

NOTICE OF SALE

STATE OF TEXAS
CALDWELL COUNTY

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BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Caldwell County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on August 7, 2017, seized, levied upon, and will, on the **first Tuesday in September, 2017**, the same being the **5th day** of said month, outside of the main entrance of the new Caldwell County Judicial Center located generally at-1703 S. Colorado Street, Lockhart, Texas 78644, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Caldwell and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
1	10-T-8633 11/23/15	42761 AUGUST 07, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. STEPHANIE JIMENEZ, AKA STEPHANIE MARIE JIMENEZ, ET AL	15.00 acres, more or less, situated in the H. & T. C. RR. Co. Survey, Abstract 150, and the R. L. McKinney Survey, Abstract 207, Caldwell County, Texas, as described in deed dated April 30, 2001, from James D. Albert to Stephanie Jimenez, in Volume 264, Page 309, Official Records of Caldwell County, Texas.	\$72,880.00	\$1,702.00
			7289 Silvermine Rd, Harwood Vacant Acreage - Manufactured Home NOT included			
2	12-T-8836 03/30/17	18992 AUGUST 07, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. FRANKLIN WAYNE SOWELL, ET AL	Lot 26 of the Cleveland Addition to the City of Lockhart, Texas, according to the map or plat thereof recorded in Volume 189, Page 306 of the Deed Records of Caldwell County, Texas.	\$18,180.00	\$7,844.00
			204 Richland Dr, Lockhart Vacant Lot			
3	15-T-9159 10/11/16	29366 AUGUST 07, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. MICHELE LYNN BRADEN	10.00 acres, more or less, R. McKinney Survey, Abstract 207, Caldwell County, Texas, described in Volume 219, Page 252, Official Public Records of Caldwell County, Texas.	\$56,910.00	\$3,198.00
			7519 Silvermine Rd, Harwood Vacant Acreage - Manufactured Home NOT included			
4	15-T-9175 06/22/17	20378 AUGUST 07, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. DELORES PEREZ	Part of Lot 3, James L. Storey Addition, Caldwell County, Texas, described in Instrument No. 12-3714, Official Records of Caldwell County, Texas.	\$15,440.00	\$10,480.00
			511 Ash St, Lockhart 833 sqft House built in 1920			
5	16-T-9375 06/22/17	78963 AUGUST 07, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. PROVIDENCE MISSION BAPTIST CHURCH COLORED	4.00 acres, more or less, Miles G. Dikes Survey, A-92, Caldwell County, Texas, described in Volume 6, Page 218, Deed Records of Caldwell County, Texas.	\$32,290.00	\$6,643.00
			Rudolph Ln, Luling Vacant Acreage			

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	16-T-9417 06/22/17	33697 AUGUST 07, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RUBY S. HOLDER , INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF ERNA O. SEELIGER, DECEASED, ET AL	0.25 acre, more or less, B. Lockhart League, A-17, Caldwell County, Texas, described in Volume 170, Page 150, Deed Records of Caldwell County, Texas	\$9,100.00	\$9,100.00
			1007 Wichita St, Lockhart Vacant Lot			
7	17-T-9429 06/22/17	73950 AUGUST 07, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. DIXIE PAULINE MAYFIELD, ALSO KNOWN AS DIXIE DENNISSON	Improvements only situated at 2425 Sand Holler Road, Dale, Caldwell County, Texas	\$32,510.00	\$9,607.00
			2425 Sandholler Rd, Dale House ONLY on # 11352			

(any volume and page references, unless otherwise indicated, being to the Deed Records, Caldwell County, Texas, to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

Dated at Lockhart, Texas, August 7, 2017

 Sheriff Daniel Law
 Caldwell County, Texas

By _____
 Deputy

Notes:

The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against the property plus all costs of suit and sale. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP., attorney for plaintiffs, at (512) 398-5550 X203

STATE OF TEXAS §

COUNTY OF CALDWELL §

TAX SALE RULES

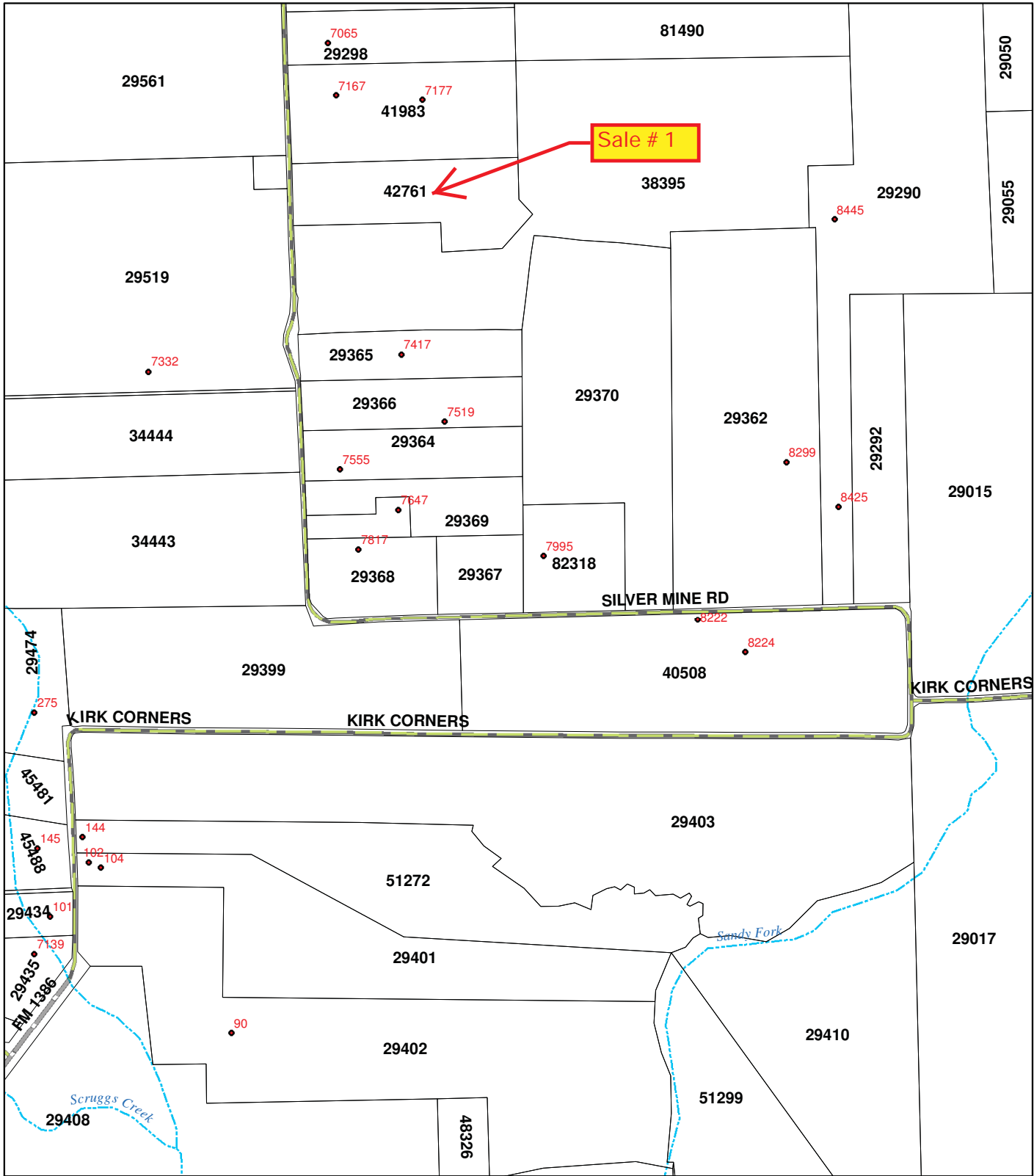
Tax Sale auctions are held in order to sell property that has been judicially foreclosed upon for nonpayment of property taxes. These sales are conducted at the designated location as determined by the Caldwell County Commissioners. As required by Texas statute, they are held on the first Tuesday of the given month and are published in the local newspaper also as required by statute. The following rules govern the auction.

- 1) Each Tax Sale is being held pursuant to section 34.01 of the Texas Property Tax Code and those laws govern.
- 2) All property included in the sale is being sold **AS Is – Where Is.**
- 3) All property is being sold **Without Warranty.**
- 4) All property is being sold subject to redemption rights as set out in section 34.21 of the Texas Property Tax Code.
- 5) Bidders should satisfy themselves as to the location and condition of the property PRIOR to bidding and neither the Caldwell County Appraisal District (“CCAD”) or the law firm hired by the District are responsible for providing prospective bidders access to the property or evicting tenants.
- 6) Bidders should satisfy themselves as to the status of the Title of the property PRIOR to bidding. Bidders should consult their own attorney or title company concerning the status of the title of the property BEFORE bidding. Neither the CCAD nor the law firm hired by the District can advise bidders or give bidders legal opinions as to the status of the title of the property.
- 7) Bidders are entitled to review all public documents associated with the property in question including any appraisal information normally available at the CCAD and the underlying judgment on file at the offices of the Caldwell County District Clerk.
- 8) Certain properties located within the City of Lockhart and the City of Luling MAY have additional amounts due on them for various City liens. It is the bidder’s responsibility to verify this PRIOR to bidding.

My name is _____ and I acknowledge that on the ____ day of _____, 2017, I have read and that I understand the Tax Sale Rules as set out above.

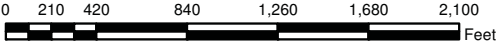
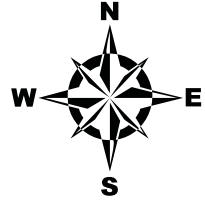
Signature

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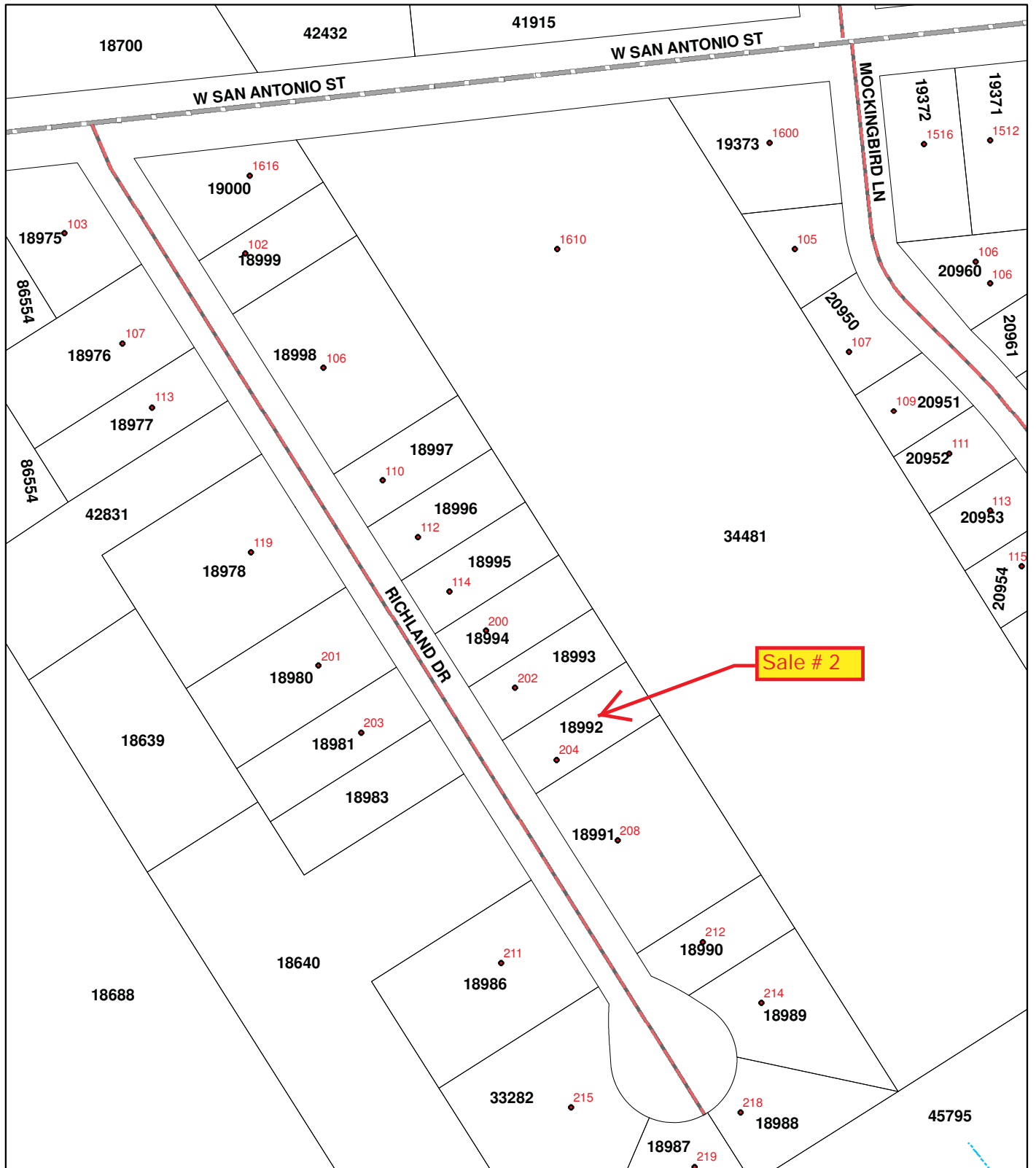


Suit # 8633 - Sale #1
Prop ID#: 42761
Location Address: 7289 Silvermine Rd, Harwood
Vacant Acreage - Manufactured Home NOT included

Caldwell County
Property Tax Sale
September 5, 2017
Scale
1 inch = 800 feet



This map is being provided as a courtesy and should only be used as a general guide. It is not a guarantee of location, configuration, size or title. No warranty is expressed or implied to any user for any purpose.
Additionally, neither this document nor any other document provided by the Caldwell County Appraisal District purports to authorize entry onto privately owned property.

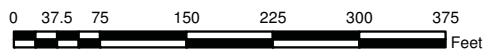
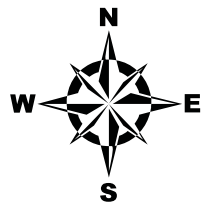


Sale # 2

Suit # 8836 - Sale #2
 Prop ID#: 18992
 Location Address: 204 Richland Dr, Lockhart
 Vacant Lot

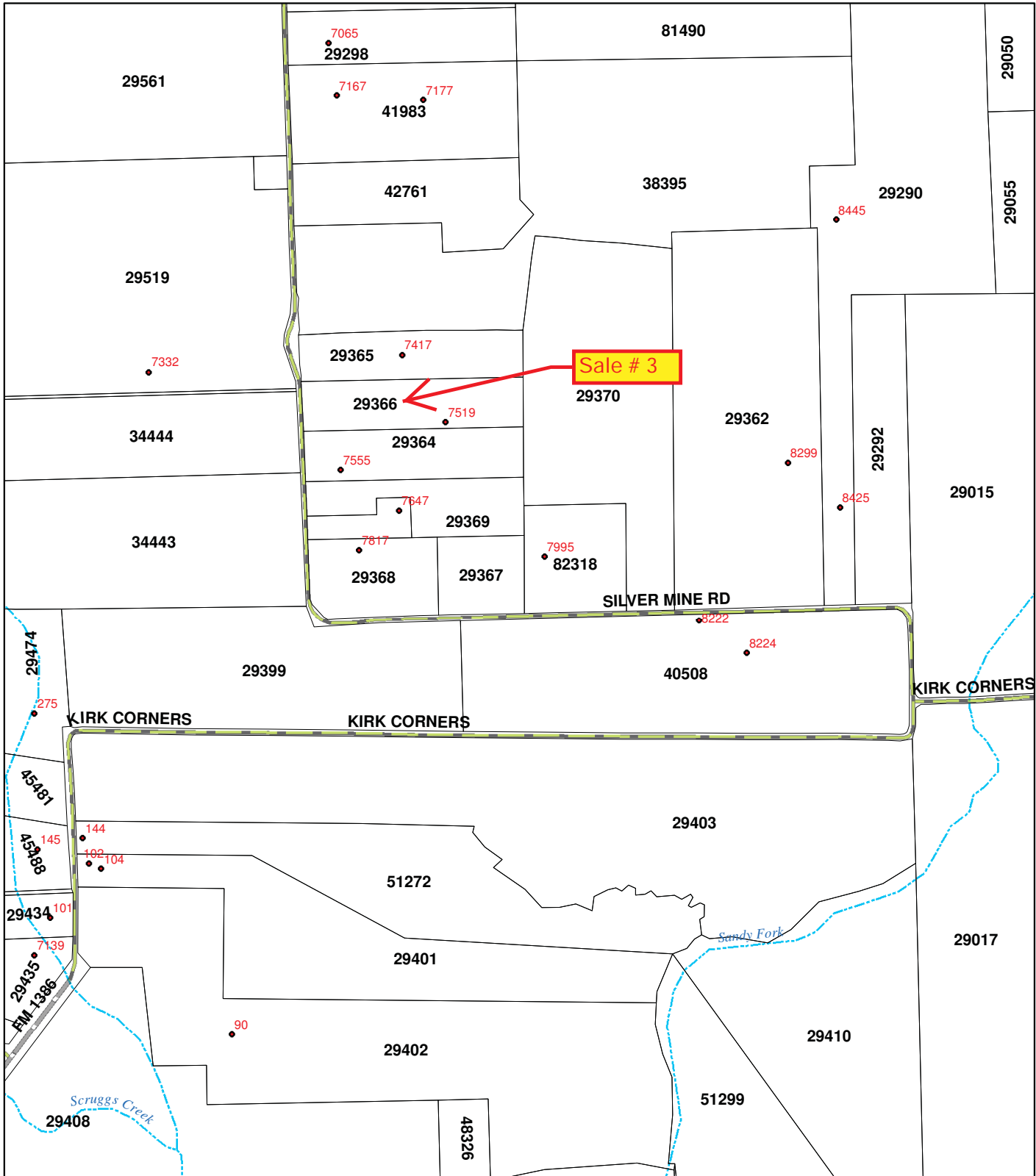
Caldwell County
 Property Tax Sale
 September 5, 2017

Scale
 1 inch = 150 feet



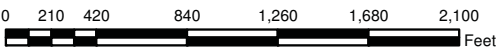
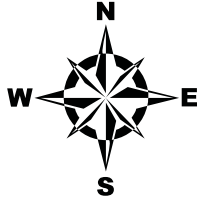
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Suit # 9159 - Sale #3
Prop ID#: 29366
Location Address: 7519 Silvermine Rd, Harwood
Vacant Acreage - Manufactured Home NOT included

Caldwell County
Property Tax Sale
September 5, 2017
Scale
1 inch = 800 feet



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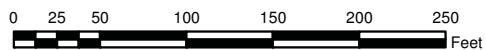
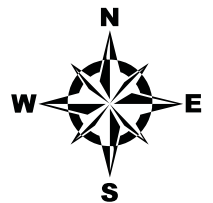
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Suit # 9175 - Sale #4
Prop ID#: 20378
Location Address: 511 Ash St, Lockhart
833 sqft House built in 1920

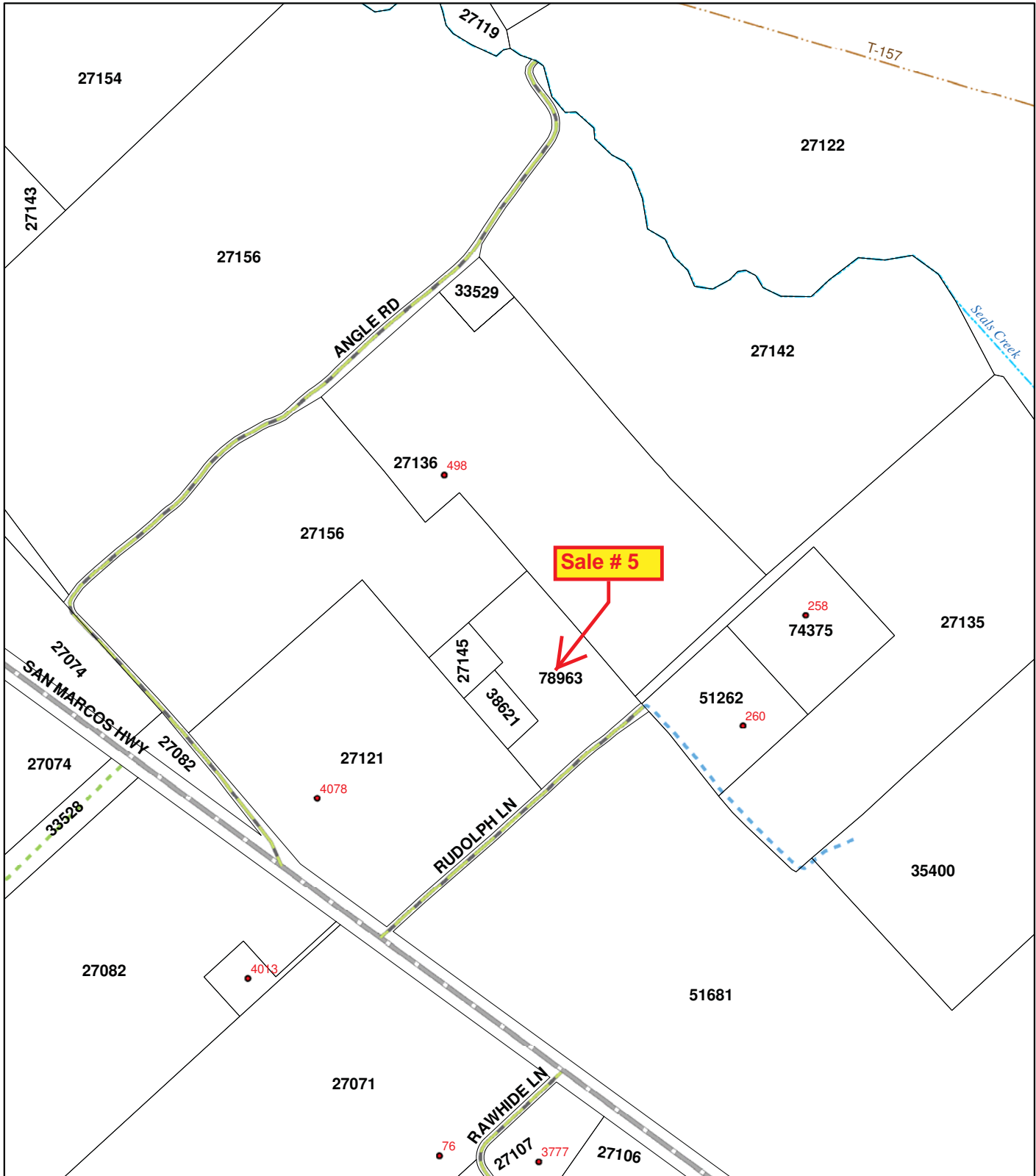
Caldwell County
Property Tax Sale
September 5, 2017

Scale
1 inch = 100 feet



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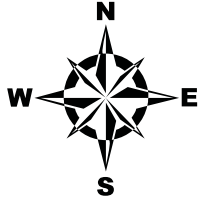
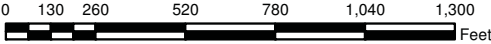
Suit # 9375 - Sale #5
Prop ID#: 78963
Location Address: Rudolph Ln, Luling
Vacant Acreage

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Caldwell County
Property Tax Sale
September 5, 2017

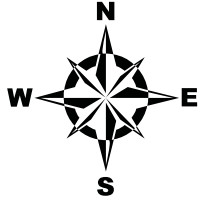
Scale
1 inch = 500 feet





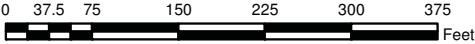
Suit # 9417 - Sale #6
Prop ID#: 33697
Location Address: 1007 Wichita St, Lockhart
Vacant Lot

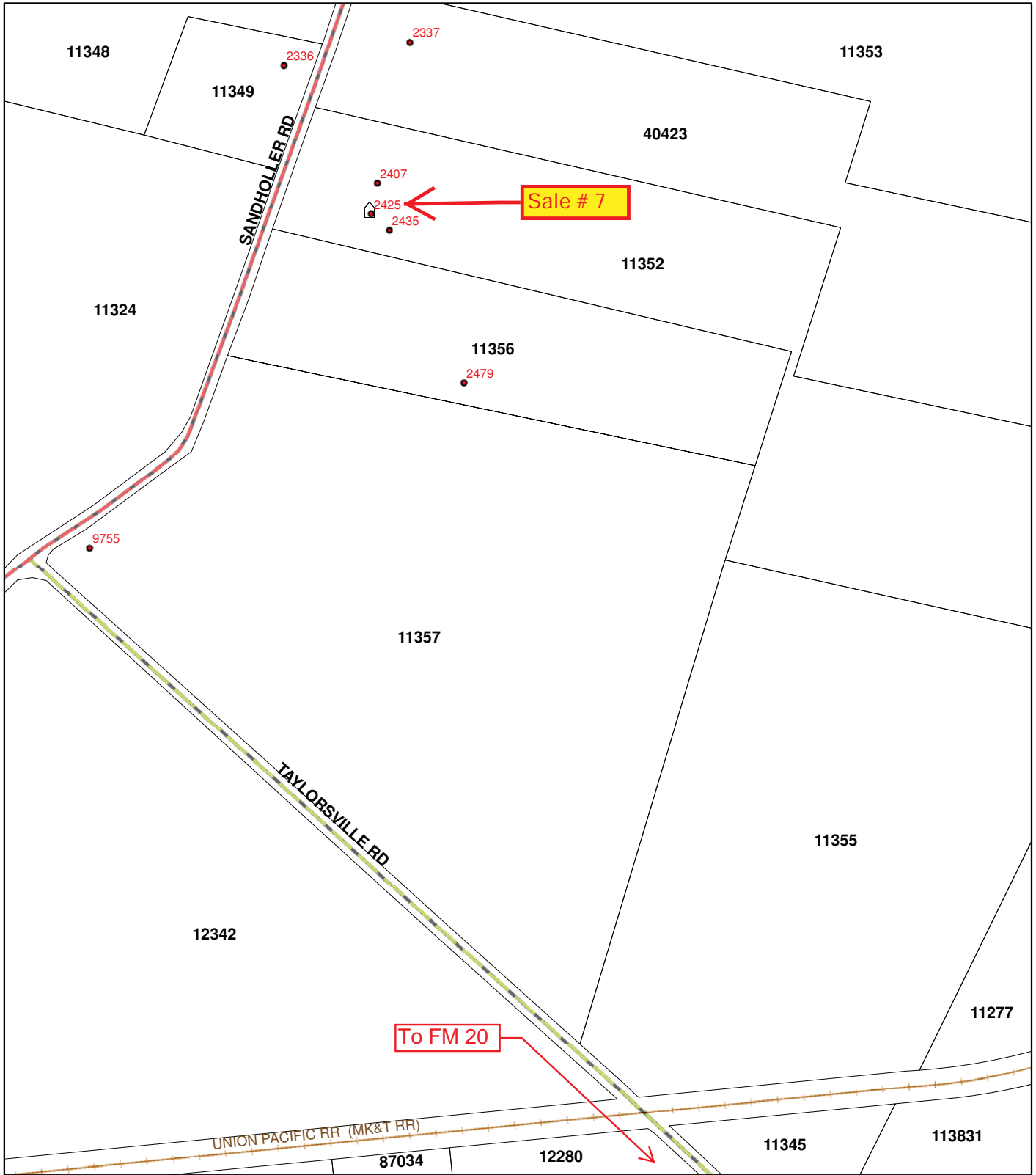
Caldwell County
Property Tax Sale
September 5, 2017
Scale
1 inch = 150 feet



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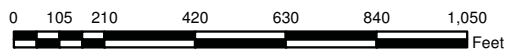
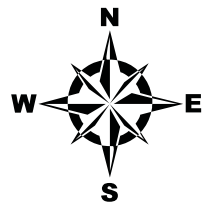




Suit # 9429 - Sale #7
Prop ID#: 73950
Location Address: 2425 Sandholler Rd, Dale
1,068 sqft House built in 1950 - HOUSE ONLY - No Land

Caldwell County
Property Tax Sale
September 5, 2017

Scale
1 inch = 400 feet



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