, Block A, Gutierrez Addition to the City of Devine, including any and all improvements, or as more fully described in Volume 366, Page 107 of the Deed Records of Medina County, Texas.

Value: \$40,160.00  
Account No. R15560  
Suit No. 23-03-28248-CV  
DAVID S. YBANEZ, ET AL.

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**ITEM #7**

**\$8,199.39**

Lot 2, Block A, Creek Wood Ranches Subdivision, Unit 1, or as more fully described in Document No. 201601297 of the Deed Records of Medina County, Texas.

Value: \$99,680.00  
Account No. R19965  
Suit No. 23-03-28288-CV  
REYNALDO AGUINAGA, ET AL.

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**ITEM #8**

**\$9,826.48**

A tract of land containing 0.28 of an acre, more or less, out of the D. Lieber Survey No. 4, Abstract No. 632, or as more fully described in Volume 231, Page 544 of the Deed Records of Medina County, Texas.

Value: \$74,760.00  
Account No. R6069  
Suit No. 23-05-28375-CV  
TRINIDAD CORTINEZ, JR. ALSO KNOWN AS TRINIDAD CORTINAS JR., ET AL.

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**ITEM #9**

**\$13,355.30**

TRACT #1, Part of Lot 39-A, Block 12, San Antonio Trust Subdivision containing 19.263 acres, more or less, and as more fully described in Document No. 2020007096 of the Deed Records of Medina County, Texas.

Value: \$21,090.00  
Account No. R24181  
Suit No. 23-05-28388-CV  
VERONICA MAE BERGER ALSO KNOWN AS VERONICA M. HITZFELDER, ET AL.

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**ITEM #10**

**\$3,457.69**

TRACT #2, Manufactured Home, Label No. TEX0401706/07, located on part of Lot 39-A, Block 12, San Antonio Trust Subdivision, Medina County, Texas.

Value: \$32,795.00  
Account No. R62906  
Suit No. 23-05-28388-CV  
VERONICA MAE BERGER ALSO KNOWN AS VERONICA M. HITZFELDER, ET AL.

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**ITEM #11**

**\$21,536.31**

Part of Lot 2, Block 5, New City Block 78, Brown Addition to the City of Devine, or as more fully described in Document NO. 2019008686 of the Deed Records of Medina County, Texas.

Value: \$151,080.00

Account No. R14911 and R138554

Suit No. 23-06-28473-CV

BILLY JOE CHACON JR., ET AL.