

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 October 8, 2018, seized, levied upon, and will, on the first Tuesday in November, 2018, the same being the 6<sup>th</sup> 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	16-T-9399 06/21/18	24586 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. PETE G. CAMPOS, ET AL	Lot 5, Oak Grove Addition, City of Luling, Caldwell County, Texas, described in Volume 360, Page 265, Deed Records of Caldwell County, Texas	\$69,418.00	\$7,617.00
				<b>1209 Wilson St, Luling 1,216 sqft House built in 1960</b>		
2	16-T-9399 06/21/18	22127 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. PETE G. CAMPOS, ET AL	4.682 acres, more or less, situated in the Solomon Seals Survey, Caldwell County, Texas, as described in deed dated December 12, 1998, from Bobby Williams etal to Pete Campos etal, in Volume 201, Page 13, Official Records of Caldwell County, Texas.	\$49,730.00	\$7,677.00
				<b>4923 FM 2984, Luling 575 sqft House built in 1925</b>		
3	16-T-9399 06/21/18	103609 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. PETE G. CAMPOS, ET AL	Personal Property consisting of a 14X76 Manufactured Home, with the situs address being 4923 FM 2984, Luling, Caldwell County, Texas	\$6,600.00	\$577.00
				<b>4923 FM 2984, Luling (Located on #22127) 1,064 sqft Manufactured Home built in 1977</b>		
4	08-T-8243 06/21/18	19476 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RAMON ARIAS, ET AL	Lot 5, Lamb and Mohle Addition, Town of Lockhart, Caldwell County, Texas, described in Volume 252, Page 555, Deed Records of Caldwell County, Texas	\$8,570.00	\$8,570.00
				<b>900 Tank St, Lockhart 784 sqft House built in 1920</b>		
5	14-T-9006 06/21/18	10803 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ALLIE VAN SCOTT	20.00 acres, more or less, out of the Squire Damon Survey, Abstract 91; the W. C. Swearingen Survey, Abstract 262; the Wm. Carper Survey, Abstract 89; and the Wm. Leech Survey, Abstract 325, Caldwell County, Texas, described in Volume 505, Page 451, Deed Records of Caldwell County, Texas.	\$199,990.00	\$27,409.00
				<b>11315 FM 20, Red Rock 1,287 sqft House built in 1950</b>		

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	14-T-9006 06/21/18	10875 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ALLIE VAN SCOTT	15.786 acres, more or less, out of the Squire Damon Survey, Abstract 91; the W. C. Swearingen Survey, Abstract 262; and the Wm. Carper Survey, Abstract 89, Caldwell County, Texas, described in Volume 167, Page 780, Official Public Records of Real Property, Caldwell County, Texas.	\$110,990.00	\$7,545.00
				<b>11315 FM 20, Red Rock Acreage</b>		
7	16-T-9312 03/26/18	26808 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. M. B. BLACKWELL, ET AL	A tract of land situated in the John Henry Survey, Caldwell County, Texas, as described in Volume 404, Page 699, Deed Records of Caldwell County, Texas.	\$100,330.00	\$54,051.00
				<b>4989 San Marcos Hwy, Stairtown 2,170 sqft House built in 1980</b>		
8	16-T-9401 03/30/17	13828 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. DURAN GRAVEL COMPANY, INC., ET AL	70.00 acres, more or less, Byrd Lockhart League, A-17, Caldwell County, Texas, described as Tract 1 in Volume 365, Page 133, Official Public Records of Real Property of Caldwell County, Texas; SAVE & EXCEPT that 1.8323 acre tract described in Volume 116, Page 546, Official Public Records of Caldwell County, Texas, leaving herein a residue of 68.17 acres, more or less	\$273,660.00	\$25,022.00
				<b>1325 Lovers Ln, Lockhart Commercial &amp; Manufactured Home</b>		
9	16-T-9401 03/30/17	18591 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. DURAN GRAVEL COMPANY, INC., ET AL	34.507 acres, more or less, Byrd Lockhart Survey, A-17, Caldwell County, Texas, described in Volume 175, Page 485, Official Public Records of Real Property of Caldwell County, Texas	\$76,320.00	\$7,123.00
				<b>Lovers Ln, Lockhart Gravel Pit</b>		
10	16-T-9401 03/30/17	18592 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. DURAN GRAVEL COMPANY, INC., ET AL	2.00 acres, more or less, Byrd Lockhart Survey, A-17, Caldwell County, Texas, described in Volume 353, Page 503, Official Public Records of Real Property of Caldwell County, Texas	\$4,420.00	\$569.00
				<b>Lovers Ln, Lockhart Gravel Pit</b>		
11	17-T-9507 06/21/18	15679 OCTOBER 08, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. TIFFANY KAYE TUCKER	9.39 acres, more or less, situated in the John R. Miller Survey, A-195, Caldwell County, Texas, described as First Tract and Second Tract in Volume 117, Page 342, Official Public Records of Caldwell County, Texas	\$85,050.00	\$8,765.00
				<b>2174 Young Ln, Lockhart Acreage</b>		

(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, October 8, 2018

\_\_\_\_\_  
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 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 \_\_\_\_\_, 2018, I have read and that I understand the Tax Sale Rules as set out above.

\_\_\_\_\_  
*Signature*

**Phone:** \_\_\_\_\_



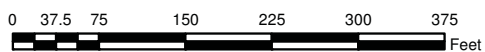
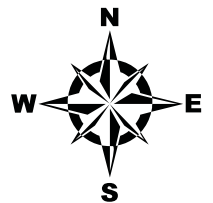
**Suit # 16-T-9399 - Sale #1**  
**Prop ID#: 24586**  
**Location Address: 1209 Wilson St, Luling**  
**1,216 sqft House built in 1960**

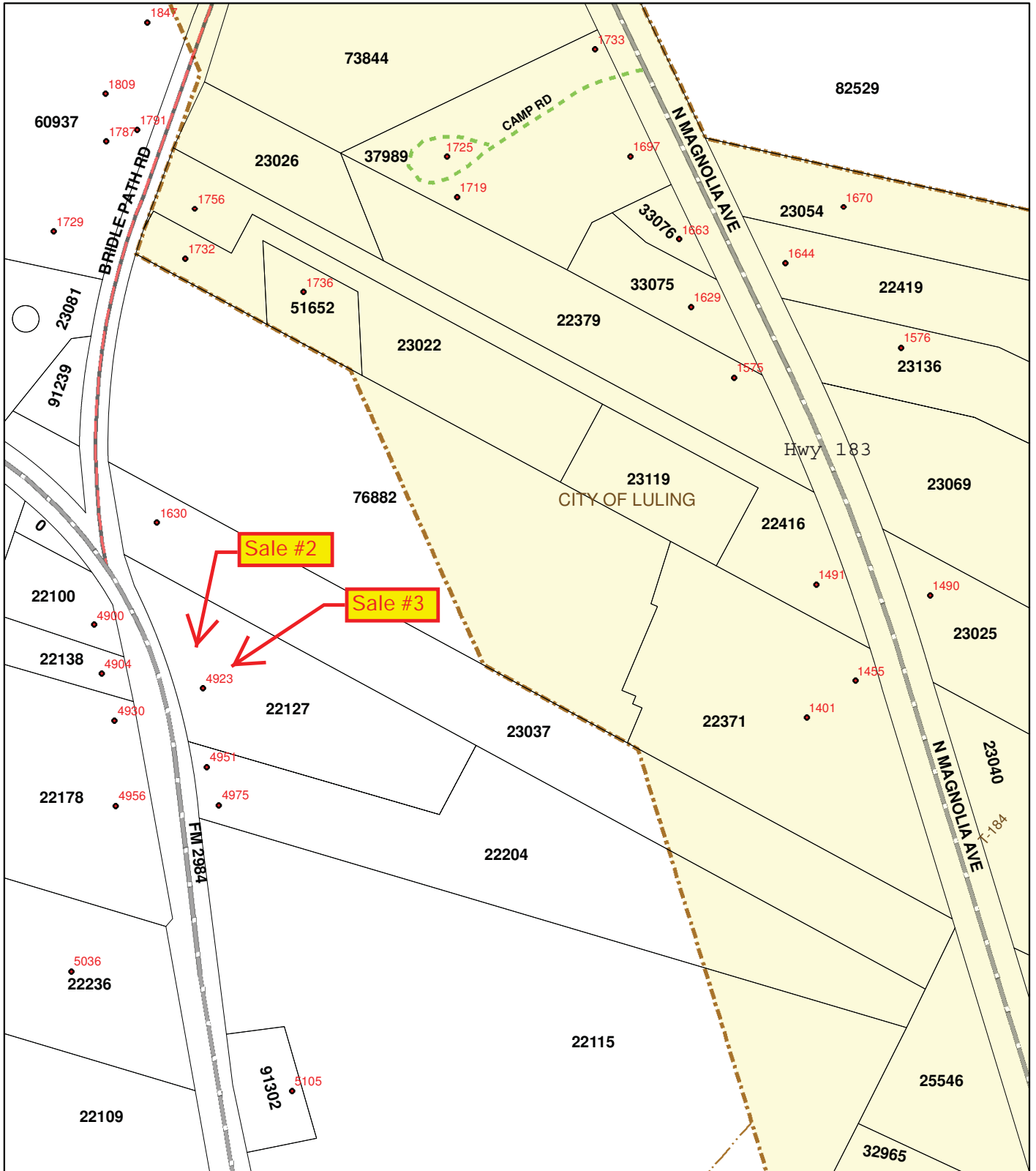
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Additionally, neither this document nor any other document provided by the Caldwell County Appraisal District purports to authorize entry onto privately owned property.

**Caldwell County**  
**Property Tax Sale**  
**November 6, 2018**

**Scale**  
**1 inch = 150 feet**





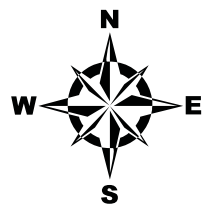
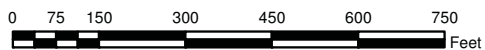
**Suit # 16-T-9399 - Sale #2 & #3**  
**Prop ID#: 22127 & 103609**  
**Location Address: 4923 FM 2984, Luling**  
**575 sqft House built in 1925**

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**Caldwell County**  
**Property Tax Sale**  
**November 6, 2018**

**Scale**  
**1 inch = 300 feet**





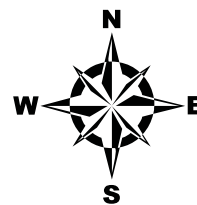
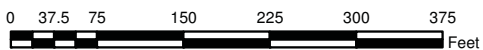
**Suit # 08-T-8243 - Sale #4**  
**Prop ID#: 19476**  
**Location Address: 900 Tank St, Lockhart**  
**784 sqft House built in 1920**

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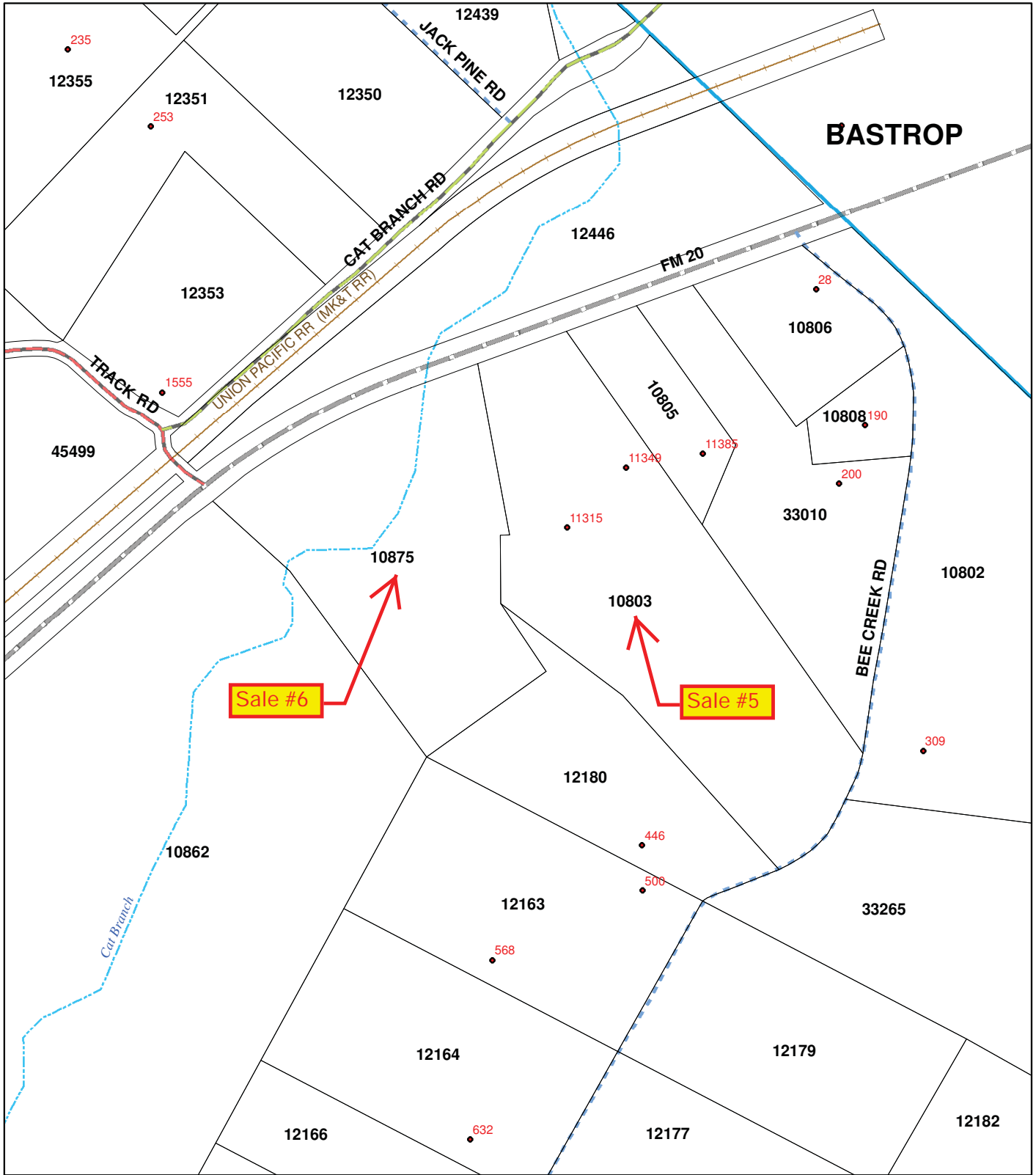
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**Caldwell County**  
**Property Tax Sale**  
**November 6, 2018**

**Scale**  
**1 inch = 150 feet**



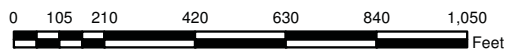
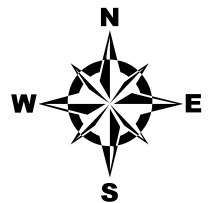




**Suit # 08-T-8243 - Sale #5 & #6**  
**Prop ID#: 10803 & 10875**  
**Location Address: 11315 FM 20, Red Rock**  
**1,287 sqft House built in 1950**

**Caldwell County**  
**Property Tax Sale**  
**November 6, 2018**

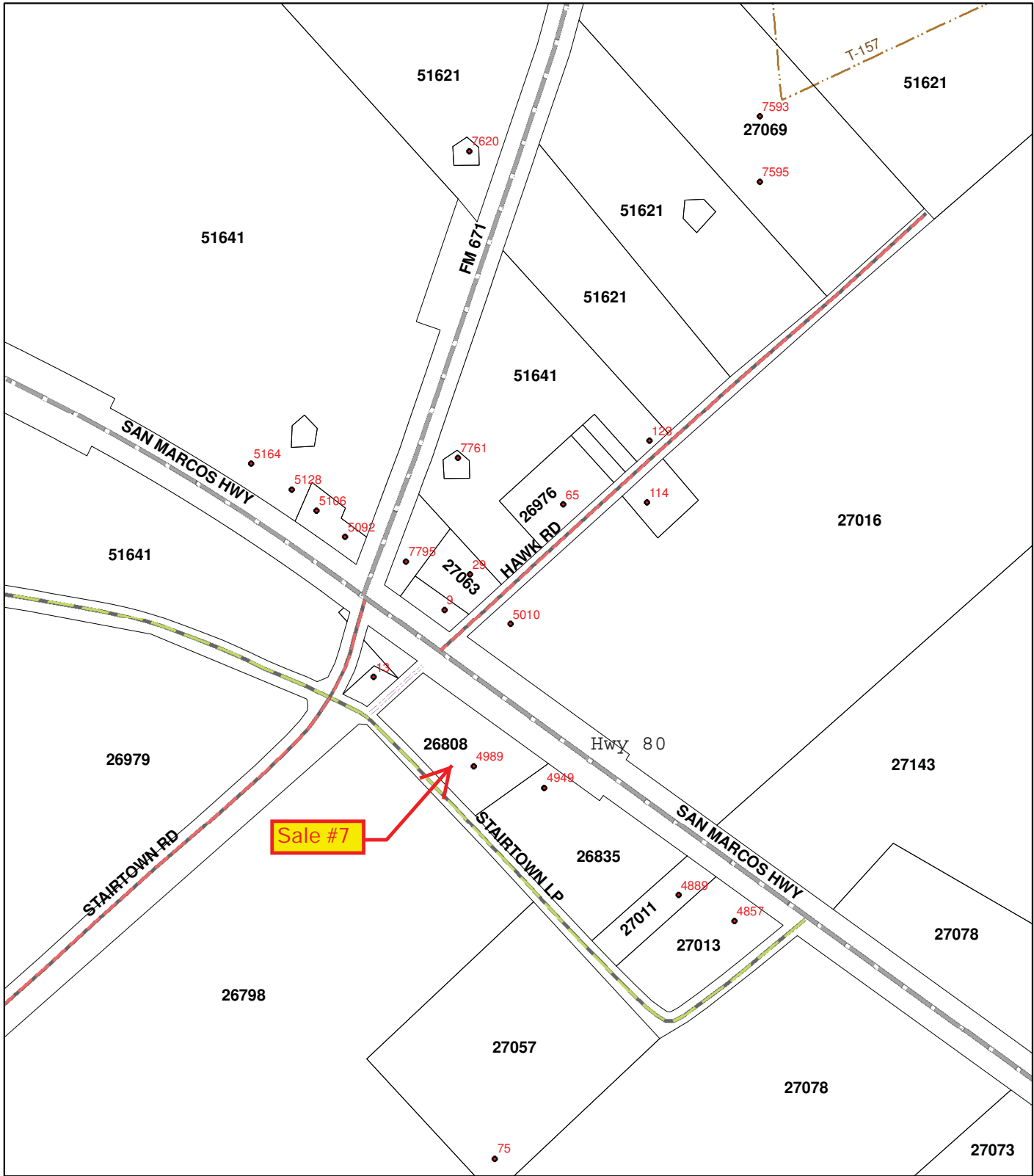
**Scale**  
**1 inch = 400 feet**



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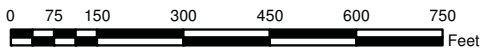
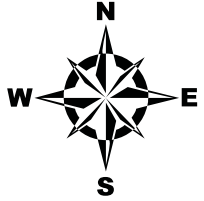




**Suit # 16-T-9312 - Sale #7**  
**Prop ID#: 26808**  
**Location Address: 4989 San Marcos Hwy, Stairtown**  
**2,170 sqft House built in 1980**

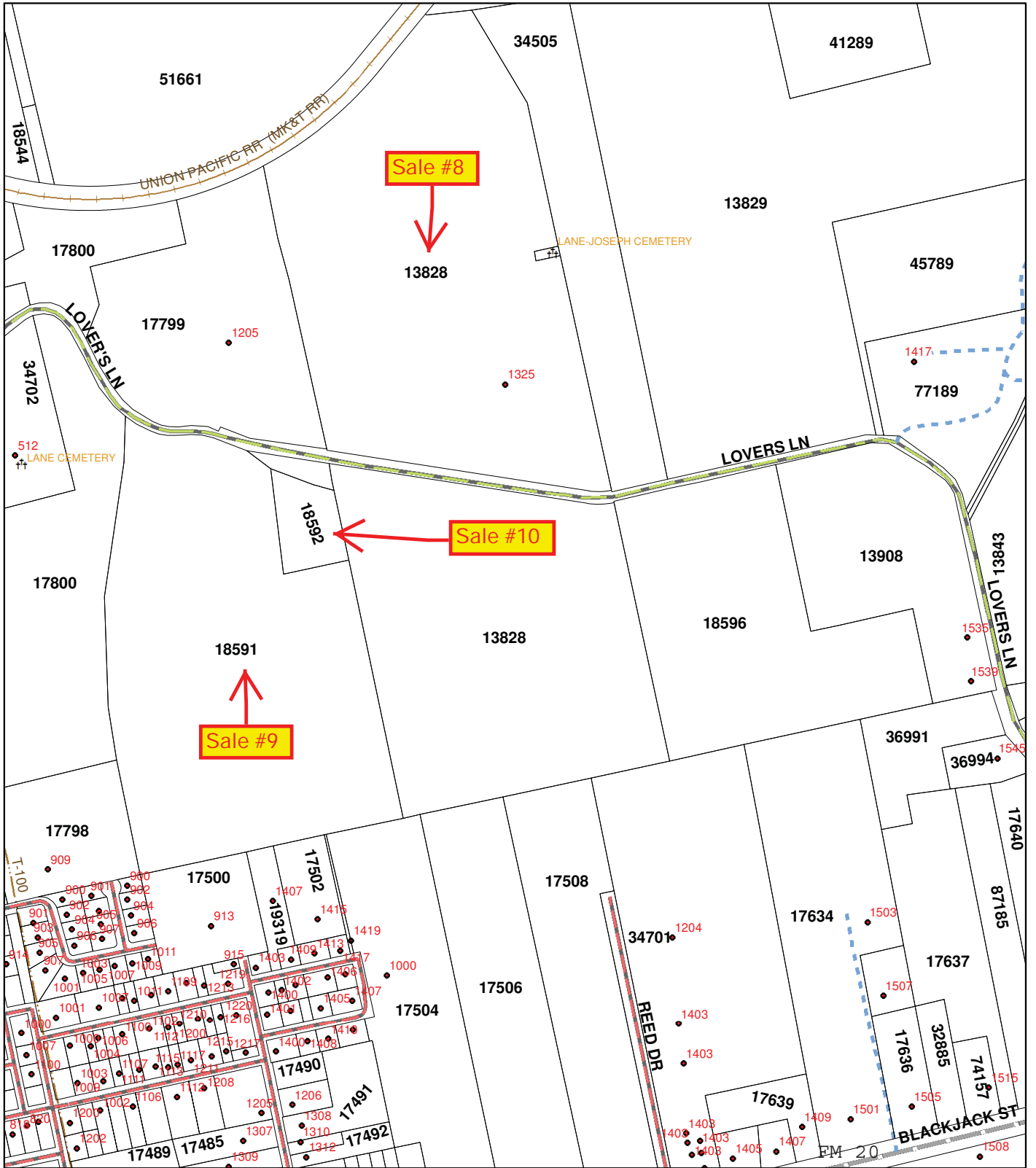
**Caldwell County**  
**Property Tax Sale**  
**November 6, 2018**

**Scale**  
**1 inch = 300 feet**



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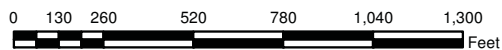
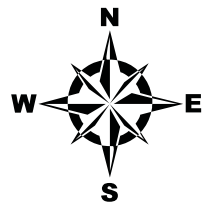
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**Suit # 16-T-9401 - Sale #8 & #9 & #10**  
**Prop ID#: 13828 & 18591 & 18592**  
**Location Address: 1325 Lovers Ln, Lockhart**  
**Commercial & Manufactured Home**

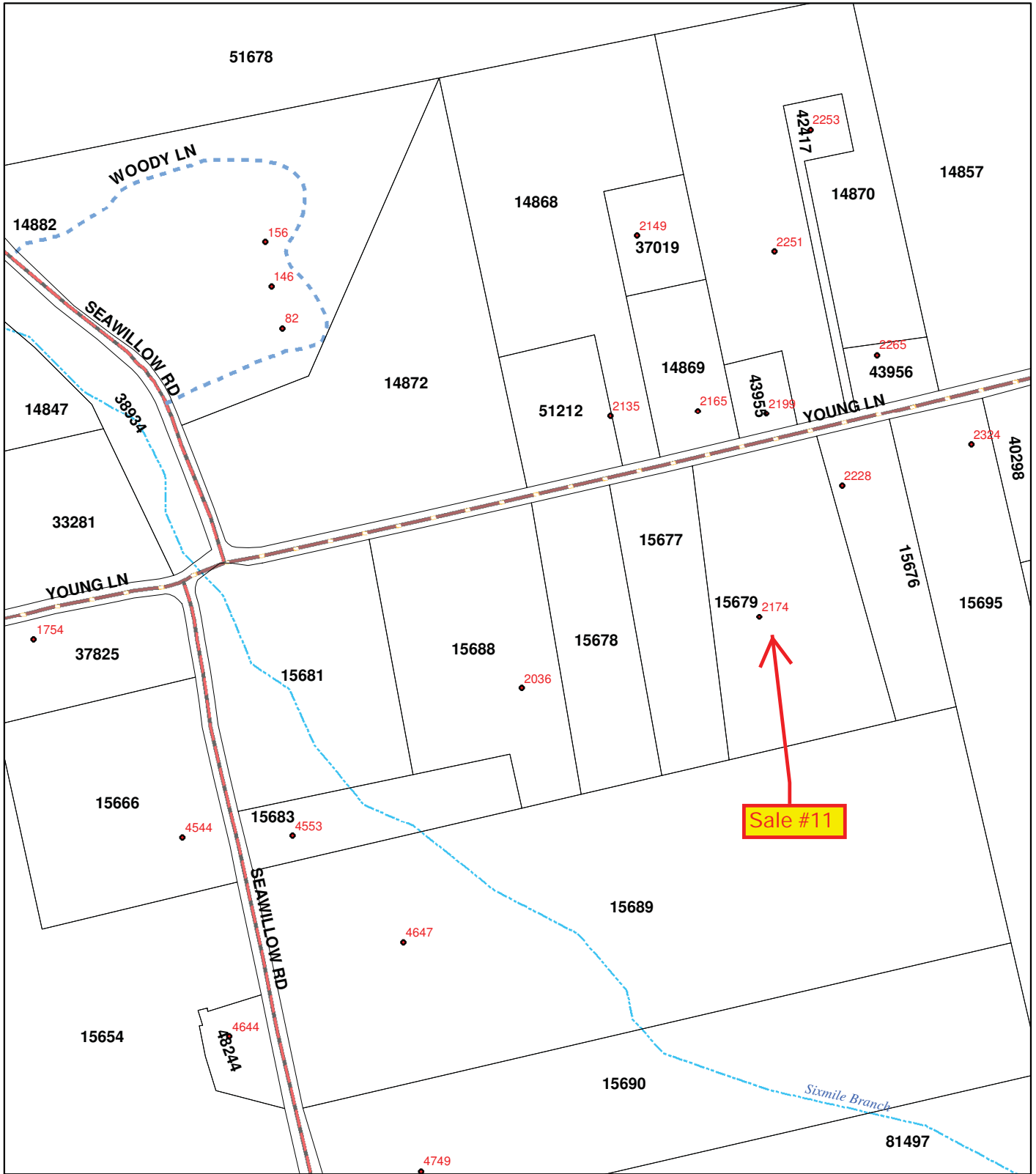
**Caldwell County**  
**Property Tax Sale**  
**November 6, 2018**

**Scale**  
**1 inch = 500 feet**



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**Suit # 16-T-9507 - Sale #11**  
**Prop ID#: 15679**  
**Location Address: 2174 Young Ln, Lockhart**  
**Acreage**

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**Caldwell County**  
**Property Tax Sale**  
**November 6, 2018**

**Scale**  
**1 inch = 400 feet**

