

NOTICE OF TAX FORECLOSURE

DATE AND TIME OF SALE:

DECEMBER 2, 2025 AT 2:00 P.M.

**PLACE: BANDERA COUNTY JUSTICE CENTER, 3360 STATE HWY 173 NORTH IN
BANDERA, TEXAS**

The property listed below will be sold at Sheriff's Sale at the Bandera County Justice Center, 3360 State Hwy 173 North in Bandera, Texas, on DECEMBER 2, 2025, 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 Bandera County Clerk and all papers in the suits upon which this sale is based are on file in the office of the Bandera County District Clerk (suit numbers are indicated following the property description.)
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ITEM #1

\$7,367.71

A Tract of land containing 1.0 acres, more or less, out of the A. Leibold Survey No. 27, Abstract No. 2774, including any and all improvements, or as more fully described in Volume No. 761, Page 331, of the Deed Records of Bandera County, Texas. (Account No. 158532)

Suit No: BADC-TXTX-19-0000088

FELECIA R SARATE

Value: \$72,280.00

7047 FM 1283

ITEM #2

\$3,782.38

Mobile Home-Label#TEX0562233, Lot 2, Block 1, Medina Lake Estates, Bandera County, Texas, 1327 Kimberly Drive, Pipe Creek, Texas.
(Account No. 148038)

Suit No: BADC-TXTX-19-0000437

ELOY PEREZ, ET AL.

Value: \$15,950.00

ITEM #3**\$2,514.25**

Lot 12, Block 6, Lakeshore Subdivision No. 1, or as more fully described in Volume No. 412, Page 398 of the Deed Records of Bandera County, Texas. (Account No. 155191)

Suit No: BADC-TXTX-22-0000026
MATIAS S. MOJICA, ET AL.
Value: \$7,130.00

ITEM #4**\$12,488.16**

Lot 60, Block 1, River Oaks Ranch, including any and all improvements, or as more fully described in Volume No. 1032, Page 29 of the Deed Records of Bandera County, Texas. (Account No. 150872)

Suit No: BADC-TXTX-22-0000059
JOHN R. O'KEEFEE
Value: \$250,530.00

515 SCENIC LOOP

ITEM #5**\$1,499.21**

Tract#1 Lots 30 and 31, Block 14, Section two, Lost Valley Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 1230, Page 750 of the Deed Records of Bandera County, Texas, Mobile Home elected as Real Property. (Account No. 146106 and 146107)

Suit No: BADC-TXTX-22-0000137
RICHARD SANCHEZ, JR.
Value: \$56,190.00

171 VINT BONNER

ITEM #6**\$1,020.96**

Tract#2 Lot 29, Block 14, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 1230, Page 750 of the Deed Records of Bandera County, Texas. (Account No. 152115)

Suit No: BADC-TXTX-22-0000137
RICHARD SANCHEZ, JR.
Value: \$6,550.00

ITEM #7**\$7,529.13**

Lots 1-24 (Whole Block), Block 74, Subdivision G, Avalon Ranch on Medina Lake, Bandera County, Texas, as described in Volume No. 151, Page 287, Deed Records of Bandera County, Texas. (Account No. 151000)

Suit No: BADC-TXTX-22-0000234
ROBERT L. RILEY SOLE HEIR OF
HELEN M RILEY DECEASED, ET AL
Value: \$28,620.00

ITEM #8**\$11,811.04**

TRACT #1, Part of Lot 30 and all of Lot 31, Block 136, Avalon Ranch Subdivision A, including any and all improvements or as more fully described in Volume No. 684, Page 834 of the Deed Records of Bandera County, Texas. (Account No. 177527)

Suit No: BADC-TXTX-22-0000288

LUTHER O. FOSTER, IV (DECEASED), ET AL.

Value: \$79,410.00

105 GEORGIA STREET/GEORGE STREET

ITEM #9**\$17,247.14**

TRACT #2, Lots 32, 33 and 34, Block 136, Subdivision A, Avalon Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 1057, Page 865 of the Deed Records of Bandera County, Texas. (Account No. 158737)

Suit No: BADC-TXTX-22-0000288

LUTHER O. FOSTER, IV (DECEASED), ET AL.

Value: \$154,890.00

ITEM #10**\$16,130.85**

TRACT #1, A tract of land containing 0.953 of an acre, more or less, out of the F.W. Fox Survey No. 30.6, Abstract no. 148, or as more fully described in Volume No. 568, Page 73 of the Deed Records of Bandera County, Texas. Manufactured Home, Label No. NTA09545/46. (Account No. 141415)

Suit No: BADC-TXTX-22-0000321

GERALD E MOORE, ET AL.

Value: \$129,440.00

LAKESHORE DRIVE NORTH

ITEM #11**\$6,366.90**

TRACT #2, A tract of land containing 0.962 of an acre, more or less, out of the F.W. Fox Survey No. 30.6, Abstract no. 148, or as more fully described in Volume No. 1087, Page 546 of the Deed Records of Bandera County, Texas. (Account No. 190583)

Suit No: BADC-TXTX-22-0000321

GERALD E MOORE, ET AL.

Value: \$52,910.00

ITEM #12**\$4,648.78**

Lots 6 and 7, Block 4, Bandera Pass Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 102, Page 551 of the Deed Records of Bandera County, Texas. (Account No. 167281)

Suit No: BADC-TXTX-23-0000047
ALICE J DIESTAL AKA ALICE J DIESTEL
Value: \$3,090.00

ITEM #13**\$2,737.34**

Lot 8, and Lots 15, 16, 17, 18, 19, 20, 21 and 22, Block 68, Subdivision K Avalon Ranch, including any and all improvements or as more fully described in Volume No. 1033 Page 638 of the Deed Records of Bandera County, Texas. (Account No. 173451 and 151419)

Suit No: BADC-TXTX-23-0000090
DE LA ROSA PROPERTIES, LLC
Value: \$58,140.00

ITEM #14**\$11,993.82**

Lot 195, Castle Lake Ranch, Section No. 6, or as more fully described in Volume No. 885, Page 931 of the Deed Records of Bandera County, Texas. (Account No. 165022)

Suit No: BADC-TXTX-23-0000167
CYNTHIA L GALINDO, ET AL.
Value: \$175,000.00

ITEM #15**\$4,932.77**

Lots 9,10,11,40,41 and 42, Block 142, Subdivision A, Avalon Ranch, including any and all improvements, or as more fully described in Volume No. 548, Page 162 of the Deed Records of Bandera County, Texas. (Account No. 166433, 166434, 166435 and 166436)

Suit No: BADC-TXTX-23-0000226
GEORGINA DOMINGUEZ
Value: \$224,040.00

129 ALABAMA AVE

ITEM #16**\$4,845.71**

Lot 25, Block 3, Section K, Lake Medina Shores, Subdivision, or as more fully described in Volume No. 683, Page 829 of the Deed Records of Bandera County, Texas. (Account No. 161396)

Suit No: BADC-TXTX-23-0000228
MICHAEL DENNIS HORNSBY
Value: \$9,800.00

ITEM #17**\$6,063.87**

Lot 360, Section G, Lake Medina Shores Subdivision, or as more fully described in Volume No. 361, Page 290 of the Deed Records of Bandera County, Texas. (Account No. 155634)

Suit No: BADC-TXTX-23-0000265
MIGUEL A MENENDEZ, ETUX, ET AL.
Value: \$10,620.00

ITEM #18**\$5,947.14**

Lot 157, Section A, Lake Medina Shores Subdivision, or as more fully described in Volume No. 593, Page 105 of the Deed Records of Bandera County, Texas. (Account No. 154851)

Suit No: BADC-TXTX-23-0000397
JUAN MORENO, SR., ET AL.
Value: \$11,440.00

ITEM #19**\$30,129.18**

34.0 acres, more or less, George Lord Survey, Abstract 234, Bandera County, Texas, as described in Volume 143, Page 139 of the Deed Records of Bandera County, Texas, Known as 488 Ada Lane, Bandera, Texas 78003, Mobile Home Label No. 054589/90. (Account No. 162397, 162398, 162407, 162408)

Suit No: BADC-TXTX-24-0000033
JOHN HEINEN, ET AL
Value: \$670,690.00

ITEM #20**\$5,681.50**

Lot 268, Block 1, Medina Hills Harbor Section, Space Lake Medina Shores Subdivision, space or as more fully described in Volume No 342, Page No. 190 of the Deed Records of Bandera County, Texas. (Account No. 169189)

Suit No: BADC-TXTX-24-0000038
SANDRA K. MORENO NOW KNOWN AS SANDRA K. CIRINO, ET AL
Value: \$8,850.00

ITEM #21**\$4,890.17**

Lot 11, Block 20, Lake Medina Shores, Section E, or a more fully described in Volume No. 1280, Page 400 of the Deed Records of Bandera County Texas. (Account No. 155996)

Suit No: BADC-TXTX-24-0000039
RICHARD P. WHITT, ET AL
Value: \$7,120.00

ITEM #22**\$4,416.32**

Lot 34, Block 2, Medina Hills Barbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 779, Page 258 of the Deed Records of Bandera County, Texas. (Account No. 163198)

Suit No: BADC-TXTX-24-0000063

JERRY R. SHRUM, ET AL.

Value: \$18,450.00

ITEM #23**\$5,886.74**

Lot 208, Section G, Lake Medina Shores Subdivision, or as more fully described in Volume No. 339, Page 309 of the Deed Records of Bandera County, Texas. (Account No. 168179)

Suit No: BADC-TXTX-24-0000067

ANGELICA S. CRUZ

Value: \$18,000.00

ITEM #24**\$4,024.66**

Lots 201, 202, 203, 204, 205, 206 and 207, Lake Medina Shores, Section G, or as more fully described in Volume No. 1175, Page 207 of the Deed Records of Bandera County, Texas. (Account No. 160286)

Suit No: BADC-TXTX-24-0000070

GREGG MINGLE

Value: \$35,500.00

ITEM #25**\$4,883.65**

Lot 10, Section G, Lake Medina Shores Subdivision, or as more fully described in Volume No. 499, Page 119 of the Deed Records of Bandera County, Texas. (Account No. 145289)

Suit No: BADC-TXTX-24-0000071

SELMA CASTILLO

Value: \$13,200.00

ITEM #26**\$9,196.23**

Lots 9-11, Block 1, Medina Hills Harbor, Bandera County, Texas, Mobile Home Label No. TEX0250517. (Account No. 146783)

Suit No: BADC-TXTX-24-0000123

JOSEPH E. TELFAIR, ET AL

Value: \$49,640.00

166 WRIGHT DRIVE

ITEM #27**\$1,987.13**

Lots 36 & 37, Block 115, Subdivision "A", Avalon Ranch on Medina Lake, Bandera County, Texas, as described in Volume No. 102, Page 305, Deed Records of Bandera County, Texas. (Account No. 173608)

Suit No: BADC-TXTX-24-0000125

SALVADOR ICHOI AVIGDOR

Value: \$7,380.00

ITEM #28**\$4,818.89**

Lots 45 & 46, Section G, Lake Medina Shores Subdivision, Bandera County, Texas, as described in Volume No. 794, Page 914, Deed Records of Bandera County, Texas. (Account No. 145636 & 145637)

Suit No: BADC-TXTX-24-0000185

FERNANDO VAENA ACAMAPIXTLI

Value: \$18,620.00

ITEM #29**\$23,059.23**

20.53 Acres, more or less, Tract 19 and Part of Tract 18, Medina River Ranch Subdivision, including any and all improvements, Bandera County, Texas, as described in Volume No. 1231, Page 938, Deed Records of Bandera County, Texas. (Account No. 151371 & 151372)

Suit No: BADC-TXTX-24-0000186

ALANNA HARRISON

Value: \$918,090.00

1375 RIVER TRAIL

ITEM #30**\$13,203.06**

Lots 1-24, Block 25, Lots 19-24, Block 12, Lots 13-14, Block 64, all in Subdivision A; Lots 1-4, Block 24, Subdivision H, Lots 13-16, Block 7, Subdivision J, Avalon Ranch on Medina Lake, Bandera, Texas, as described in Volume No. 1234, Page 86, Deed Records of Bandera County, Texas. (Account No. 156793, 162417, 162418, 162425, 156792, 162426, 156067, 156069, 156080)

Suit No: BADC-TXTX-24-0000231

JAMES DUANE HEIDELBERG

Value: \$82,240.00

ITEM #31**\$10,290.32**

Lot 27, Medina Shores, Unit 1, Bandera County, Texas, as described in Volume No. 986, Page 622, Deed Records of Bandera County, Texas. (Account No. 152107)

Suit No: BADC-TXTX-24-0000233

JOE W. SEARCY, ET AL

Value: \$82,110.00

439 HARBOR WAY

ITEM #32**\$1,346.86**

TRACT #1, Lots 13-17, Block 45, Subdivision K, Avalon Ranch on Medina Lake, Bandera County, Texas, as described in Volume No. 251, Page 770, Deed Records of Bandera County, Texas. (Account No. 152009)

Suit No: BADC-TXTX-24-0000339

TERRANCE R. PUGH HEIR TO PATRICK E. PUGH ESTATE

Value: \$14,440.00

ITEM #33**\$980.99**

TRACT #2, Lot 6, Block 61, Subdivision K, Avalon Ranch on Medina Lake, Bandera County, Texas, as described in Volume No. 413, Page 910, Deed Records of Bandera County, Texas. (Account No. 152010)

Suit No: BADC-TXTX-24-0000339

TERRANCE R. PUGH HEIR TO PATRICK E. PUGH ESTATE

Value: \$7,980.00

ITEM #34**\$11,843.44**

TRACT #3, Lots 3-10, Block 44, Subdivision K, Avalon Ranch on Medina Lake, Bandera County, Texas, as described in Volume No. 251, Page 770, Deed Records of Bandera County, Texas. (Account No. 152018)

Suit No: BADC-TXTX-24-0000339

TERRANCE R. PUGH HEIR TO PATRICK E. PUGH ESTATE

Value: \$163,800.00

690 GEORGES ROAD

ITEM #35**\$4,381.33**

Lot 103, Lake Medina Shores, Section G, Bandera Country, Texas, as described in Volume 261, Page 809, Deed Records of Bandera County, Texas. (Account No. 169396)

Suit No: BADC-TXTX-24-0000392

ADOLPH ROGER CHAPA, JR.

Value: \$10,970.00

ITEM #36**\$3,160.81**

Lots 3 and 4, Block 35, Bandera Pass Ranch, Bandera County, Texas, as described in Volume 102 Page 485, Deed Records of Bandera County, Texas. (Account No. 174566)

Suit No: BADC-TXTX-24-0000393

GEORGE T. ADAMS, ET AL

Value: \$3,000.00

ITEM #37**\$5,380.36**

Lot 486, Block 1, Medina Hills Harbor, Bandera County, Texas, as described in Volume 534, page 923, Deed Records of Bandera County, Texas. (Account No. 145300)

Suit No: BADC-TXTX-24-0000394

SYLVIA VILLARREAL

Value: \$8,850.00

ITEM #38**\$2,630.62**

Lots 25-26, Block 44, Bandera Pass Ranch, Bandera County, Texas, as described in Volume 100, Page 531, Deed Records of Bandera County, Texas. (Account No. 148807)

Suit No: BADC-TXTX-24-0000395

LEONARD L. SHETTEL

Value: \$3,000.00

ITEM #39**\$3,071.98**

Lots 5-6, Block 7, Bandera Pass Ranch, Bandera County, Texas, as described in Volume 102, Page 559, Deed Records of Bandera County, Texas. (Account No. 167051)

Suit No: BADC-TXTX-24-0000396

MISS ATHINA DRAKAKI

Value: \$3,180.00

ITEM #40**\$10,254.51**

3.581 acres, more or less, Tract 27, David Harvey Survey 30, Abstract 198, Bandera County, Texas, being the residue of these lands described in Volume No. 260, Page 311, and lying adjacent to the Church at 8135 Whartons Dock Road. (Account No. 195200)

Suit No: 25-010-DCCV-00220

DOUGLAS DEAN MORGAN

Value: \$138,040.00

ITEM #41**\$9,112.41**

Lot 40, Section M, Lake Medina Shores, Bandera County, Texas, as described in Volume No. 1051, Page 644 of the Deed Records of Bandera County, Texas, Mobile Home, Label No. NTA1449580, 529 Iroquois Trail, Whartons Dock, Bandera County, Texas. (Account No. 189848 and 142391)

Suit No: BADC-TXTX-25-0000082

MIKE LEDESMA, ET AL

Value: \$91,090.00

529 IROQUOIS TRAIL

ITEM #42**\$5,926.53**

Lot 165, Section F, Lake Medina Shores, Bandera County, Texas, as shown on the Plat thereof duly recorded in the Map & Plat Records of Bandera County, Texas. (Account No. 150980)

Suit No: BADC-TXTX-25-0000083

ALDONALDO RINCON, ET AL

Value: \$8,850.00

ITEM #43**\$8,282.22**

Lot 239, Bridlegate, Unit Two, including any and all improvements, or as more fully described in Volume No. 927, Page 718 and Volume No. 1033, Page 522 of the Deed Records of Bandera County, Texas.
(Account No. 180612)

Suit No: BADC-TXTX-25-0000087

MONTERREY PECINA PROPERTIES, LLC, ET AL

Value: \$99,440.00

HIGHGATE DRIVE

ITEM #44**\$8,167.52**

TRACT #1, 0.566 acres, more or less, Sayers Survey 312, A-347 and GC & SF RR Survey 55, A-918, Bandera County, Texas, as described in Volume No. 1128, Page 654, Deed Records of Bandera County, Texas, Mobile Home Label No. PFS0549364/5. (Account No. 142528)

Suit No: BADC-TXTX-25-0000132

MICHAEL WAYNE MCALISTER

Value: \$111,100.00

1668 ELM CREEK ROAD

ITEM #45**\$4,075.91**

TRACT #2, 0.583 acres, more or less, Sayers Survey 312, A-347 and GC & SF RR Survey 55, A-918, Bandera County, Texas, as described in Volume No. 1128, Page 654, Deed Records of Bandera County, Texas.
(Account No. 141829)

Suit No: BADC-TXTX-25-0000132

MICHAEL WAYNE MCALISTER

Value: \$37,870.00

1668 ELM CREEK ROAD

ITEM #46**\$5,111.76**

Lot 197, Lake Medina Shores Subdivision, Section A, Bandera County, Texas, as shown on the plat thereof recorded in the Map and Plat Records of Bandera County, Texas. (Account No. 158586)

Suit No: BADC-TXTX-25-0000138

ALEGO LEAL, ET AL

Value: \$11,030.00

ITEM #47

\$5,191.20

Lot 222, Lake Medina Shores Subdivision, Section A, Bandera County, Texas, as shown on the plat thereof recorded in Volume No. 6, Page 1 of the Plat Records of Bandera County, Texas. (Account No. 169660)

Suit No: BADC-TXTX-25-0000139
ALBERT MICHAEL CASTORIE, ET AL
Value: \$11,700.00