

TAX RESALE AUCTION

MARCH 7, 2017

11 A.M. Caldwell County Justice Center

The following properties will be offered for resale Outside of the Main Entrance of the Caldwell County Justice Center, 1703 S. Colorado St., Lockhart, Texas on Tuesday, March 7, 2017 at 11 a.m. These properties are being offered as the result of judicial foreclosure lawsuits that are on file with the Caldwell County District Clerk's office. EACH PROPERTY IS BEING SOLD AS IS, WHERE IS WITHOUT WARRANTY. This auction is a Tax Resale auction and each property listed herein has previously been offered for foreclosure sale. Opening bid amounts have been adjusted and lowered to reflect this prior sale.

Each bidder should satisfy themselves as to the location of the property and the title history of the property. Successful bidders will receive a Tax Resale deed that conveys all of the interest acquired by the taxing jurisdictions and entitles the owner to the immediate use and possession of the property. Some of the properties offered for sale may have municipal liens for mowing and/or clean up that successful bidders will be responsible for.

Tract Number	Property ID Cause No.	Legal Description and Physical Address	Minimum Bid
City of Lockhart			
1	17296 9070	A002 Berry, Francis, Acres 0.23, 607 Bramhall St.	\$25,000
City of Luling			
2	25988 7461	Josey's North, Block 9, Part Lot 2, Goliad St	\$392
3	43297 8329	Josey's North, Block 9, Lot Part 6, Goliad St	\$303
4	25859 8844	Josey's North, Block 3, Lot Part 6, TR L, Cedar Ave.	\$299
5	26027 9031	Josey's North, Block 13, Lot 1, N. Cedar St.	\$3,000
6	26144 9290	Roosevelt Heights, Block 2, Lot 13, Eleanor St.	\$2,000
Luling and Prairie Lea ISD Rural Area			
7	31069 7705	A012 John, Acres14., Allocation 3 Share 3, Undivided Interest 20.00%	\$1,000
8	40736 8766	A102 Floyd, Adolphin, Acres 11.6, FM 86	\$34,421.72

DISCLAIMER

BUYING STRUCK OFF PROPERTY

- 1) All Property being sold off the struck off list is being sold **AS IS – WHERE IS**.
- 2) All property is being sold **WITHOUT WARRANTY**.
- 3) All property is being sold subject to redemption rights as set out in Section 34.21 of the Texas Property Tax Code.
- 4) All Property is being sold subject to any and all post judgment/tax sale taxes that **may have** accrued. It is the bidder's responsibility to verify if any such taxes are outstanding and to pay those amounts in addition to any bid submitted.
- 5) Purchasers should satisfy themselves as to the location and condition of the property **PRIOR** to purchasing the property 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) Purchasers should satisfy themselves as to the status of the Title of the property **PRIOR** to purchasing. Purchasers should consult their own attorney or title company concerning the status of the title of the property **BEFORE** purchasing. Neither CCAD nor the law firm hired by the District can advise purchasers or give them legal opinions as to the status of the title of the property.
- 7) 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 purchaser's responsibility to verify this **PRIOR** to purchasing the property.
- 8) Payment for property can be made at the CCAD office by check, money order or cashiers check payable to: *Linebarger Law Firm*.
- 9) The payment will be sent to the Linebarger Law Firm where they will process the payment and prepare a Resale Deed. Purchaser will be contacted when the deed is ready and asked to meet at the County Clerks office in the Caldwell County Courthouse to file the deed. Purchaser will be responsible for the cost of filing the deed.

My name is _____ and I acknowledge that on this the _____ day of _____, _____, I have read and understand the Disclaimer - Buying Struck Off Property as shown above.

Signature

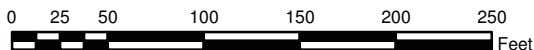
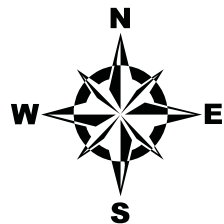
Phone Number



Suit # 9070 - SALE #1
Prop ID#: 17296
Location Address: 607 Bramhall St, Lockhart
2,226 sqft Home built in 1973

**Caldwell County
 Property Tax Sale
 November 1, 2016**

**Scale
 1" = 100'**



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.

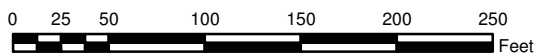
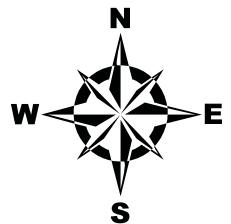


Suit # 7461
Prop ID#: 25988
Location Address: Goliad St, Luling
Vacant Lot

SALE #2

Caldwell County
Property Tax Sale
December 2012

Scale
1" = 100'



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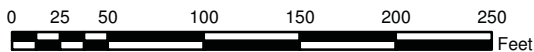
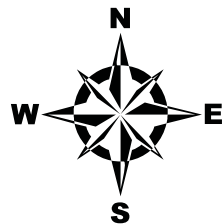
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Suit # 8329
Prop ID#: 43297 SALE #3
Location Address: Goliad St, Luling
Vacant Lot

Caldwell County
Property Tax Sale
December 2012

Scale
1" = 100'



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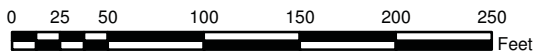
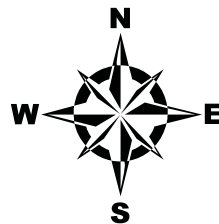
Suit # 8844 - SALE #4

Prop ID#: 25859

Location Address: Cedar Ave, Luling
 Vacant Lot

Caldwell County
 Property Tax Sale
 May 3, 2016

Scale
 1" = 100'



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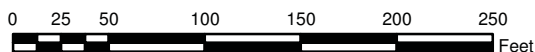
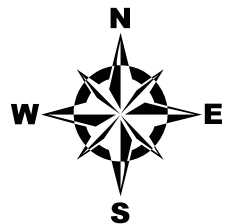
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Suit # 9031 - **SALE #5**
 Prop ID#: 26027
 Location Address: N Cedar, Luling
 Vacant Lot

Caldwell County
 Property Tax Sale
 May 3, 2016

Scale
 1" = 100'



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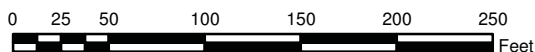
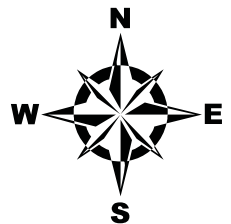
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Suit # 9290 - SALE #6
Prop ID#: 26144
Location Address: Eleanor St, Luling
Vacant Lot

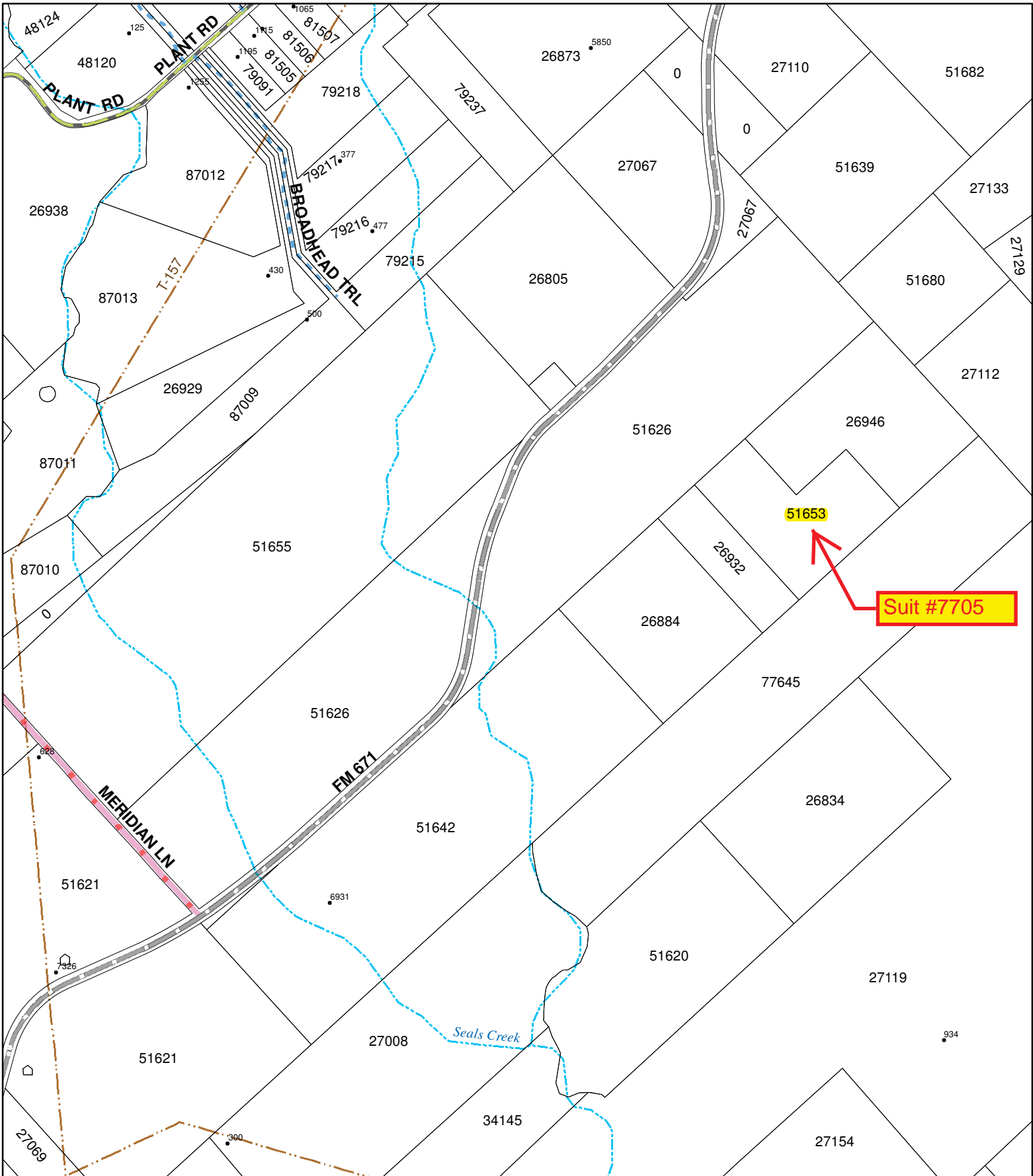
Caldwell County
 Property Tax Sale
 November 1, 2016

Scale
 1" = 100'



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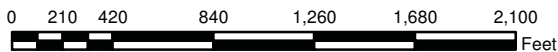
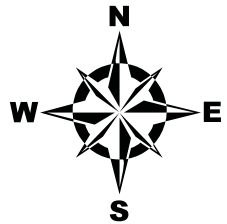


Suit # 7705
Prop ID#: 31069
Location Address: FM 672, Stairtown area
Undivided Interest in Acreage

SALE #7

**Caldwell County
Property Tax Sale
December 2013**

**Scale
1" = 800'**



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