

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

CALDWELL COUNTY

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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 January 7, 2025, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in February, 2025, the same being the 4th day of said month, Pursuant to Texas Property Tax Code 34.01, and as further provided in the Resolution To Allow Online Auctions For Tax Foreclosure Sales And To Adopt Rules Governing Online Auctions adopted by vote of Commissioners Court of Caldwell County, Texas, on August 24, 2021 and recorded as instrument number 2021-007029 in the Official Real Property Records of Caldwell County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://caldwell.texas.sheriffsaleauctions.com>, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, and will 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	23-T-0065 08/15/24	15729 JANUARY 07, 2025	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. JESUS MARTINEZ SALINAS, ET AL	0.348 acre, more or less, situated in the John V. Morton Survey, Abstract 196, Caldwell County, Texas, as described in deed dated July 31, 2014, from Rodney Dean Grobowsky, as Co-Executor for the Estate of Alice Dittmar Grobowsky, Deceased etal to Jesus Martinez Salinas, in Clerk's File #2014-003446, Official Public Records of Caldwell County, Texas. SITUS: 13820 CAMINO REAL 78640-5154	\$182,720.00	\$19,738.00
2	23-T-0085 12/05/24	11856 JANUARY 07, 2025	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. VESTOGE LOCKHART TX, LLC	99.908 acres of land more or less, as described in a General Warranty Deed from Sunshine Investments Holding, LLC to Vestoge Lockhart TX LLC dated June 28, 2021 and recorded at instrument number 2021-00511, Official Public Records, Caldwell County, Texas SITUS: DICKERSON RD	\$1,441,180.00	\$140,139.00
3	23-T-0095 08/15/24	18147 JANUARY 07, 2025	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. SITA ANGELINI, AKA SITA LEE ANGELINA, AS INDEPENDENT ADMINISTRATOR OF THE ESTATE OF JENNIFER ROBUCK	0.22 acre, more or less, situated in the Byrd Lockhart League, Abstract 17, Caldwell County, Texas, as described in deed dated August 31, 2018, from Barbara Chapman to Jennifer Robuck, in Clerk's File #2018-004869, Official Public Records of Caldwell County, Texas. SITUS: 313 CIBILO ST 78644-2608	\$303,360.00	\$29,992.00

(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, January 7, 2025

Sheriff Mike Lane
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 5123985550X203

STATE OF TEXAS §
COUNTY OF CALDWELL §

TAX SALE RULES

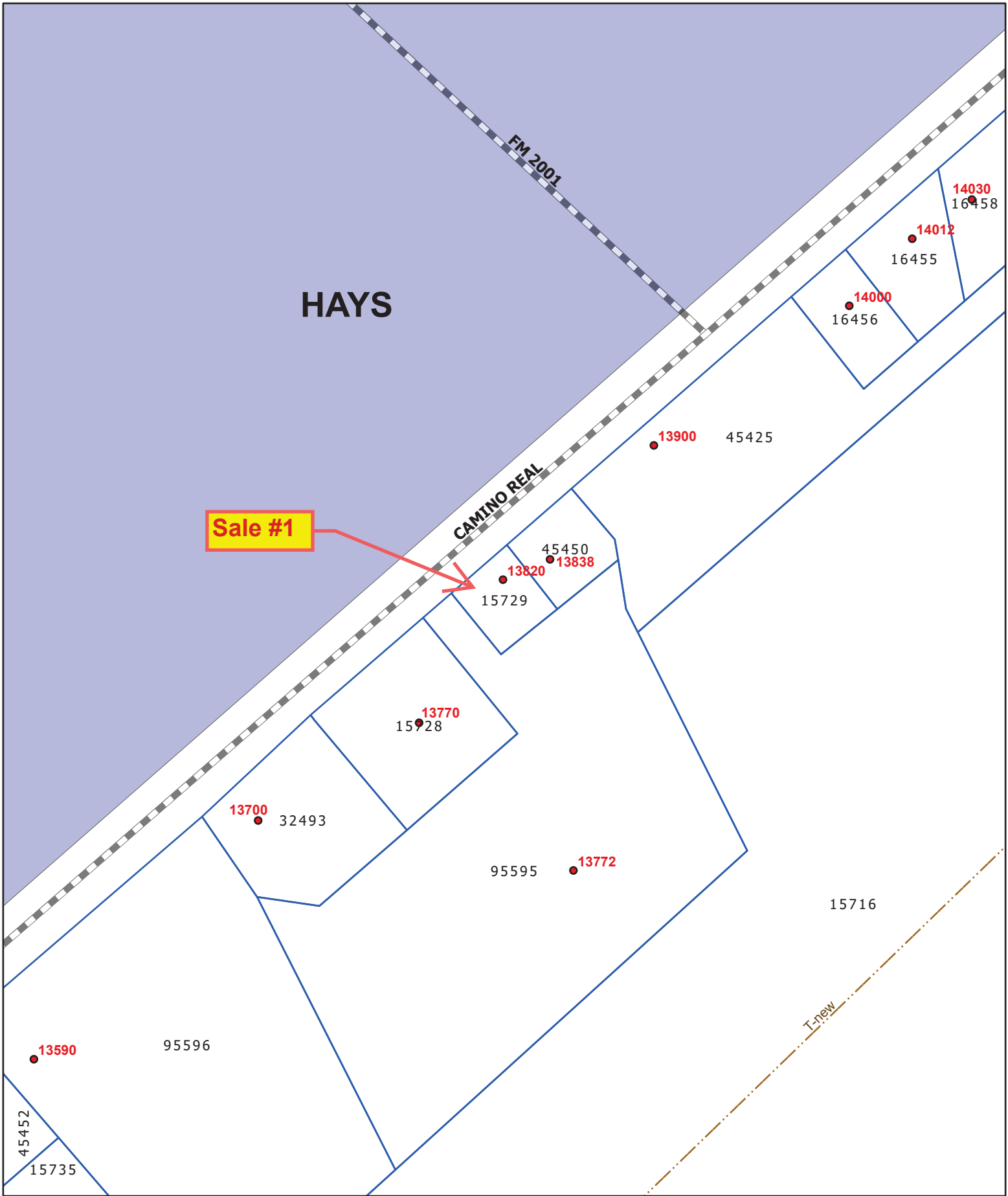
Tax Sale auctions are held in order to sell property that has been judicially foreclosed upon for nonpayment of property taxes. These sales are conducted at the designated location as determined by the Caldwell County Commissioners. As required by Texas statute, they are held on the first Tuesday of 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 _____, 2025, I have read and that I understand the Tax Sale Rules as set out above.

Signature

Phone: _____



Suit # 23-T-0065 - Sale 1
Property ID #: 15729
Location Address: 13820 Camino Real, Kyle
Vacant Land

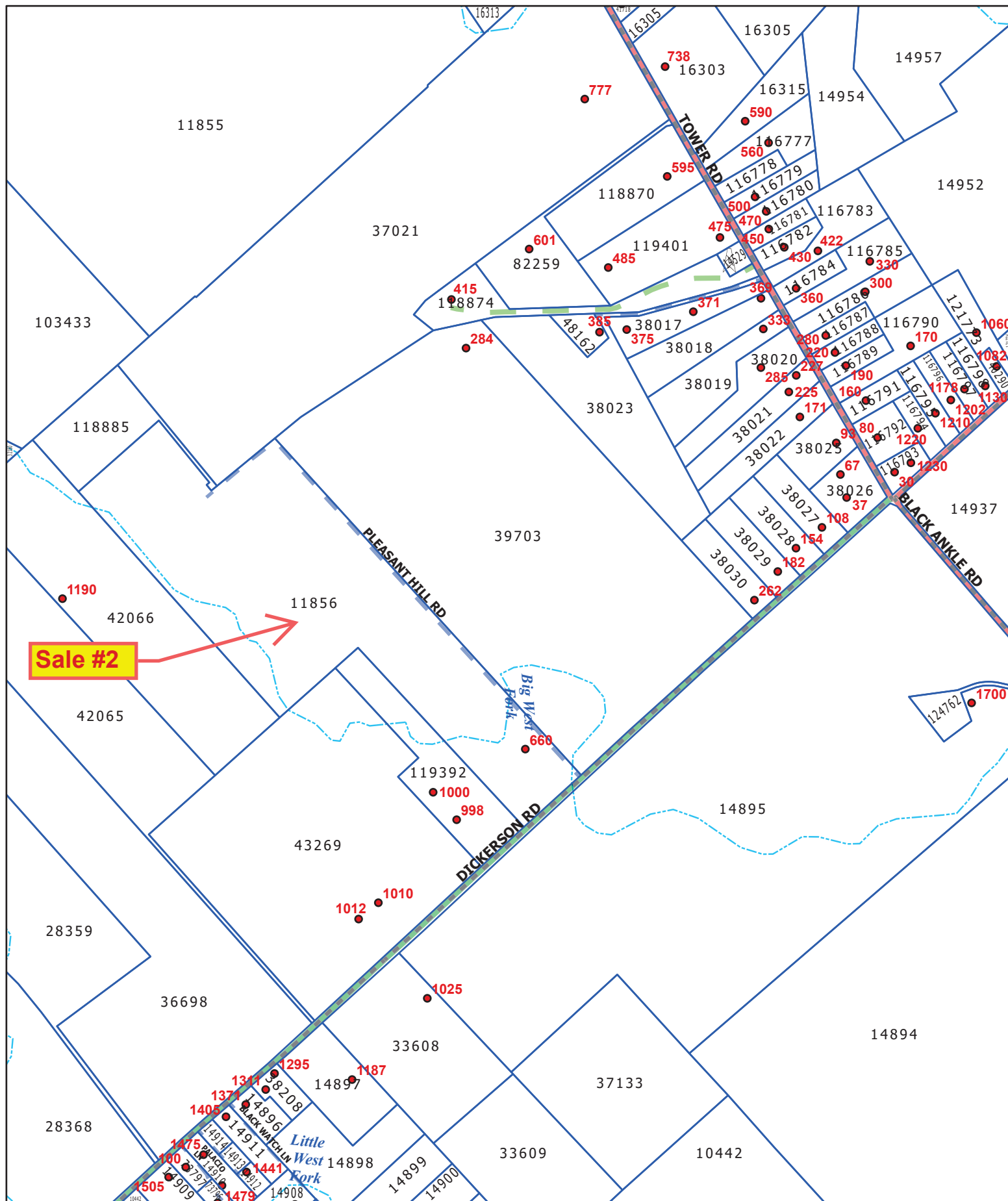
Caldwell County
Sheriff Tax Sale
February 4, 2025

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.
This product is for informational purposes only and may not have been prepared
for or be suitable for legal, engineering, or surveying purposes.
It does not represent an on-the-ground survey and
represents only the approximate relative location of property boundaries.
Additionally, neither this document nor any other document provided by the
City of Luling purports to authorize entry onto privately owned property.

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Date Printed: 1/6/2025 1:08 PM

Legend

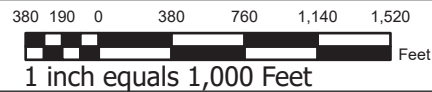
Counties	FAYETTE	Cemetery_Points	LRA Lines	EASEMENT	PRIVATE_ROAD_PAVED	STREET_COUNTY
Surrounding	GONZALES	Towers	Streams	EASEMENT_L1	PUBLIC_ROADWAY	ROAD_GRAVEL
COUNTY	GUADALUPE	Railroad	Road_Centerlines	HWY_FM	RAMP_L1-TURN	STREET_COUNTY
	HAYS		CLASS	PRIVATE_ROAD_DIRT	STREET_COUNTY	ROAD_PAVED
	TRAVIS			PRIVATE_ROAD_GRAVE	ROAD_BAD-COND	TOLL_ROAD
	BASTROP			CEMETERY_STREET		UNDEVELOPED



Suit # 23-T-0085 - Sale 2
Property ID #: 11856
Location Address: 660 Dickerson Rd, Lockhart
Vacant Land

**Caldwell County
Sheriff Tax Sale
February 4, 2025**

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Legend

Countries	FAYETTE	Cemetery_Points	LCRA Lines	EASEMENT	PRIVATE_ROAD_PAVED	STREET_COUNTY ROAD_GRAVEL
Surrounding COUNTY	GONZALES	Towers	Streams	EASEMENT_1	PUBLIC_ROADWAY	STREET_COUNTY ROAD_PAVED
	GUADALUPE		Road_Centerlines	HWY_FM	RAMP_L2TURN	TOLL ROAD
	HAYS		CLASS	PRIVATE_ROAD_DIRT	STREET_COUNTY ROAD_BAD-COND	UNDEVELOPED
	BASTROP	Railroad		PRIVATE_ROAD_GRAVE		
	TRAVIS			CEMETERY_STREET		



Suit # 23-T-0095 - Sale 3
Property ID #: 18147
Location Address: 313 Cibilo St, Lockhart
1,540 sqft House built in 1930

Caldwell County
Sheriff Tax Sale
February 4, 2025

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30 15 0 30 60 90 120
Feet
1 inch equals 100 Feet

Legend

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| <ul style="list-style-type: none">FAYETTEGONZALESGUADALUPEHAYSTRAVISBASTROP | <ul style="list-style-type: none">Cemeteries_PointsTowersRailroad | <ul style="list-style-type: none">LOCA LinesStreamsRoad_CenterlinesCLASSCEMETERY_STREET | <ul style="list-style-type: none">EASEMENTEASEMENT_L1Hwy_FMPRIVATE_ROAD_DIRTPRIVATE_ROAD_GRAVEPRIVATE_ROAD_PAVEDRAMP_U-TURNSTREET_COUNTYROAD_BAD-CONDSTREET_COUNTYROAD_GRAVELSTREET_COUNTYROAD_PAVEDTOLL_ROADUNDEVELOPED |
|--|---|---|--|