

**NOTICE OF TAX FORECLOSURE**

**DATE AND TIME OF SALE:**

**December 1, 2009, 2:00 P.M.**

**PLACE:**

**BANDERA COUNTY COURTHOUSE ANNEX**

The property listed below will be sold at Sheriff's Sale at the Ray Mauer Courthouse Annex, 403 12<sup>th</sup> Street in Bandera, Texas, on December 1, 2009, 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.)

<b><u>Item No./Location</u></b>	<b><u>Property/ I.D. No./ Former Owner/ Suit No.</u></b>	<b><u>Bid</u></b>
<b><u>ITEM #1</u></b>		<b>\$ 3,818.00</b>

Lots 2 and 3, Block 3, Lakeshore Subdivision No. 1, being more particularly described in Volume 217, Page 1021, Deed Records of Bandera County, Texas.  
(Account No. 10901-00003-0020)

Value: \$3,850.00

Suit No: 9054-04

Bandera County, In Trust

Situs: Breezy Lane, Bandera, Texas.

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**ITEM #2**

**\$ 4,363.00**

TRACT#1, Lot 310, Section G, Lake Medina Shores Subdivision, or as more fully described in Volume 417, Page 340 of the Deed Records of Bandera County, Texas.  
(Account No. 14550-07000-3100)

Value: \$2,400.00  
Suit No. 06-283  
Bandera County, In Trust  
Situs:

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**ITEM #3**

**\$ 3,763.00**

TRACT #1, Lot 204, Section B, Lake Medina Shores Subdivision, or as more fully described in Volume 420, Page 506 of the Deed Records of Bandera County, Texas.  
(Account No. 14550-02000-2040)

Value: \$2,170.00  
Suit No. 06-414  
RUBEN E. ENRIQUEZ, ET AL.  
Situs:

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**ITEM #4**

**\$ 2,911.00**

TRACT #1, Lots 4,5,6,7,8,9, Block 2 and Lots 3,4,5,6,33,34,35,36, Block 9, Bandera Pass Subdivision, or as more fully described in Volume 410, Page 26 of the Deed Records of Bandera County, Texas.  
(Account No. 11400-00009-0030; 0060; 0330; 0340; 0350; 0040)

Value: \$12,009.00  
Suit No. 06-460  
DARRELL ARDELL FEASEL, ET AL.  
Situs:

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**ITEM #5**

**\$ 3,962.00**

TRACT #1, Lot 146, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume 391, Page 457 of the Deed Records of Bandera County, Texas. (Account No. 15125-00001-1460)

Value: \$8,470.00

Suit No. 07-281

ANTHONY C. ORTEGA, ET AL.

Situs:

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**ITEM #6**

**\$ 5,437.00**

TRACT #1, Lot 71, Block 1, Enchanted River Estates, or as more fully described in Volume 365, Page 532 of the Deed Records of Bandera County, Texas. (Account No. 12575-00001-0710)

Value: \$6,620.00

Suit No. 07-285

ESSIE STEWART, ET AL.

Situs:

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**ITEM #7**

**\$ 3,053.00**

TRACT #1, Lot 27, Block 5, Section No. 2, Enchanted River Estates, or as more fully described in Volume 199, Page 650 of the Deed Records of Bandera County. (Account No. 145940)

Value: \$23,960.00

Suit No. 07-348

PAUL M. TROTTMAN, ET AL.

Situs:

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**ITEM #8**

**\$ 2,733.00**

TRACT #1, Lot 687, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume 367, Page 470 of the Deed Records of Bandera County, Texas. (Account No. 144072)

Value: \$3,950.00

Suit No. 07-351

HARVEY L. WILLIAMS, ET AL.

Situs:

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**ITEM #9**

**\$ 2,693.00**

TRACT #1, Lot No. 194, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 446, Page 572 of the Deed Records of Bandera County, Texas. (Account No. 162268)

Value: \$3,950.00

Suit No. 07-478

DIANE L. HENDRICKS

Situs:

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**ITEM #10**

**\$ 2,680.00**

TRACT #1, Lot No. 195, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 446, Page 574 of the Deed Records of Bandera County, Texas. (Account No. 162257)

Value: \$3,930.00

Suit No. 07-478

DIANE L. HENDRICKS

Situs:

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**ITEM #11**

**\$ 1,735.00**

TRACT #1, Lot No. 95, Section F, Lake Medina Shores Subdivision, or as more fully described in Volume No. 516, Page 942 of the Deed Records of Bandera County, Texas. (Account No. 162267)

Value: \$2,640.00

Suit No. 07-478

DIANE L. HENDRICKS

Situs:

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**ITEM #12**

**\$ 3,644.00**

TRACT #1, Lot 17, Section F, Lake Medina Shores Subdivision, or as more fully described in Volume No. 319, Page 7 of the Deed Records of Bandera County, Texas. (Account No. 162145)

Value: \$4,180.00

Suit No. 07-483

JOSE J. HERNANDEZ, ET AL.

Situs:

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**ITEM #13**

**\$ 3,478.00**

TRACT #1, Lot 34, Section 5, Flying L. Ranch Subdivision, or as more fully described in Volume No. 436, Page 940 of the Deed Records of Bandera County, Texas. (Account No. 162945)

Value: \$10,530.00

Suit No. 08-047

OWEN E. HANA, ET AL.

Situs:

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**ITEM #14**

**\$ 12,138.00**

TRACT #1, A tract of land containing 5.0 acres, more or less, out of the A. Gomez Survey No. 497, Abstract No. 154, including any and all improvements, or as more fully described in Volume No. 659, Page 547 of the Deed Records of Bandera County, Texas. (Account No. 141823 and 177261)

Value: \$377,870.00

Suit No. 08-053

MARY M. HALL, ET AL.

Situs:

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**ITEM #15**

**\$ 720.00**

TRACT #1, A tract of land containing 60.0 acres, more or less, out of the A. Gomez Survey No. 497, Abstract No. 154, or as more fully described in Volume No. 659, Page 547 of the Deed Records of Bandera County, Texas. (Account No. 151814)

Value: \$282,560.00

Suit No. 08-053

MARY M. HALL, ET AL.

Situs:

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**ITEM #16**

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~~TRACT #1, Improvement only, located on part of the A Gomez Survey No. 497, Abstract No. 154, Bandera County, Texas. (Account No. 141823)~~

~~Value: \$25,800.00~~

~~Suit No. 08-053~~

~~MARY M. HALL, ET AL.~~

~~Situs:~~

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**ITEM #17****\$ 4,278.00**

TRACT #1, A tract of land containing 0.713 acres, more or less, out of Original Survey No. 234, Abstract No. 1765, a partition out of a 4.449 acre tract located in Lake Medina Highlands Subdivision, Lesene Subdivision including any and all improvements, or as more fully described in Volume No. 458, Page 31 of the Deed Records of Bandera County, Texas. (Account No. 0167143)

Value: \$117,188.00

Suit No. 08-160

ROBERT J. DONOVAN, ET AL.

Situs:

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**ITEM #18****\$ 5,030.00**

TRACT #1, Lots 22, 23 and 24, Block 71, Subdivision C, Avalon Ranch on Medina Lake, including any and all improvements, or as more fully described in Volume No. 718, Page 875 of the Deed Records of Bandera County, Texas. (Account No. 167183)

Value: \$50,250.00

Suit No. 08-231

MARIA H. VIELMA, ET AL.

Situs:

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**ITEM #19**

**\$ 2,182.00**

TRACT #1, Lot 194, Section A, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 319, Page 39 of the Deed Records of Bandera County, Texas. (Account No. 164090)

Value: \$2,960.00

Suit No. 08-234

JULIO GONZALES JR., ET AL.

Situs:

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**ITEM #20**

**\$ 4,734.00**

TRACT #1, Lots 237, 238 and 242, Section F, Lake Medina Shores Subdivision or as more fully described in Volume No. 533, Page 258 of the Deed Records of Bandera County, Texas. (Account No. 154839, 154840, and 154841)

Value: \$6,440.00

Suit No. 08-235

MARIO MORENO, ET AL.

Situs:

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**ITEM #21**

**\$ 2,404.00**

TRACT #1, Lot 20, Section 14, Flying Ranch Subdivision, including any and all improvements, or as more fully described in Volume No. 215, Page 648 of the Deed Records of Bandera County, Texas. (Account No. 168010)

Value: \$9,950.00

Suit No. 08-236

Bandera County, In Trust

Situs:

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**ITEM #22**

**\$ 2,386.00**

TRACT #1, Lot 26, Block 16, Section E, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 309, Page 247 of the Deed Records of Bandera County, Texas. (Account No. 171036)

Value: \$3,110.00

Suit No. 08-237

BRUCE L. BRINKMAN, ET AL.

Situs:

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**ITEM #23****\$ 2,127.00**

TRACT #1, Lot 150, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 594, Page 208 of the Deed Records of Bandera County, Texas. (Account No. 164939)

Value: \$3,950.00

Suit No. 08-239

DAVID GALVAN, ET AL.

Situs:

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**ITEM #24****\$ 2,108.00**

TRACT #1, Lot 17, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 551, Page 405 of the Deed Records of Bandera County, Texas. (Account No. 149200)

Value: \$3,960.00

Suit No. 08-240

RICARDO A. GARCIA, ET AL.

Situs:

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**ITEM #25****\$ 1,949.00**

TRACT #1, Lot 103, Section A, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 403, Page 551 of the Deed Records of Bandera County, Texas. (Account No. 164565)

Value: \$2,610.00

Suit No. 08-241

ELEANOR V. GASS

Situs:

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**ITEM #26**

**\$ 2,325.00**

TRACT #1, Lot No. 320, Section G, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 357, Page 533 of the Deed Records of Bandera County, Texas. (Account No. 167565)

Value: \$2,640.00

Suit No. 08-242

TANYA E. DE LA CRUZ

Situs:

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**ITEM #27**

**\$ 2,941.00**

TRACT #1, Lot 49, Block 4, Section E, Lake Medina Shores, or as more fully described in Volume No. 241, Page 628 of the Deed Records of Bandera County, Texas. (Account No. 152013)

Value: \$3,670.00

Suit No. 08-287

VALENTIN R. PUENTE, ET AL.

Situs:

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**ITEM #28**

**\$ 2,385.00**

TRACT #1, Lot 209, Section D, Lake Medina Shores Subdivision, or as more fully described in Volume No. 325, Page 531 of the Deed Records of Bandera County, Texas. (Account No. 149886)

Value: \$2,400.00

Suit No. 08-288

TODD R. SALES, ET AL.

Situs:

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**ITEM #29**

**\$ 2,236.00**

TRACT #1, Lot 214, Section B, Lake Medina Shores Subdivision, or as more fully described in Volume No. 295, Page 132 of the Deed Records of Bandera County, Texas. (Account No. 148658)

Value: \$1,920.00

Suit No. 08-289

JOHN C. SIFFORD, ET AL.

Situs:

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**ITEM #30**

**\$ 2,107.00**

TRACT #1, Lot 22, Block 6, Enchanted River Estates, or as more fully described in Volume No. 223, Page 175 of the Deed Record of Bandera County, Texas. (Account No. 151871)

Value: \$4,430.00

Suit No. 08-290

ISSAC L. RABORN, ET AL.

Situs:

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**ITEM #31**

**\$ 2,139.00**

TRACT #1, Lot 23, Block 6, Section 2, Enchanted River Estates, or as more fully described in Volume No. 213, Page 762 of the Deed Records of Bandera County, Texas. (Account No. 151860)

Value: \$5,530.00

Suit No. 08-290

ISSAC L. RABORN, ET AL.

Situs:

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**ITEM #32**

**\$ 3,922.00**

TRACT #1, Lots 54 and 55, Section G, Lake Medina Shores Subdivision, or as more fully described in Volume No. 348, Page 315 of the Deed Records of Bandera County, Texas. (Account No. 165339 and 165340)

Value: \$9,600.00

Suit No. 08-294

VICTOR T. FRAGA

Situs:

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**ITEM #33**

**\$ 2,071.00**

TRACT #1, Lot 18, Block 5, Lakeshore Subdivision No. 1, or as more fully described in Volume No. 394, Page 472 of the Deed Records of Bandera County, Texas. (Account No. 146038)

Value: \$1,600.00

Suit No. 08-295

HAROLD BRUCE TRAINUM

Situs:

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**ITEM #34**

**\$ 2,323.00**

TRACT #1, Lot 32, Block 7, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 515, Page 138 of the Deed Records of Bandera County, Texas. (Account No. 149917)

Value: \$3,860.00

Suit No. 08-296

MANUEL G. SALAZAR, ET AL.

Situs:

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**ITEM #35**

**\$ 4,971.00**

TRACT #1, Lots 692, 693, and 708, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 594, Page 204 of the Deed Records of Bandera County, Texas. (Account No. 164813, 164814, 164815)

Value: \$11,850.00

Suit No. 08-297

MARY G. GARCIA

Situs:

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**ITEM #36**

**\$ 2,835.00**

TRACT #1, Lots 58 and 59, Block 8, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 654, Page 185 of the Deed Records of Bandera County, Texas. (Account No. 156004 and 156005)

Value: \$6,180.00

Suit No. 08-298

JACOB CERNA

Situs:

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**ITEM #37****\$ 2,508.00**

TRACT #1, Lot 45, Section F, Lake Medina Shores Subdivision, or as more fully described in Volume No. 397, Page 89 of the Deed Records of Bandera County, Texas. (Account No. 163429)

Value: \$4,310.00

Suit No. 08-299

AUGUSTIN R. GUERRA, ET AL.

Situs:

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**ITEM #38****\$ 1,944.00**

TRACT #2, Lots 81 and 82, Block 1, Section K, Lake Medina Shores Subdivision or as more fully described in Volume No. 591, Page 446 of the Bandera County, Texas. (Account No. 172589 and 172590)

Value: \$15,990.00

Suit No. 08-300

EUSEBIO BARRIENTOS, ET AL.

Situs:

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**ITEM #39****\$ 2,872.00**

TRACT #1, A tract of land containing 0.44 of an acre, more or less, out of the F.W. Fox Survey, Abstract No. 148, or as more fully described in Volume No. 629, Page 345 of the Deed Records of Bandera County, Texas. (Account No. 138751)

Value: \$74,790.00

Suit No. 08-346

JAYLUN MELIUS

Situs:

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**ITEM #40****\$ 2,506.00**

TRACT #1, Lot 436, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 348, Page 113 of the Deed Records of Bandera County, Texas. (Account No. 153666)

Value: \$3,950.00

Suit No. 08-347

W. BENJAMIN OLIVER, ET AL.

Situs:

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**ITEM #41**

**\$ 3,479.00**

TRACT #1, Lot 438, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 324, Page 221 of the Deed Records of Bandera County, Texas. (Account No. 168536)

Value: \$3,950.00

Suit No. 08-348

YSIDRO CORONA, JR., ET AL.

Situs:

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**ITEM #42**

**\$ 8,261.00**

TRACT #1, Part of Lot 28, Range VIII, Town of Bandera, or as more fully described in Volume No. 636, Page 559 of the Deed Records of Bandera County, Texas. (Account No. 156994)

Value: \$58,470.00

Suit No. 08-349

LINDA MORAN - ADMINISTRATOR OF THE ESTATE OF JIMMY MITCHELL  
MARTINEZ, DECEASED

Situs:

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**ITEM #43**

**\$ 3,153.00**

TRACT #1, Lot 248, Block 1, Medina Hills Harbor Section, Lake Medina Shores Subdivision, or as more fully described in Volume No. 378, Page 480 of the Deed Records of Bandera County, Texas. (Account No. 171001)

Value: \$3,950.00

Suit No. 08-389

CLAUDIA A. BROOKER

Situs:

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**ITEM #44**

**\$ 2,311.00**

TRACT #1, Lot 22, Section D, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 465, Page 56 of the Deed Records of Bandera County, Texas. (Account No. 160759)

Value: \$4,770.00

Suit No. 08-436

AGAPITA A. JARAMILLO

Situs:

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**ITEM #45**

**\$ 2,396.00**

TRACT #1, Lot 13, Block 4, Section E, Lake Medina Shores Subdivision, including any and all improvements, or as more fully described in Volume No. 351, Page 394 of the Deed Records of Bandera County, Texas. (Account No. 149875)

Value: \$3,650.00

Suit No. 08-437

ORLANDO C. SALINAS, JR., ET AL.

Situs:

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**ITEM #46**

**\$ 1,022.00**

TRACT #1, Lots 45 and 46, Block 2C Lakeshore Beach Subdivision, Unit #1, or as more fully described in Volume No. 373, Page 832 of the Deed Records of Bandera County, Texas. (Account No. 157021)

Value: \$4,020.00

Suit No. 08-443

JOSE FRANCISCO MARTINEZ

Situs:

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**ITEM #47**

**\$ 753.00**

TRACT #1, Lot 47, Block 2C, Lakeshore Beach Subdivision Unit No. 1, or as more fully described in Volume No. 373, Page 834 of the Deed Records of Bandera County, Texas. (Account No. 157022)

Value: \$2,030.00

Suit No. 08-443

JOSE FRANCISCO MARTINEZ

Situs:

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**ITEM #48**

**\$ 753.00**

TRACT #1, Lot No. 48, Block No. 2C, Lakeshore Beach Subdivision, Unit 1, or as more fully described in Volume No. 373, Page 836 of the Deed Records of Bandera County, Texas. (Account No. 157023)

Value: \$2,030.00

Suit No. 08-443

JOSE FRANCISCO MARTINEZ

Situs:

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**ITEM #49**

**\$ 2,162.00**

TRACT #1, Lot 64, Block 4, Section E, Lake Medina Shores, or as more fully described in Volume No. 618, Page 636 of the Deed Records of Bandera County, Texas. (Account No. 173437)

Value: \$3,670.00

Suit No. 08-446

ANDREW BALDEZ, ET AL.

Situs:

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**ITEM #50**

**\$ 2,260.00**

TRACT #1, Lot 289, Section D, Lake Medina Shores Subdivision, or as more fully described in Volume No. 330, Page 631 of the Deed Records of Bandera County, Texas. (Account No. 160183)

Value: \$3,470.00

Suit No. 09-038

FLOYD C. KAME

Situs:

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**ITEM #51**

**\$ 2,075.00**

TRACT #1, Lot 203, Section A, Lake Medina Shores Subdivision, or as more fully described in Volume No. 319, Page 37 of the Deed Records of Bandera County, Texas. (Account No. 167062)

Value: \$2,170.00

Suit No. 09-032

Bandera County, In Trust

Situs:

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**ITEM #52**

**\$ 3,658.00**

TRACT #1, Lots 53 and 54, Block 9, Section E, Lake Medina Shores Subdivision, or as more fully described in Volume No. 306, Page 791 of the Deed Records of Bandera County, Texas. (Account No. 151310 and 151311)

Value: \$3,420.00

Suit No. 09-046

ROLAND REGGLA

Situs: