

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 April 6, 2026, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in May, 2026, the same being the 5th 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.sheriffssaleauctions.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-0095 08/15/24 | 18147 APRIL 06, 2026 | 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 | \$14,993.00 |
| | 313 | Cibilo St | | | | |
| 2 | DCTAX-24-0017 07/31/25 | 17865 APRIL 06, 2026 | CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. IRMA SALAS GONZALES, ET AL | 0.133 acre, more or less, situated in the Byrd Lockhart League, Abstract 17, Caldwell County, Texas, as described in deed dated May 12, 2021, from Santiago Balandran Mireles to Irma Salas Gonzales, in Clerk's File #2021-003381, Official Public Records of Caldwell County, Texas. SITUS: 802 SYCAMORE ST 78644-3192 | \$198,310.00 | \$18,747.00 |
| | 802 | Sycamore St | | | | |
| 3 | DCTAX-24-0026 07/31/25 | 103823 APRIL 06, 2026 | CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. KARLA MAYTE GUTIERREZ | TRACT 1 20.00 acres, more or less, situated in the Nancy Reavill Survey, Abstract 248, Caldwell County, Texas, as described in deed dated October 21, 2021, from Jorge Gutierrez Hinojosa et ux to Karla Mayte Gutierrez, in Clerk's File #2021-005332, Official Public Records of Caldwell County, Texas. SITUS: MINERAL SPRINGS RD | \$442,640.00 | \$5,601.00 |
| | Mineral Springs Road | | | | | |
| 4 | DCTAX-24-0026 07/31/25 | 103822 APRIL 06, 2026 | CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. KARLA MAYTE GUTIERREZ | TRACT 2 17.061 acres, more or less, situated in the Nancy Reavill Survey, Abstract 248, Caldwell County, Texas, as described in deed dated October 5, 2015, from Virgil Hendershot, Jr. to Karla Mayte Gutierrez, in Clerk's File #2015-006687, Official Public Records of Caldwell County, Texas. SITUS: MINERAL SPRINGS RD | \$423,620.00 | \$4,712.00 |
| | Mineral Springs Road | | | | | |

| Sale # | Cause # Judgment Date | Acct # Order Issue Date | Style of Case | Legal Description | Adjudged Value | Estimated Minimum Bid |
|--------|---------------------------|----------------------------|---|--|----------------|-----------------------|
| 5 | DCTAX-24-0074 10/21/25 | 15146 APRIL 06, 2026 | CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. TIBURCIO M. ZAPATA, ET AL 162 Brownsboro Ln | 1.804 acre, more or less, situated in the William House 1/3 League, Abstract 126, Caldwell County, Texas, as described in deed dated June 5, 1981, from Sally H. Hoover to Margaret Uhlig etvir, in Volume 427, Page 415, Deed Records of Caldwell County, Texas. SITUS: 162 BROWNSBORO LN 78644-4033 | \$140,628.00 | \$24,764.00 |
| 6 | DCTAX-24-0084 06/30/25 | 43681 APRIL 06, 2026 | CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. OSCAR ROSTRO TORRES 355 Morning Mist | Lot 8, Block "A", Sunrise Meadows, a subdivision in Caldwell County, Texas, according to the map or plat thereof, recorded in Plat Cabinet "A", Slide 194-197, Plat Records of Caldwell County, Texas. SITUS: 355 MORNING MIST 78644-2703 | \$455,680.00 | \$13,296.00 |
| 7 | DCTAX-24-0089 09/25/25 | 19650 APRIL 06, 2026 | CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ABEL ESTRADA, AKA ABEL RIOS ESTRADA, ET AL 312 Pine St | 0.2146 acre, more or less, being a part of Lot 6, J. Nix Addition, an addition to the Town of Lockhart, Caldwell County, Texas, as described as the First and Second Tracts, in deed dated March 16, 2001, from Albert Contreras etal to Abel Estrada etal, in Volume 260, Page 717, Official Public Records of Caldwell County, Texas. SITUS: 312 PINE ST 78644-2035 | \$172,620.00 | \$10,654.00 |
| 8 | 25-0018TXC 07/31/25 | 17873 APRIL 06, 2026 | CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. GERARDO MARQUEZ RODRIGUEZ 907 E Live Oak St | 0.23 acre, more or less, situated in the Byrd Lockhart Survey, Abstract 17, Caldwell County, Texas, as described in deed dated December 12, 2008, from Felipe L. Rodriguez to Gerardo Marquez Rodriguez, in Volume 555, Page 836, Official Public Records of Caldwell County, Texas. SITUS: 907 E LIVE OAK ST 78644-2818 | \$439,430.00 | \$27,782.00 |

(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, April 6, 2026

 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

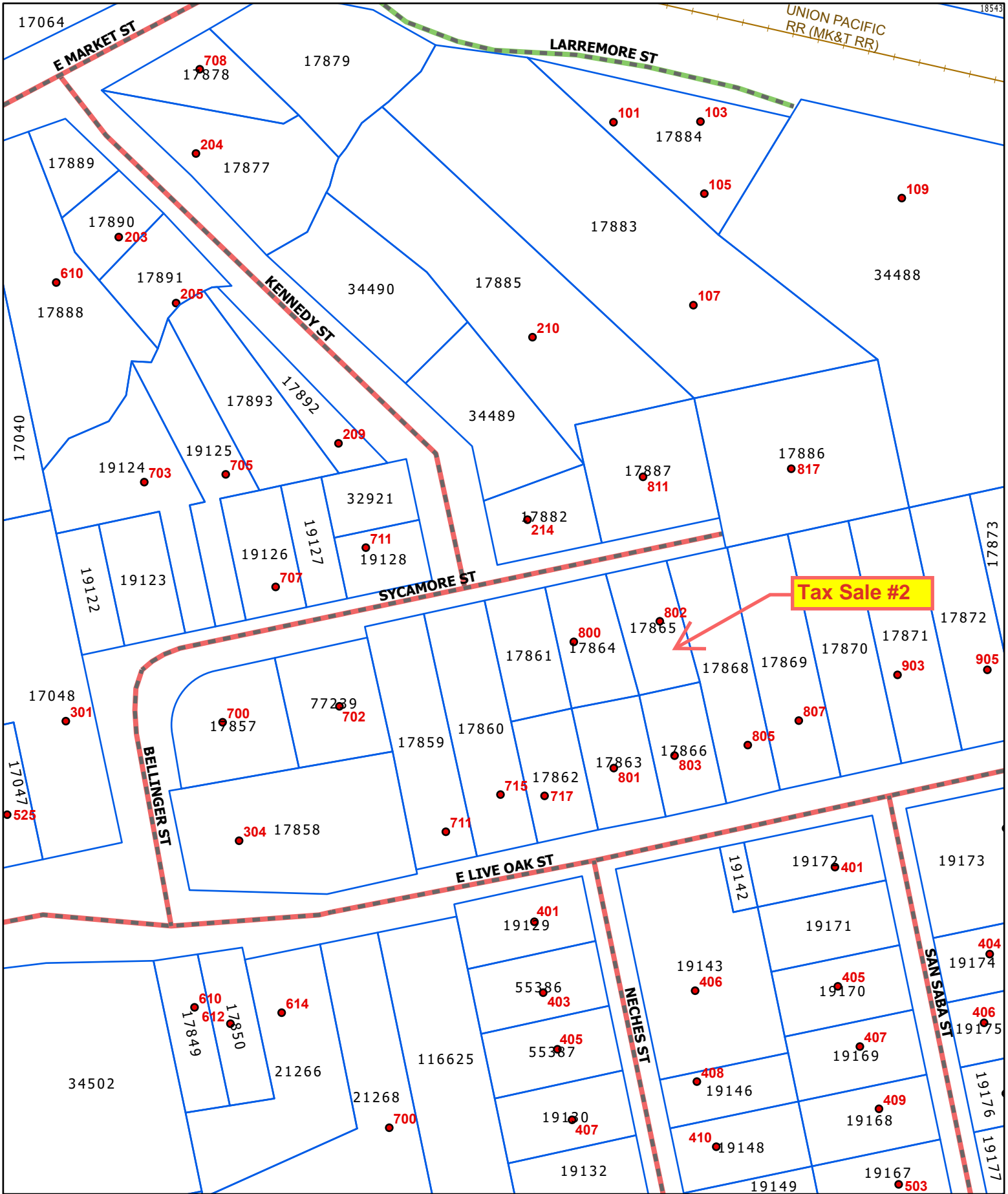
Tax Sale auctions are held in order to sell property that has been judicially foreclosed upon for nonpayment of property taxes. These sales are conducted at the designated location as determined by the Caldwell County Commissioners. As required by Texas statute, they are held on the first Tuesday of 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 _____, 2026, I have read and that I understand the Tax Sale Rules as set out above.

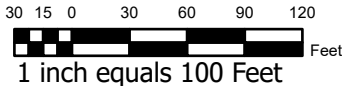
Signature

Phone: _____



Suit # DCTAX-24-0017 - Sale 2
 Property ID #: 17865
 Location Address: 802 Sycamore St, Lockhart
 771 sqft House and Lot

Caldwell County
 Sheriff Tax Sale
 May 5, 2026

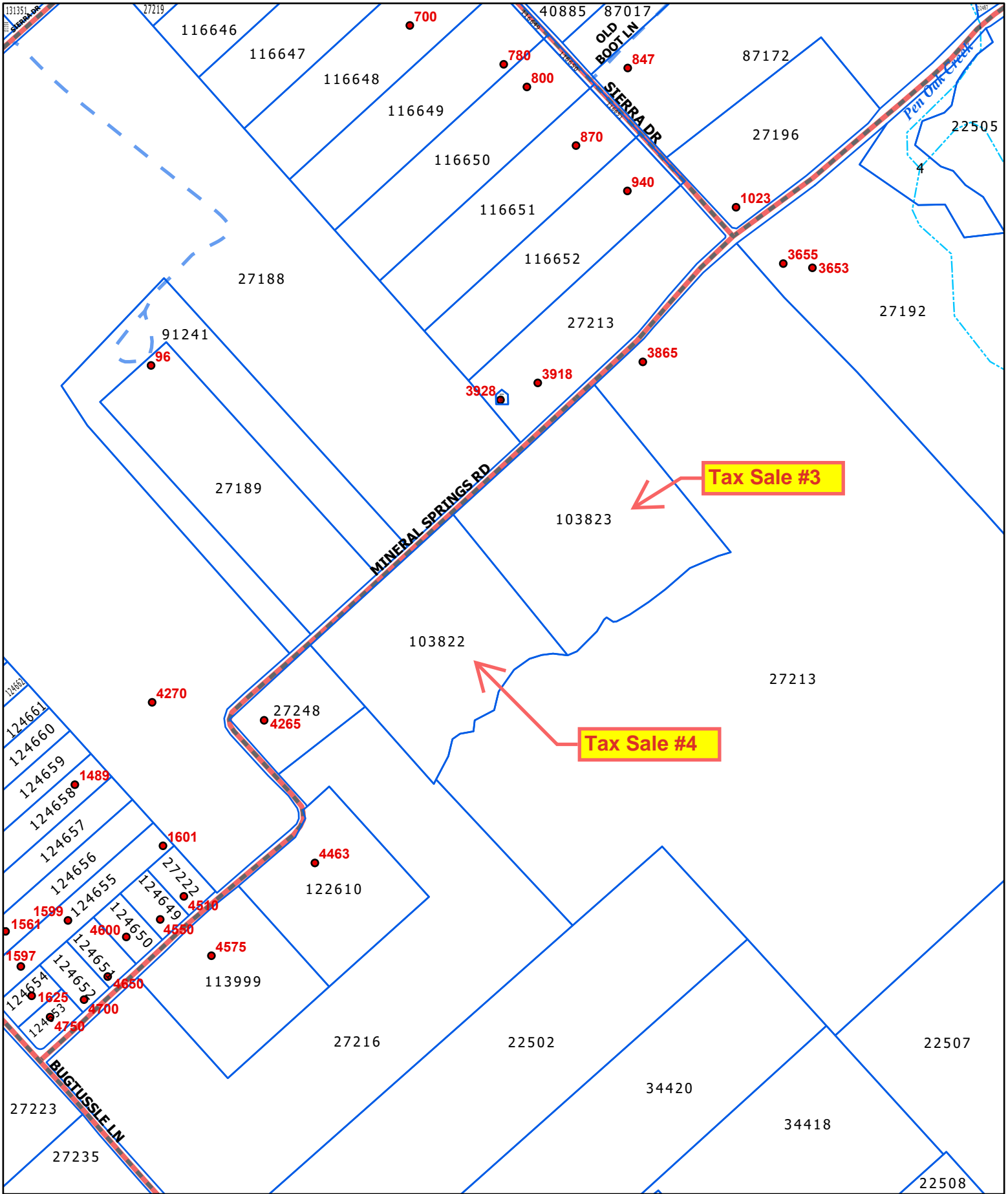


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Printed by Caldwell County Appraisal District
 Date Printed: 4/28/2026 3:21 PM

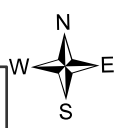
| Legend | | Road_Centerlines | | RAMP-U-TURN | | STREET_COUNTY | |
|--------|-----------------|------------------|------------|-------------|---------------------|---------------|------------------|
| | Park Land | | Railroad | | RAMP-U-TURN | | STREET_COUNTY |
| | Cemetery_Points | | LCRA Lines | | PRIVATE_ROAD_DIRT | | ROAD_BAD-COND |
| | Towers | | Streams | | PRIVATE_ROAD_GRAVEL | | TOLL_ROAD |
| | | | EASEMENT | | PRIVATE_ROAD_PAVED | | UNDEVELOPED_ROAD |
| | | | EASEMENT_1 | | PUBLIC_ROADWAY | | Address_Numbers |
| | | | | | HWY_FM | | Parcels |
| | | | | | STREET_COUNTY | | Streams |
| | | | | | ROAD_PAVED | | LCRA Lines |
| | | | | | ROAD_GRAVEL | | Railroad |





Suit # DCTAX-24-0026 - Sale 3
 Property ID #: 103822 & 103823
 Location Address: Mineral Springs Rd
 Vacant Acreage

Caldwell County
 Sheriff Tax Sale
 May 5, 2026



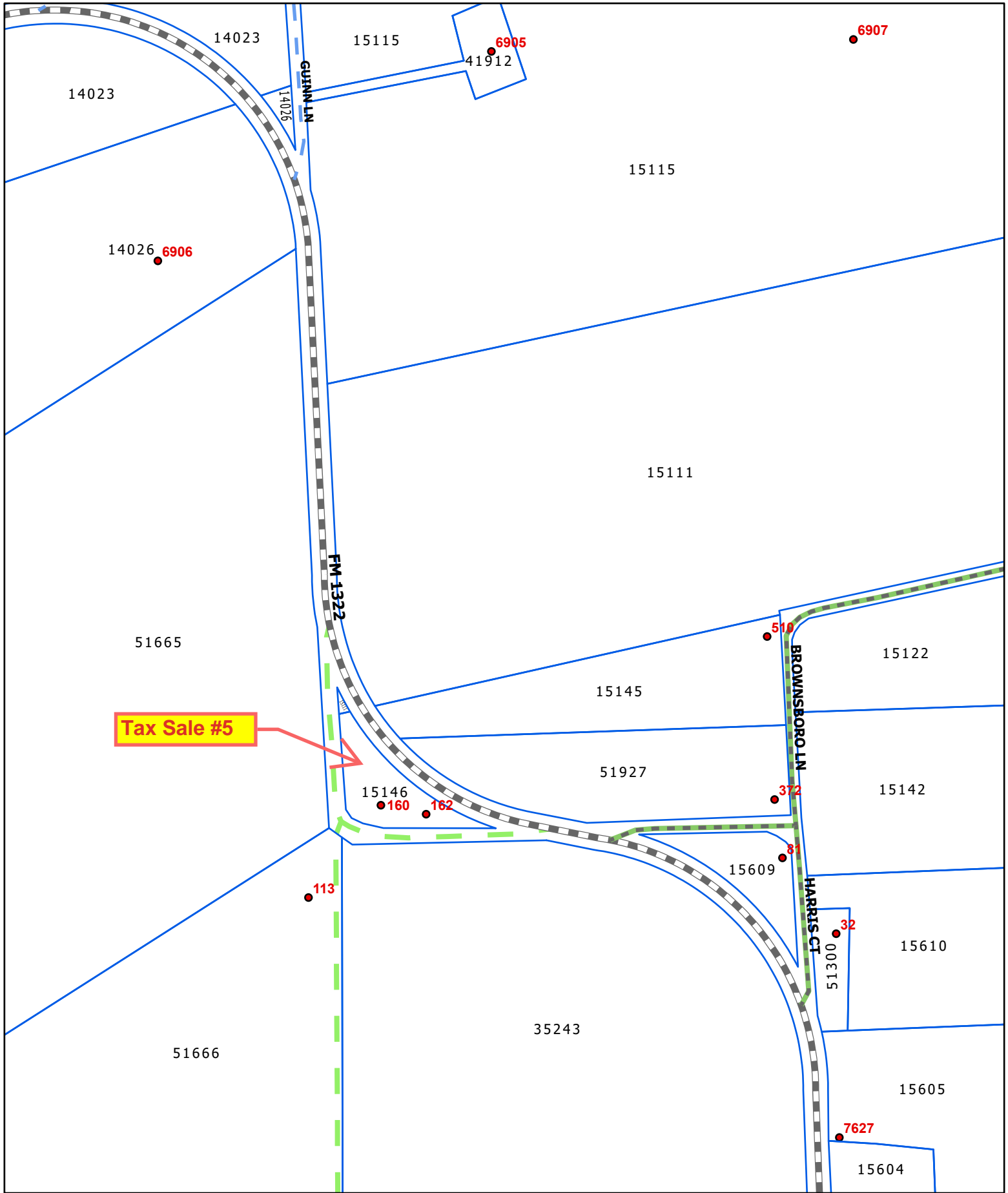
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 Date Printed: 4/29/2026 8:18 AM

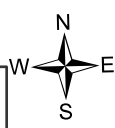
| Legend | | Road_Centerlines | | RAMP-U-TURN | | STREET_COUNTY | | Parcels | |
|--------|-----------------|------------------|------------|-------------|-----------------------------|---------------|--------------------------|---------|------------|
| | Park Land | | Railroad | | RAMP-U-TURN | | STREET_COUNTY ROAD_PAVED | | Parcels |
| | Cemetery_Points | | Stream | | STREET_COUNTY ROAD_BAD-COND | | TOLL_ROAD | | Stream |
| | Towers | | LCRA Lines | | STREET_COUNTY ROAD_GRAVEL | | UNDEVELOPED_ROAD | | LCRA Lines |
| | | | Highway | | PRIVATE_ROAD_DIRT | | Address_Numbers | | Railroad |
| | | | EASEMENT | | PRIVATE_ROAD_GRAVEL | | | | |
| | | | EASEMENT_1 | | PUBLIC_ROADWAY | | | | |



Tax Sale #5

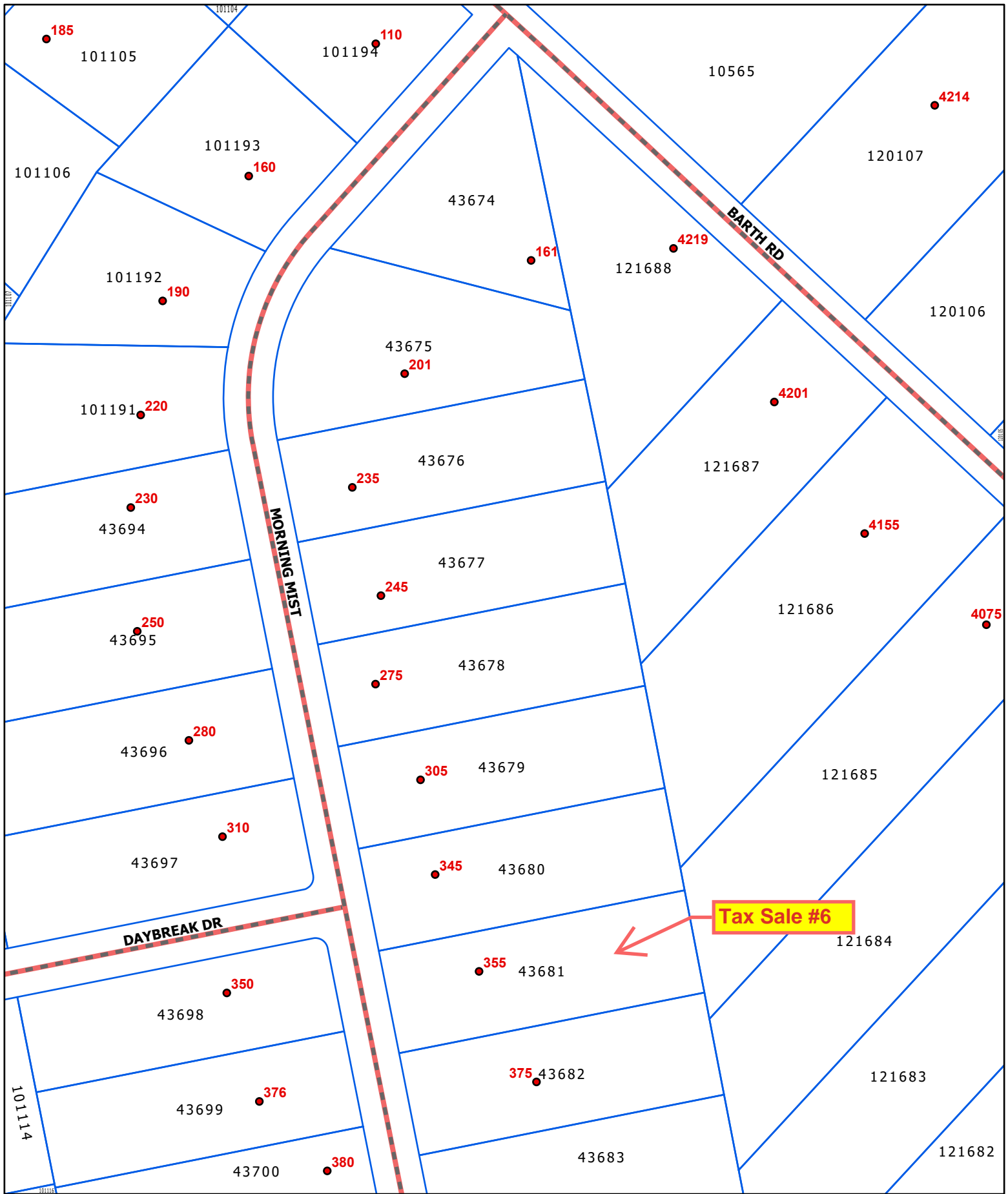
Suit # DCTAX-24-0074 - Sale 5
 Property ID #: 15146
 Location Address: 162 Brownsboro Ln, Lockhart
 Acreage & old house

Caldwell County
 Sheriff Tax Sale
 May 5, 2026



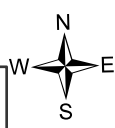
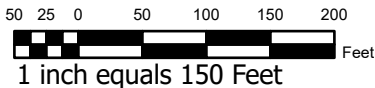
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| Legend | | Road_Centerlines | | CLASS | | STREET_COUNTY | | Parcels | |
|--------|-----------------|------------------|---------------------|-------|---------------------------|---------------|--------------------------|---------|------------------|
| | Park Land | | Railroad | | PRIVATE_ROAD_DIRT | | RAMP_U-TURN | | Parcels |
| | LCRA Lines | | PRIVATE_ROAD_GRAVEL | | ROAD_BAD-COND | | STREET_COUNTY ROAD_PAVED | | Streams |
| | Cemetery_Points | | PRIVATE_ROAD_PAVED | | STREET_COUNTY ROAD_GRAVEL | | TOLL_ROAD | | Undeveloped_Road |
| | Towers | | PUBLIC_ROADWAY | | EASEMENT | | UNDEVELOPED_ROAD | | Address_Numbers |
| | | | EASEMENT_1 | | | | | | |



Suit # DCTAX-24-0084 - Sale 6
 Property ID #: 43681
 Location Address: 355 Morning Mist, Lockhart
 2,976 sqft House

Caldwell County
 Sheriff Tax Sale
 May 5, 2026



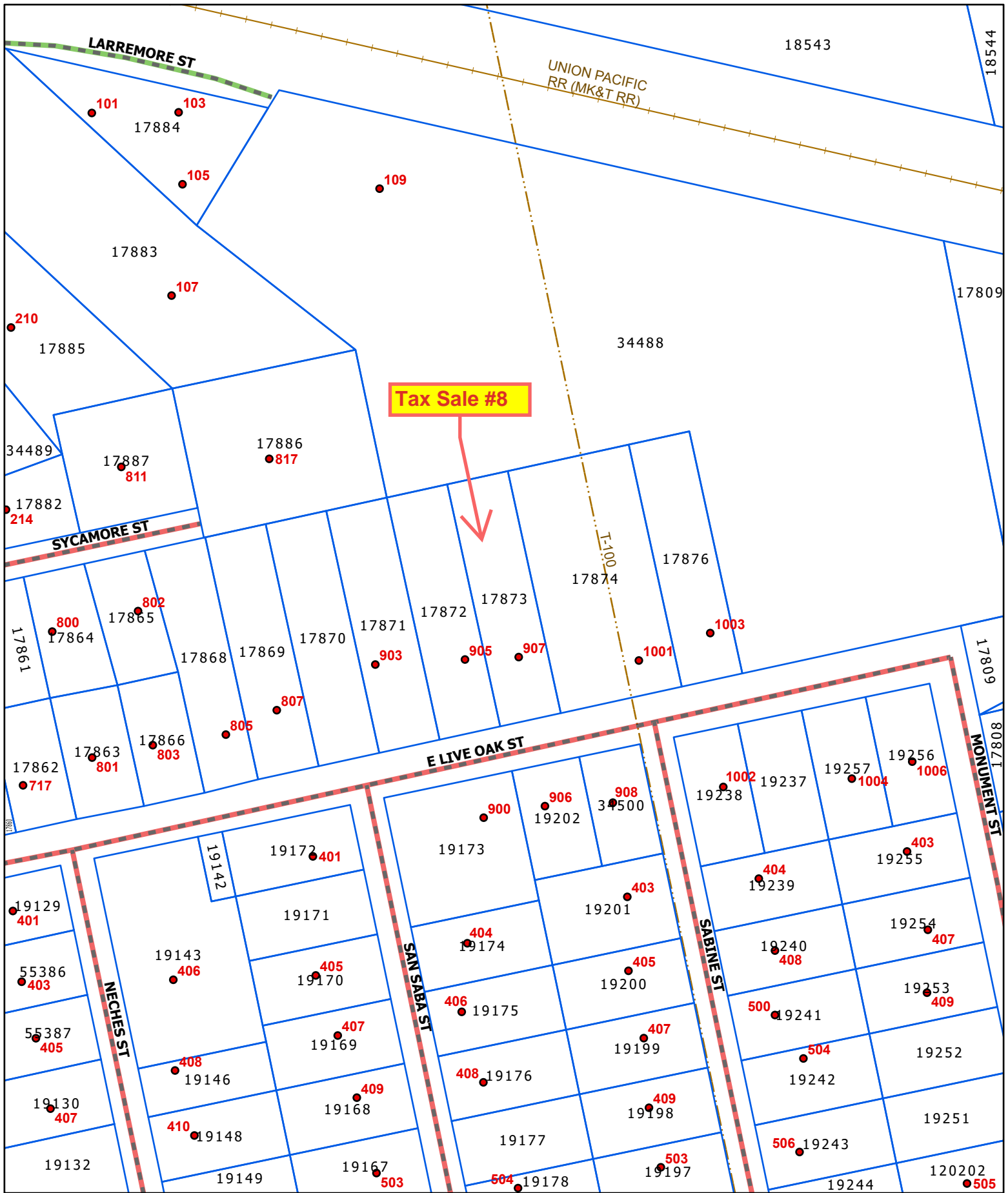
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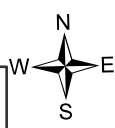
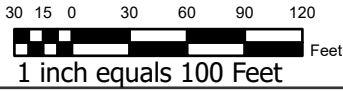
| Legend | | Road_Centerlines | | Hwy_Fm | | Ramp-U-Turn | | Street_County | | Parcels | |
|--------|-----------------|------------------|------------|--------|---------------------|-------------|---------------|---------------|------------------|---------|------------|
| | Park Land | | Railroad | | PRIVATE_ROAD_DIRT | | STREET_COUNTY | | ROAD_BAD-COND | | Parcels |
| | Cemetery_Points | | LCRA Lines | | PRIVATE_ROAD_GRAVEL | | ROAD_PAVED | | TOLL_ROAD | | Streams |
| | Streams | | Streams | | PRIVATE_ROAD_PAVED | | STREET_COUNTY | | UNDEVELOPED_ROAD | | LCRA Lines |
| | Towers | | Streams | | PUBLIC_ROADWAY | | ROAD_GRAVEL | | Address_Numbers | | Railroad |
| | Cemetery_Street | | Streams | | | | | | | | |
| | EASEMENT | | Streams | | | | | | | | |
| | EASEMENT_1 | | Streams | | | | | | | | |



Tax Sale #8

Suit # 25-0018TXC - Sale 8
Property ID #: 17873
Location Address: 907 E Live Oak St, Lockhart
2,133 sqft House

Caldwell County
Sheriff Tax Sale
May 5, 2026



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| Legend | | Road_Centerlines | | RAMP_U-TURN | | STREET_COUNTY | |
|--------|-----------------|------------------|---------------------|-------------|---------------------------|---------------|------------------|
| | Park Land | | Railroad | | RAMP_U-TURN | | STREET_COUNTY |
| | LCRA Lines | | PRIVATE_ROAD_DIRT | | ROAD_BAD-COND | | TOLL_ROAD |
| | Cemetery_Points | | PRIVATE_ROAD_GRAVEL | | ROAD_PAVED | | UNDEVELOPED_ROAD |
| | Towers | | CEMETERY_STREET | | STREET_COUNTY ROAD_GRAVEL | | Address_Numbers |
| | Streams | | EASEMENT | | PUBLIC_ROADWAY | | Parcels |
| | Highway | | EASEMENT_1 | | | | Streams |
| | | | | | | | LCRA Lines |
| | | | | | | | Railroad |