



## **BANDERA COUNTY TAX SALE FOR OCTOBER 6<sup>TH</sup>, 2026**

**LOCATION: 3360 State Hwy 173 N, Bandera, Texas**

**TIME: 10:00 AM**

### **Tax Foreclosure Sale Protocols & Disclaimers:**

1. **LOCATION AND TIME OF SALE.** This tax foreclosure sale is conducted by the Sheriff or Constable of the county where the property is located. This sale is being held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. at a place designated by the commissioner's court, as provided by Texas Tax Code.
2. **NO WARRANTIES OF ANY KIND.** All sales are without warranty of any kind, and is an "AS IS," "WHERE IS," and "BUYER BEWARE" sale. Purchasers receive a Sheriff's/Constable's deed that is without warranty. Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property.** If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.
3. **AMOUNTS DUE OUTSIDE OF THE SALE.** Taxes may be due beyond what is listed in the minimum bid amounts (**post-judgment taxes**) and must be paid independently of the winning bid amount. Please note that current year taxes (2026 tax year) may also be assessed. It is your duty to verify any amounts or years due outside of the sale. Municipal liens and assessments by water districts may also be due outside of the bid amount.
4. **FORMS OF PAYMENT.** Acceptable payment methods include money order or cashier's check made payable to PBFCM. Personal or company checks will **only** be accepted with a **Letter of Guaranty** from the bank. **ALL PAYMENTS MUST BE EXACT.** No overages will be accepted, and no change will be made. **CASH WILL NOT BE ACCEPTED.**
5. **PAYMENT DEADLINE.** We will accept payment by mail up to three days after the sale; **if our office does not receive the funds BY END OF BUSINESS OF THE FRIDAY following this sale, the property may be reoffered for sale.** Once your bid is accepted, if you fail to pay for the property, we may file a motion with the court seeking to impose a fine for your failure to complete the sale.
6. **BIDDING ON BEHALF OF ANOTHER PARTY.** We will only accept bidder registration on behalf of another party (whether an individual or a company) with a signed and notarized Power of Attorney or other document that provides the authorization to bid on and purchase property on behalf of said party.
7. **RIGHT OF REDEMPTION.** The properties are sold subject to a right of redemption by the previous owner. The six-month or two-year deadline will apply as provided by Sec. 34.21, Texas Tax Code. Please consult subchapter B of Chapter 34 of the Texas Tax Code, and an attorney regarding the requirements of bidders and former owners regarding the process to redeem any property sold. Please note that any general information provided herein or at the sale is not legal advice. PBFCM represents the taxing units and will not provide you with legal advice as to the redemption process.

For more information regarding any property listed below, **please contact the Perdue Brandon Fielder Collins & Mott, LLP, San Antonio office at 210-998-3230 ext. 2 and / or email: [SAOffice@pbfcmlaw.com](mailto:SAOffice@pbfcmlaw.com)**

| <b>Cause No:<br/>District Court:<br/>Judgment Date:</b>                   | <b>Style of Case:</b>                                                             | <b>Legal Description:</b>                                                                                                                                                                   | <b>Adjudged Value:</b> | <b>Estimated Minimum:</b>                                    | <b>CAD Account #</b> |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|--------------------------------------------------------------|----------------------|
| BADC-TXTX-21-0000283<br><br>198TH DISTRICT COURT<br><br>13-February-2024  | BANDERA COUNTY vs. FELIX CHAVARRIA, ET AL                                         | LOTS 1-24, BLOCK 107, SUBDIVISION F, AVALON RANCH, INCLUDING ANY AND ALL IMPROVEMENTS, OR AS MORE FULLY DESCRIBED IN VOLUME NO. 338, PAGE 528 OF THE DEED RECORDS OF BANDERA COUNTY, TEXAS. | \$30,200               | <b>\$2,856.53</b><br><br>Post-Judgment<br>Year(s): 2024-2025 | 169329               |
| BADC-TXTX-23-0000391<br><br>198TH DISTRICT COURT<br><br>9-April-2025      | BANDERA COUNTY vs. CHARLES D. PREVOU, ET AL                                       | LOT 14, BLOCK 2, SECTION E, LAKE MEDINA SHORES SUBDIVISION, OR AS MORE FULLY DESCRIBED IN VOLUME NO. 358, PAGE 19 OF THE DEED RECORDS OF BANDERA COUNTY, TEXAS.                             | \$7,420                | <b>\$5,827.90</b><br><br>Post-Judgment<br>Year(s): 2025      | 152111               |
| BADC-TXTX-25-0000133<br><br>198TH DISTRICT COURT<br><br>19-Setepmber-2025 | BANDERA COUNTY vs. JANICE MICHELLE COCKERHAM ALSO KNOWN AS JANICE MICHELLE SNYDER | LOTS 1-3 AND 46-50, BLOCK 120, SUBDIVISION "A", AVALON RANCH ON MEDINA LAKE, BANDERA COUNTY, TEXAS, AS DESCRIBED IN VOLUME NO. 186, PAGE 987, DEED RECORDS OF BANDERA COUNTY, TEXAS.        | \$36,700               | <b>\$4,559.06</b><br><br>Post-Judgment<br>Year(s): 2024-2025 | 168976               |

**Levied on the 2<sup>nd</sup> day of July, 2026**, as the property of said Defendants to satisfy the judgements rendered in the above styled and numbered causes, plus all taxes, penalties, interest, and attorney fees accrued to the date of sale and all costs recoverable by law in favor of each jurisdiction. <https://esearch.bancad.org/>

**For more information, contact: Perdue Brandon Fielder Collins & Mott, LLP** [www.pbfcm.com](http://www.pbfcm.com)

**San Antonio Office: 210-998-3230 ext. 2**