

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, August 3, 2021, 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.

Item #	Tax Suit No.	Legal Description / Address (if available)	Estimated Minimum Bid
		TAX FORECLOSURE SALE August 3, 2021 10:00 A.M. Kerr County Courthouse	
1	Tax Suit No. 18805A, KERR COUNTY VS. THE UNKNOWN HEIRS OF SILVA GEAN FICKER, ET AL	TRACT 1: Lot 18 and the West one-half of Lot 19, Block 10, Westland Place Addition to the City of Kerrville, Kerr County, Texas, as more particularly described in Volume 147, Page 108 of the Deed Records of Kerr County, Texas (TAX ACCOUNT NO. R40440). Adjudged Value (at time of judgment): \$87,451 Situs: 407 Josephine St., Kerrville	\$53,902.90 Subject to 2021 taxes

2	Tax Suit No. 181086A, Kerr County vs. Patricia Haydel aka Patricia S. Haydel, et al.	TRACT 1: Being Tract 23 of the Replat of Pecan Valley Subdivision, a subdivision of Kerr County, Texas, being that property more particularly described in Volume 949, Page 236 of the Official Public Records of Real Property of Kerr County, Texas. (Tax Account No. R34005) Adjudged Value (at time of judgment): \$445,646 Situs: 176 Pecan Valley Road E., Centerpoint	PULLED
3	Tax Suit No. 19296C, Kerr County vs. James Burrow, et al.	TRACT 1: Improvement Only consisting of Manufactured Home bearing Label No. TEX0219613, located at 76 D Nicks Road, Comfort, Kerr County, Texas (Tax Account No. 70815) Adjudged Value (at time of judgment): \$ Situs: no address available	PULLED
4	Tax Suit No. 19825A, Kerr County vs. Ian P. Jones, et al.	TRACT 1: 2.342 acres, more or less, out of the Thomas J. Golightly Survey no. 379, Abstract 149, Kerr County, Texas being that property more particularly described in County Clerk's File No. 15-1087, Official Public Records of Real Property of Kerr County, Texas (Tax Account No. R44534) (Kendall CAD Tax Account No. 31583) Adjudged Value (at time of judgment): \$179,732 Situs: 3025 Cypress Creek Road, Comfort	\$15,595.88 Subject to 2020 and 2021 taxes
5	Tax Suit No. 19924A, Kerr County vs. Chuck McCarter, et al.	TRACT 1: Being All of Lot 4 and Southeast 1/2 of Lot 5, Evertson Addition to the City of Kerrville, Kerr County, Texas, Save and Except the most northwesterly 10 feet of the Southeast 1/2 of Lot 5, and being that property more particularly described in at Document No. 11-05398 of the Official Public Records of Kerr County, Texas (Tax Account No. R26443). Adjudged Value (at time of judgment): \$ Situs:	PULLED
6	Tax Suit No. 2055B, Kerr County vs. John G. Tarsikes, III, Trustee of the John G. Tarsikes and Mary L. Tarsikes Revocable Trust	TRACT 1: .56 acres, more or less, being Lot 28, Verde Creek Estates, according to the map or plat thereof recorded in Volume 3, Page 99, Map or Plat Records of Kerr County, Texas (Tax Account No. 39713). Adjudged Value (at time of judgment): \$11,200 Situs: 28 Riverview Drive, Centerpoint	PULLED

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