

PERDUE BRANDON

ATTORNEYS AT LAW

SHERIFF'S SALE LIST

All of the property listed below will be sold at a Sheriff's Sale at the front entrance of the Courthouse in the City of Kerrville, Kerr County, Texas, on Tuesday, June 6, 2023, beginning at 10:00 a.m. The Sheriff will sell the property to the highest bidder for cash. The bid must start at the amount of the opening bid set out opposite each tract below, and no bid less than that amount can be accepted by the officer conducting the sale. This property is being sold for taxes, and all sales are made subject to the right of the former owner to redeem within the time frame and in the manner provided for in the Texas Property Tax Code. The purchaser will receive a Sheriff's Deed, which is without warranty, expressed or implied. The "situs" information listed below is for informational purposes only. It was obtained from the records maintained by the appraisal district. It may or may not be accurate. It will be necessary that the bidders satisfy themselves concerning the location of the property prior to the sale. Maps and plats of these properties and other instruments of title are on file in the office of the Kerr County Clerk, at Kerrville, Texas, and all papers in the suit on which this sale is based are on file in the office of the District Clerk. Bidder must register with the office conducting the sale.

NOTICE TO POTENTIAL PURCHASERS

POST JUDGMENT TAXES ARE NOT PART OF THE OPENING BID. IF YOU PURCHASE PROPERTY AT THE SHERIFF'S SALE, YOU ARE RESPONSIBLE FOR PAYING THESE TAXES IF ANY ARE DUE.

Section 34.015 of the Texas Tax Code does not apply to Kerr County, so no statement of taxes due is required.

TAX FORECLOSURE SALE			
June 6, 2023 10:00 A.M.			
Kerr County Courthouse			
Item #	Tax Suit No.	Legal Description / Address (if available)	Estimated Minimum Bid
1	Tax Suit No. 17785B, Kerr County Vs. Charles Fletcher, et al.	TRACT 1: Being a 0.20 acre tract described as being the Southeast 7.5 feet of Lot 1, All of Lot 2 and the Northwest 2.5 feet of Lot 3, Block 23, Westland Place Addition, a subdivision of Kerr County, Texas and being more particularly described in Instrument 14-002283 of the Official Public Records of Kerr County, Texas (TAX ACCOUNT NO. R40591). Adjudged Value (at time of judgment): \$114,694 Situs: 516 Ruth St. S., Kerrville, Texas	\$6,574.64 Subject to 2018-2022 taxes

2	Tax Suit No. 2225B, Kerrville ISD vs. Peter Rickard	TRACT 1: Lot 6, Block G, Riverhill Estates No. One, a subdivision of Kerr County, Texas according to the Map or Plat thereof recorded in Volume 4, Page 22, Plat Records of Kerr County, Texas. (Tax Account 35130) Adjudged Value (at time of judgment): \$452,629 Situs: 211 Lakewood Drive E., Kerrville, Texas	\$43,486.36 Subject to 2022-2023 taxes
3	Tax Suit No. 22266A, Kerrville ISD vs. Origin Homes, L.P., et al.	TRACT 1: Lot 12-A, Block B, Comanche Trace, phase 1, section 2b, Kerr County, Texas according to the map or plat thereof recorded in Volume 7, Page 211, plat records of Kerr County, Texas. (Tax Account No. 69435) Adjudged Value (at time of judgment): \$40,000 Situs: 2848 Rock Barn Drive E., Kerrville, Texas	\$15,388.49 Subject to 2022-2023 taxes
4	Tax Suit No. 22427B, Kerrville ISD vs. Miguel A. Deleon aka Miguel Alberto Deleon, et al.	Tract 1: Lot 2, Block 6, Hillcrest Addition to the City of Kerrville, Kerr County, Texas, being more particularly described in Volume 1100, Page 579, Official Public Records of Kerr County, Texas (Tax Account No.29441) Adjudged Value (at time of judgment): \$113,298 Situs: 904 Wheless Avenue, Kerrville, Texas	\$7,200.23 Subject to 2022-2023 taxes

* This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins & Mott, L.L.P. (“PBFCM”) DOES NOT WARRANT the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM