

DELINQUENT TAX SALE - THE COUNTY OF BANDERA, TEXAS, BANDERA COUNTY, TEXAS
October 6, 2026 at 2:00 PM

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid driver's license or identification card **issued by a state agency or the United States government**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to** _____. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is **WITHOUT WARRANTY**, express or implied. Title to property is **NOT** guaranteed. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT.**
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property, property appraised as agricultural land and mineral interests. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Section. 33.51, Texas Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation, and safekeeping of the property. Do NOT make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located. Purchasers may have to pay for these liens.
9. A person purchasing property at the tax sale **MUST** present to the officer conducting the tax sale a written statement from the _____ Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer (Section 34.015, Texas Tax Code).

If you have any questions, you may contact our office in Waco at (254) 756-7755.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON OCTOBER 6, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	BADC-TXTX-25-0000081	The County of Bandera, Texas v Juan Jose Cardenaz, ET AL	Lot 63, Bandera Estates Subdivision, Bandera County, Texas (Volume No. 1026, Page 712, of the Deed Records of Bandera County, Texas), 163 San Antonio St, Bandera, Texas 78003-6121 Account #170010 Judgment Through Tax Year: 2025	\$15,300
2	BADC-TXTX-24-0000389	The County of Bandera, Texas v Noe Silva Salas Also Known As Noe Salas Silva	Lots 1-24, Block 40, Bandera Pass Ranch Subdivision, Bandera County, Texas (Volume 1293, Page 661, of the Official Records, Bandera County, Texas) Account #195880 Judgment Through Tax Year: 2025	\$12,400
3			Lot 1-17, Block 41, Bandera Pass Ranch Subdivision, Bandera County, Texas (Volume 1293, Page 661, Official Records, Bandera County, Texas) Account #195881 Judgment Through Tax Year: 2025	\$22,900
4	BADC-TXTX-23-0000411	The County of Bandera, Texas v Cecilio M Maldonado Jr., ET AL	Lot 151, Section G, Lake Medina Shores Subdivision, Bandera County, Texas (Volume 567, Page 809, Deed Records of Bandera County, Texas), Camp Verde Rd, Lake Medina Shores, Texas 78003 Account #164029 Judgment Through Tax Year: 2025	\$6,900
5	25-010-DCCV-00222	The County of Bandera, Texas v Luis Horocio Luna, ET AL	Lot 149, Scenic Harbour Estates Subdivision, Unit 5, Bandera County, Texas (Volume 673, Page 606, Deed Records of Bandera County, Texas), Harbour Oaks Account #157478 Judgment Through Tax Year: 2025	\$6,700
6	BADC-TXTX-24-0000397	The County of Bandera, Texas v Sharmin Chowdhury	Lot 24, Block 9, Lake Medina Shores, Section E, Bandera County, Texas (Volume 731, Page 568 of the Official Records, Bandera County, Texas), Matt Dillon Dr, Lake Medina Shores, Texas 78003 Account #169757 Judgment Through Tax Year: 2025	\$5,000
7	25-010-DCCV-00224	The County of Bandera, Texas v Cecil A. Burchard, ET AL	0.14 Acres, Being Lot 18S, Block 17, Flying L Ranch Subdivision, Bandera County, Texas (Volume 206, Page 842, Deed Records of Bandera County, Texas), Whartons Dock Rd Account #170578 Judgment Through Tax Year: 2025	\$8,100
8	BADC-TXTX-23-0000312	The County of Bandera, Texas v Kenneth N. Baxter, et al	10.66 Acres more or less, Being Lot 64B, Bear Springs Ranch Subdivision, North Central Section, Bandera County, Texas (Volume 1125, page 419 of the Official Records of Bandera County, Texas) Account #153712 Judgment Through Tax Year: 2025	\$2,100
9	BADC-TXTX-24-0000122	The County of Bandera, Texas v Dorothy J. Saunders, ET AL	1998 Schult New gen Manufactured Home, Label Number RAD1068197 and RAD1068198, Serial Number SN225778A and SN225778B, Lots 7-12 & 19-24, Block 28, Avalon F Subdivision, Bandera County, Texas Account #190881 Judgment Through Tax Year: 2025	\$3,900
10	BADC-TXTX-22-0000380	The County of Bandera, Texas v The Joseph Family Limited Partnership, LTD	Mobile Home Label #PFS1068831/32, located on Tract 5, Laura Cherry Survey 330, A-1163, Bandera County, Texas Account #188984 Judgment Through Tax Year: 2023	\$6,000