

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, have on July 9, 2018, seized, levied upon, and will, on the first Tuesday in August, 2018, the same being the 7th 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	14-T-9007 03/26/18	30940 JULY 09, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. EVERETT DOUGLAS DAVIS, ET AL	1.510 acres, more or less, B A M Thomas Survey, Abstract 297, Caldwell County, Texas, described in Volume 14, Page 466, Official Public Records of Real Property, Caldwell County, Texas.	\$27,360.00	\$8,911.00
	FM 1854, Dale Vacant Acreage					
2	15-T-9100 03/26/18	12134 JULY 09, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ORAN WINN, ET AL	50.00 acres of land, more or less, Gideon Pace Survey, Abstract 230, Caldwell County, Texas, described in Volume 91, Page 191, and also described in that certain Warranty Partition Deed of record on Page 208 in Volume 283, Deed Records of Caldwell County, Texas, SAVE & EXCEPT that 17.00 acre tract conveyed to Forence Winn Kerr described in that same Warranty Partition Deed of record on Page 211 of Volume 208, Deed Records of Caldwell County, Texas, leaving 33.00 acres, more or less, SAVE & EXCEPT the South one-half portion of the said 33.00 acres conveyed to Oris Thomas Winn described in Volume 366, Page 567, Deed Records of Caldwell County, Texas, leaving herein a residue of 16.00 acres, more or less, less that portion granted to the State of Texas in Volume 322, Page 658, Deed Records of Caldwell County, Texas, to create a 50 foot right-of-way for the proposed FM Highway 672.	\$122,020.00	\$26,191.00
	9928 FM 672, Dale Vacant Acreage					
3	15-T-9112 12/12/17	10037 JULY 09, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. WB PROJECT, LTD.	0.516 acre, more or less, being part of Lot 3, Block 8, Original Town of Lytton Springs, Caldwell County, Texas, described in Volume 482, Page 881, Official Public Records of Caldwell County, Texas.	\$81,210.00	\$15,018.00
	103 Memorial Dr, Dale 2,036 sqft House built in 1975					

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
4	15-T-9123 11/23/15	39149 JULY 09, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. LINDA SOLIZ	Improvement Only situated on Lot 115 Skyview, with a situs address of 71 Skycrest Drive, Martindale, Caldwell County, Texas.	\$72,520.00	\$6,025.00
				71 Skycrest Dr, Martindale House ONLY - Land #28585 not incld		
5	16-T-9283 10/11/16	16546 JULY 09, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. CLAUDIA S. SNODGRASS, ET AL	Lot 2, Block 1, Oak Trails Subdivision, Caldwell County, Texas, described in Volume 423, Page 386, Official Public Records of Caldwell County, Texas.	\$79,590.00	\$8,057.00
				871 Old Lytton Springs Rd, Lockhart House and Land (MH 42855 not incld)		
6	16-T-9308 03/30/17	20344 JULY 09, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. FRANCISCO RANGEL, ET AL	All of Lot 6 and part of Lot 5, Southside Addition, City of Lockhart, Caldwell County, Texas, described in Volume 408, Page 27, Deed Records of Caldwell County, Texas.	\$92,630.00	\$9,247.00
				1206 S Commerce St, Lockhart 2,624 sqft House built in 1930 and Commercial		
7	16-T-9312 03/26/18	26808 JULY 09, 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	\$53,046.00
				4989 San Marcos Hwy, Luling 2,170 sqft House built in 1980		
8	16-T-9349 03/26/18	19701 JULY 09, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. EDDIE WILBERT BROWN, ET AL	Lot 7, Block 1, Oakview Addition, City of Lockhart, Caldwell County, Texas, described in Volume 322, Page 77, Deed Records of Caldwell County, Texas.	\$17,730.00	\$10,129.00
				812 First St, Lockhart 680 sqft House built in 1940		
9	16-T-9349 03/26/18	19702 JULY 09, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. EDDIE WILBERT BROWN, ET AL	Lot 8, Block 1, Oakview Addition, City of Lockhart, Caldwell County, Texas, described in Volume 43, Page 800, Official Public Records of Real Property, Caldwell County, Texas.	\$3,620.00	\$2,252.00
				First St, Lockhart Vacant Lot		
10	17-T-9425 06/22/17	87028 JULY 09, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RANDY G. RODGERS, SR., ET AL	1.02 acres, more or less, Thomas Yates League, A-313, Caldwell County, Texas, described in Instrument No. 124446, Official Public Records of Caldwell County, Texas	\$64,650.00	\$3,691.00
				222 Delgado St, Maxwell Land		
11	17-T-9425 06/22/17	39322 JULY 09, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RANDY G. RODGERS, SR., ET AL	Personal Property consisting of a 16x80 Manufactured Home, bearing Label No. ARK0043852, Serial No. SCAR29468036282, with the situs address being 222 Delgado Street, Maxwell, Caldwell County, Texas	\$13,780.00	\$497.00
				222 Delgado St, Maxwell MH on Land		

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
12	17-T-9484 12/12/17 No Map	101413 JULY 09, 2018 Available	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. STATON OIL, LLC	Mineral Account consisting of a .8000 Working Interest in the C.D. Stanton Lease 10009408-000, Caldwell County, Texas	\$10,064.00	\$10,064.00

(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, July 9, 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 §

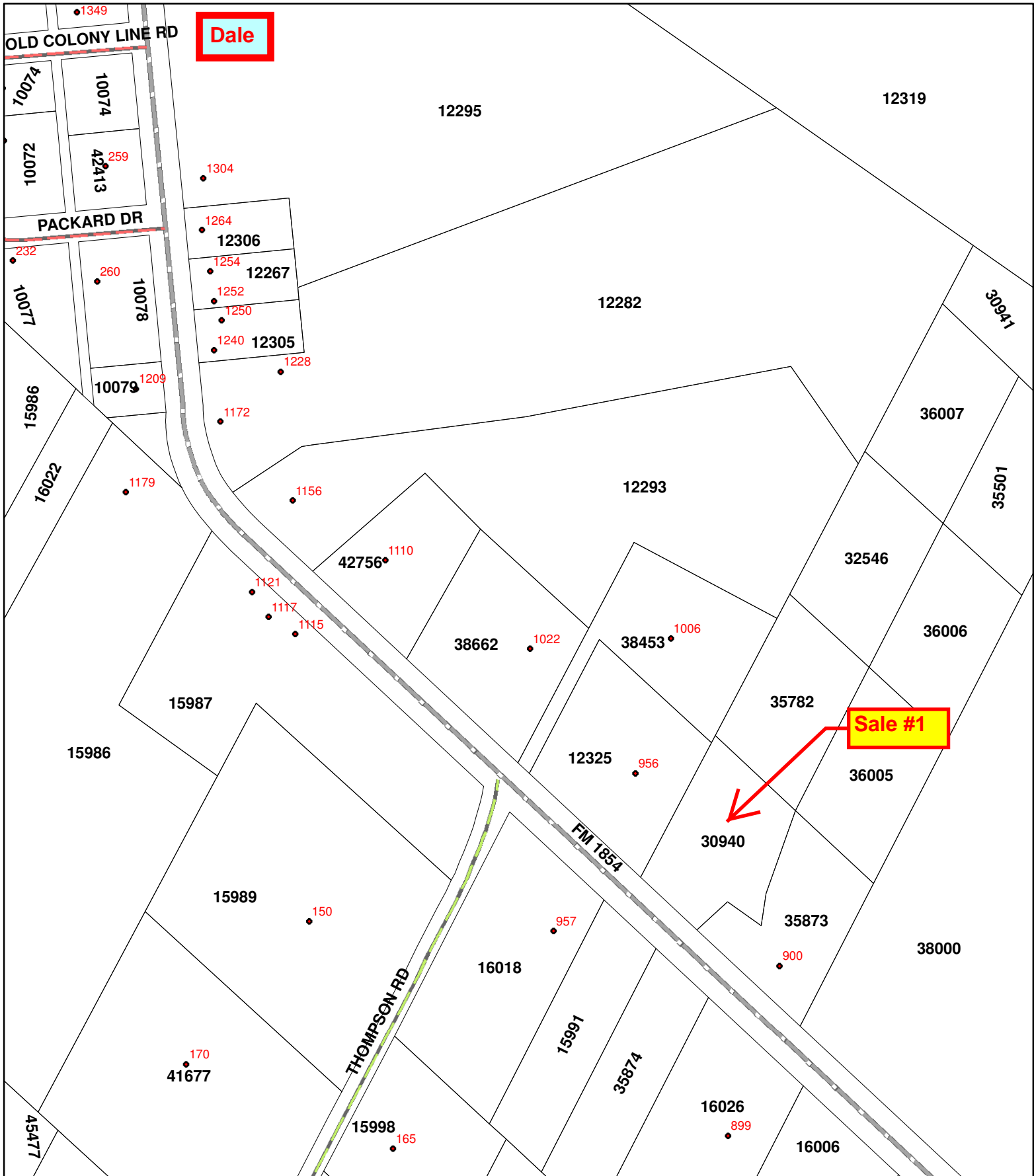
TAX SALE RULES

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.

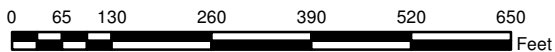
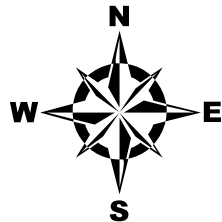
Signature
Phone: _____



Suit # 14-T-9007 - Sale #1
Prop ID#: 30940
Location Address: FM 1854, Dale
Vacant Acreage

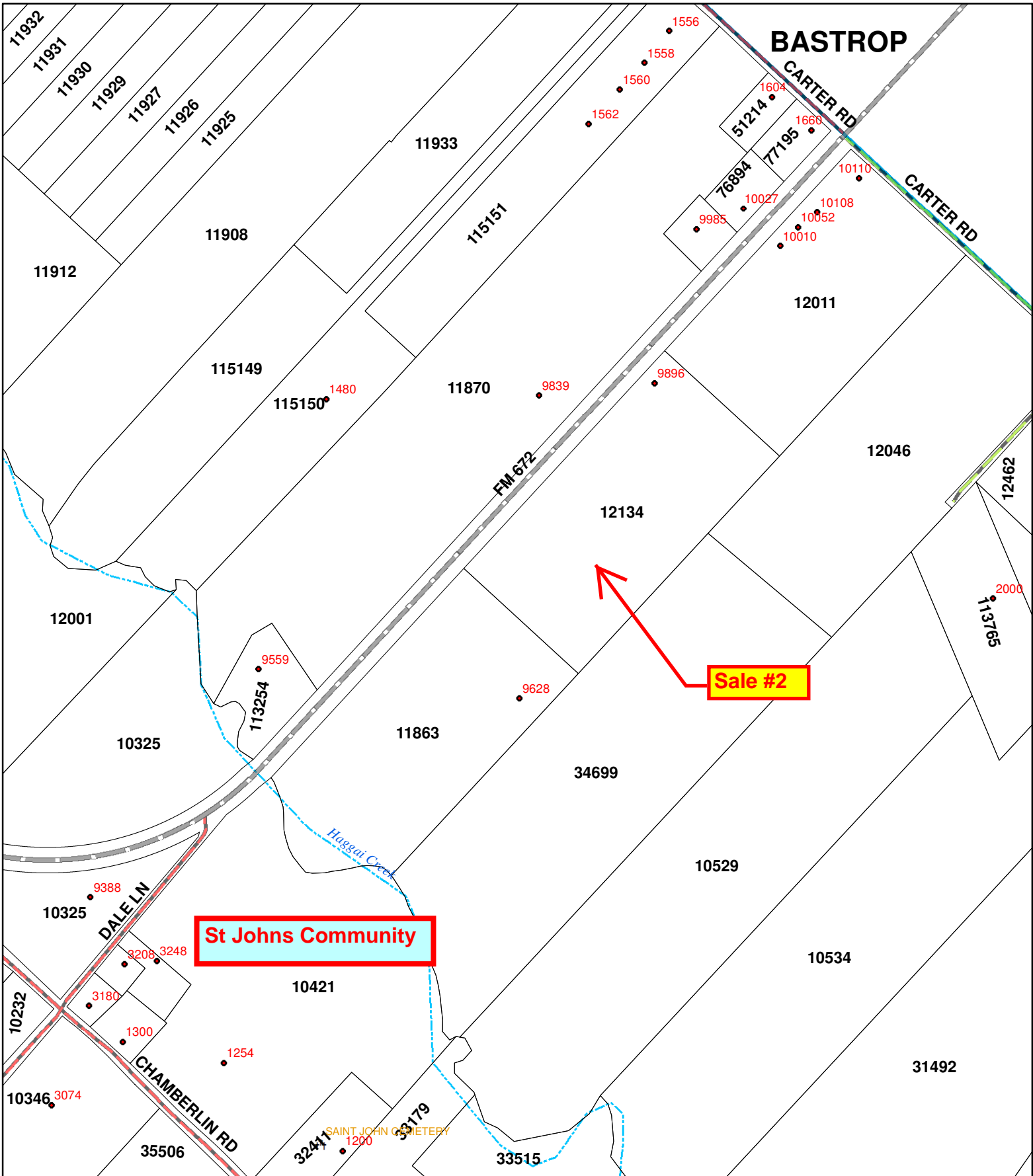
Caldwell County
Property Tax Sale
August 7, 2018

Scale
1 inch = 250 feet



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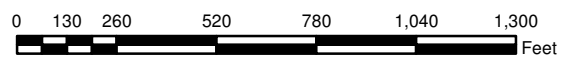
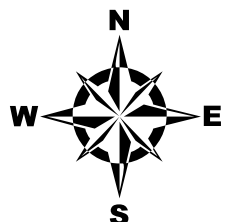
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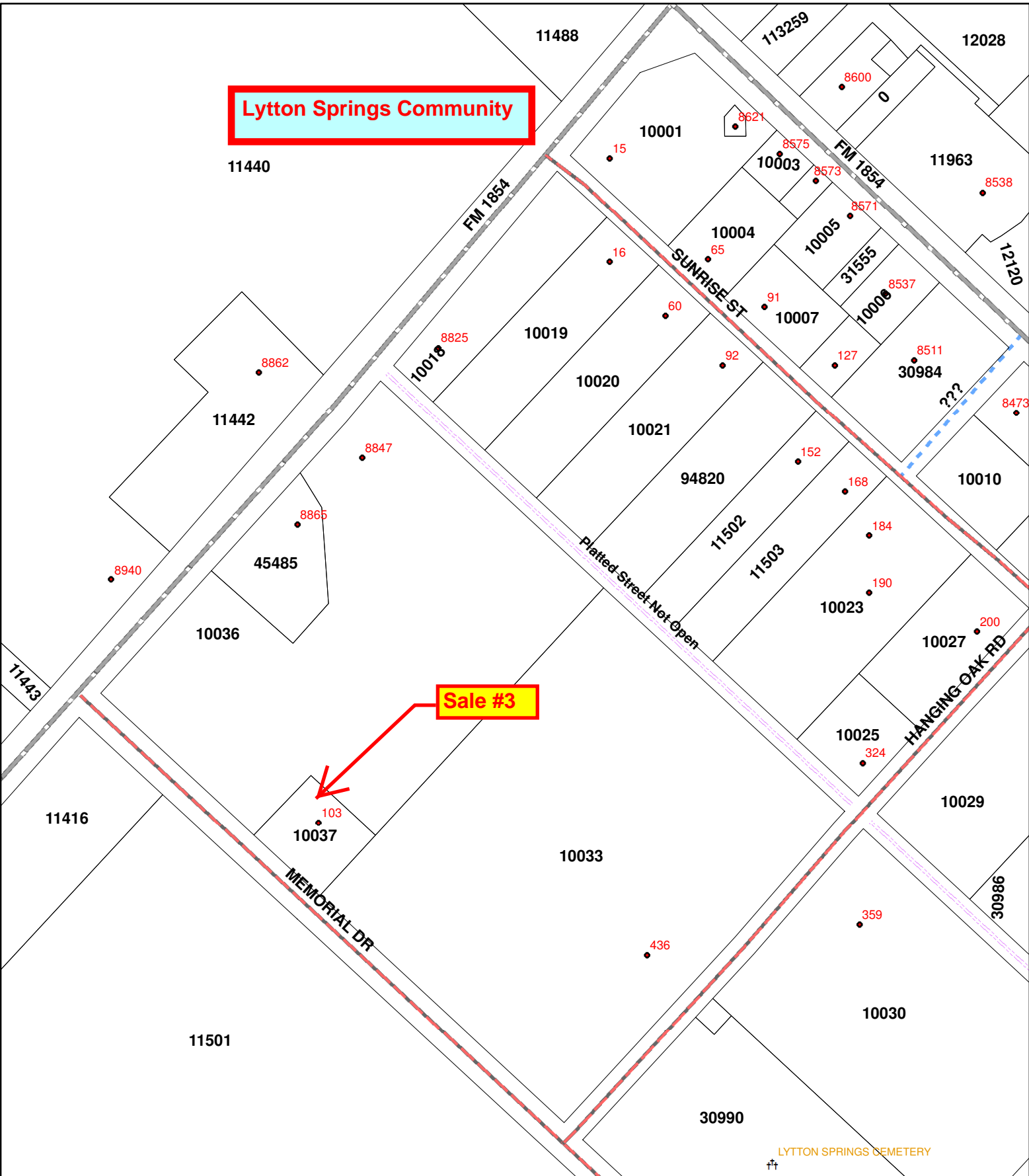
Suit # 15-T-9100 - Sale #2
Prop ID#: 12134
Location Address: 9928 FM 672, Dale
Vacant Acreage (old house no value)

Caldwell County
Property Tax Sale
August 7, 2018

Scale
1 inch = 500 feet



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Suit # 15-T-9112 - Sale #3

Prop ID#: 10037

Location Address: 103 Memorial Dr, Dale (Lytton Springs)

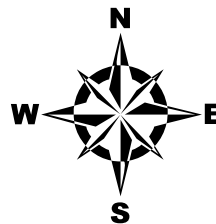
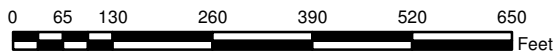
2,036 House built in 1975

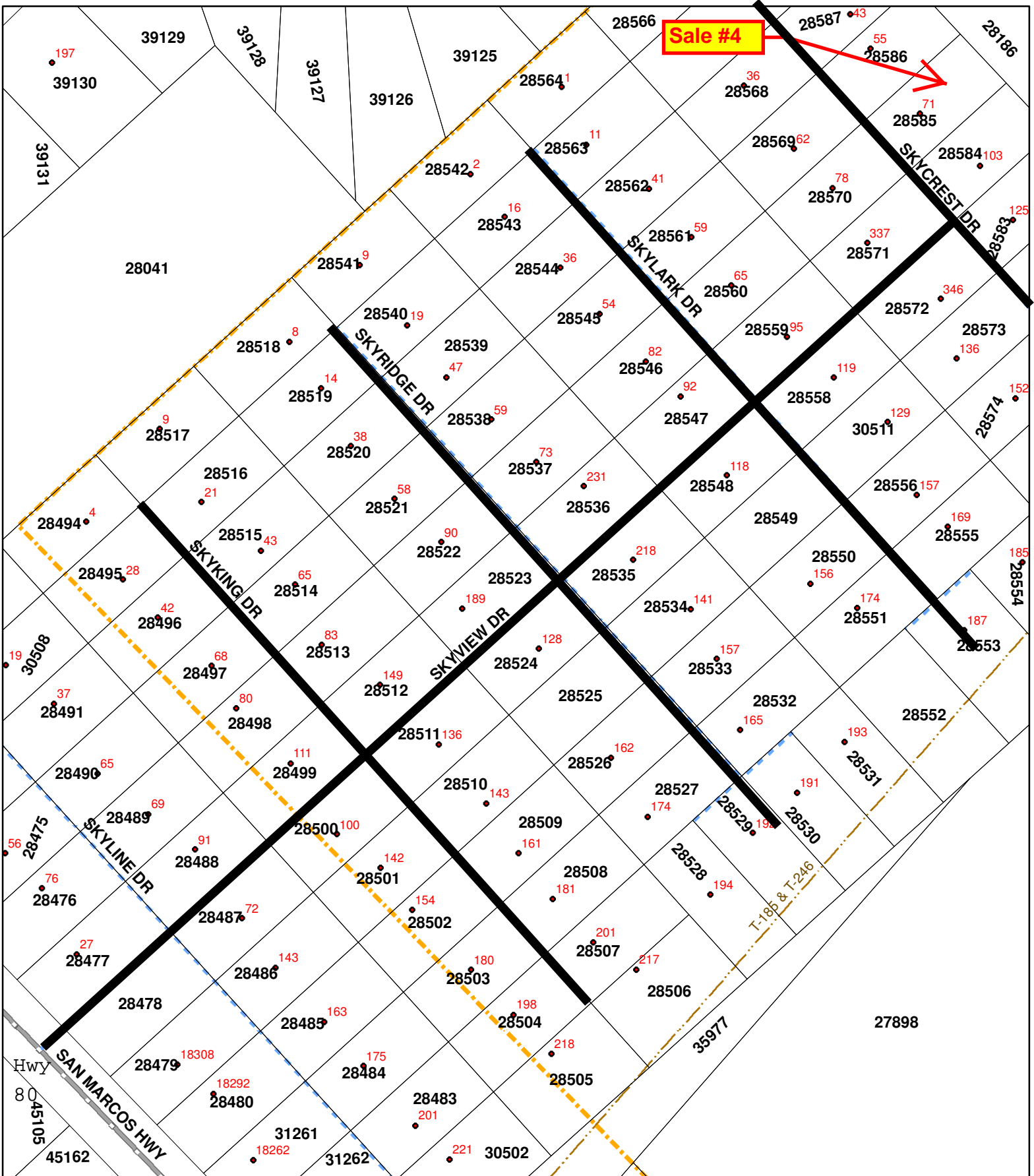
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**Caldwell County
Property Tax Sale
August 7, 2018**

**Scale
1 inch = 250 feet**

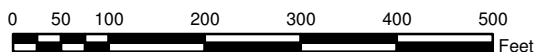
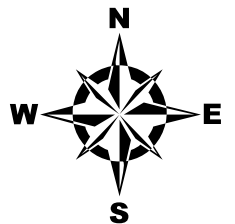




Suit # 15-T-9123 - Sale #4
Prop ID#: 39149 (located on 28585)
Location Address: 71 Skycrest Dr, Martindale
1,716 House built in 1993 (House ONLY - Not Land)

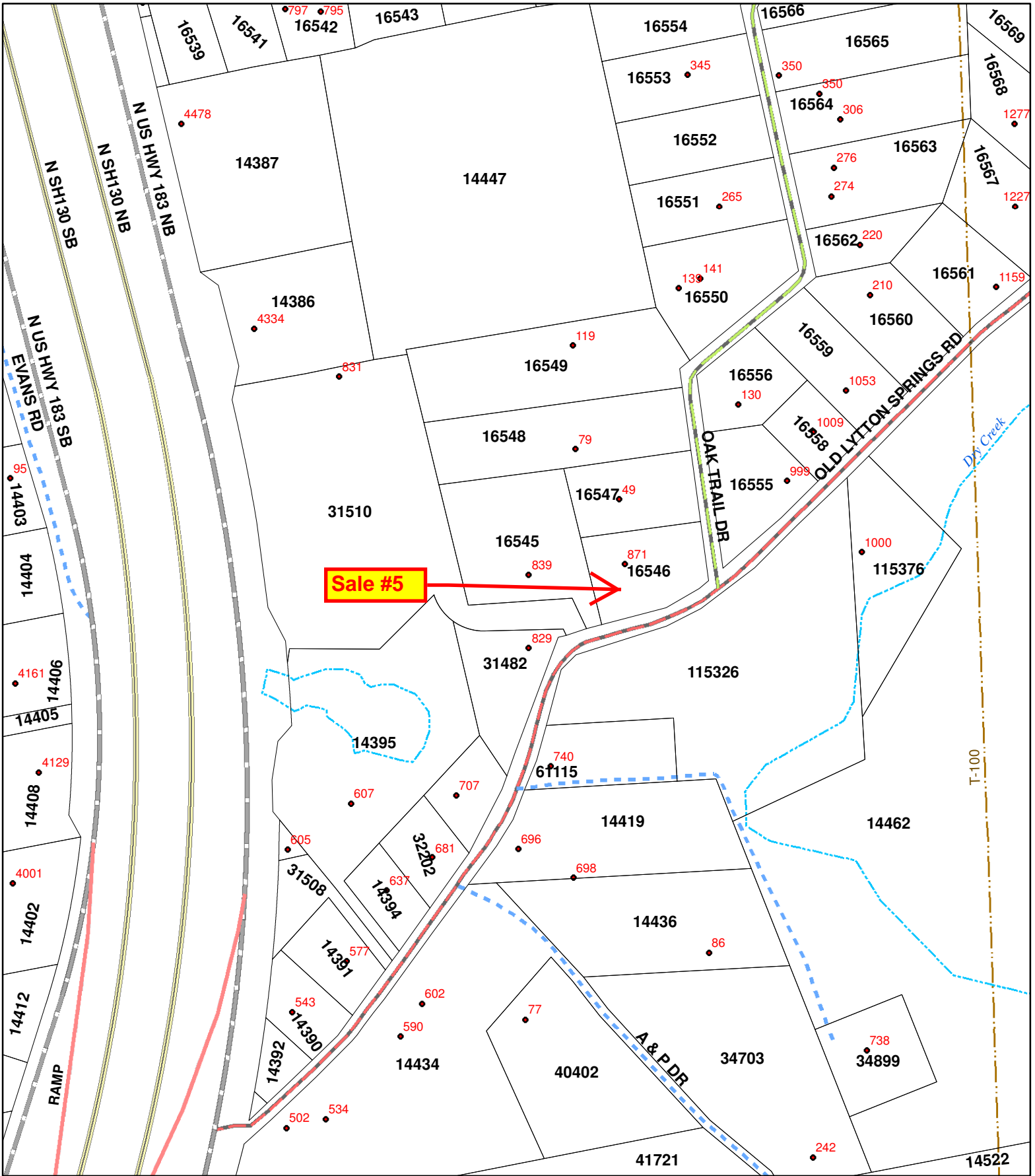
Caldwell County
Property Tax Sale
August 7, 2018

Scale
1 inch = 200 feet



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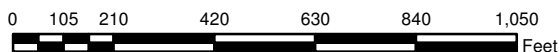
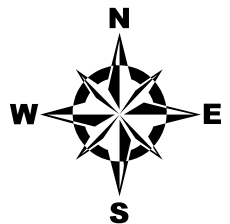


Sale #5

Suit # 16-T-9283 - Sale #5
Prop ID#: 16546
Location Address: 871 Old Lytton Springs Rd, Lockhart
684 House built in 1983 (MH #42855 not incld)

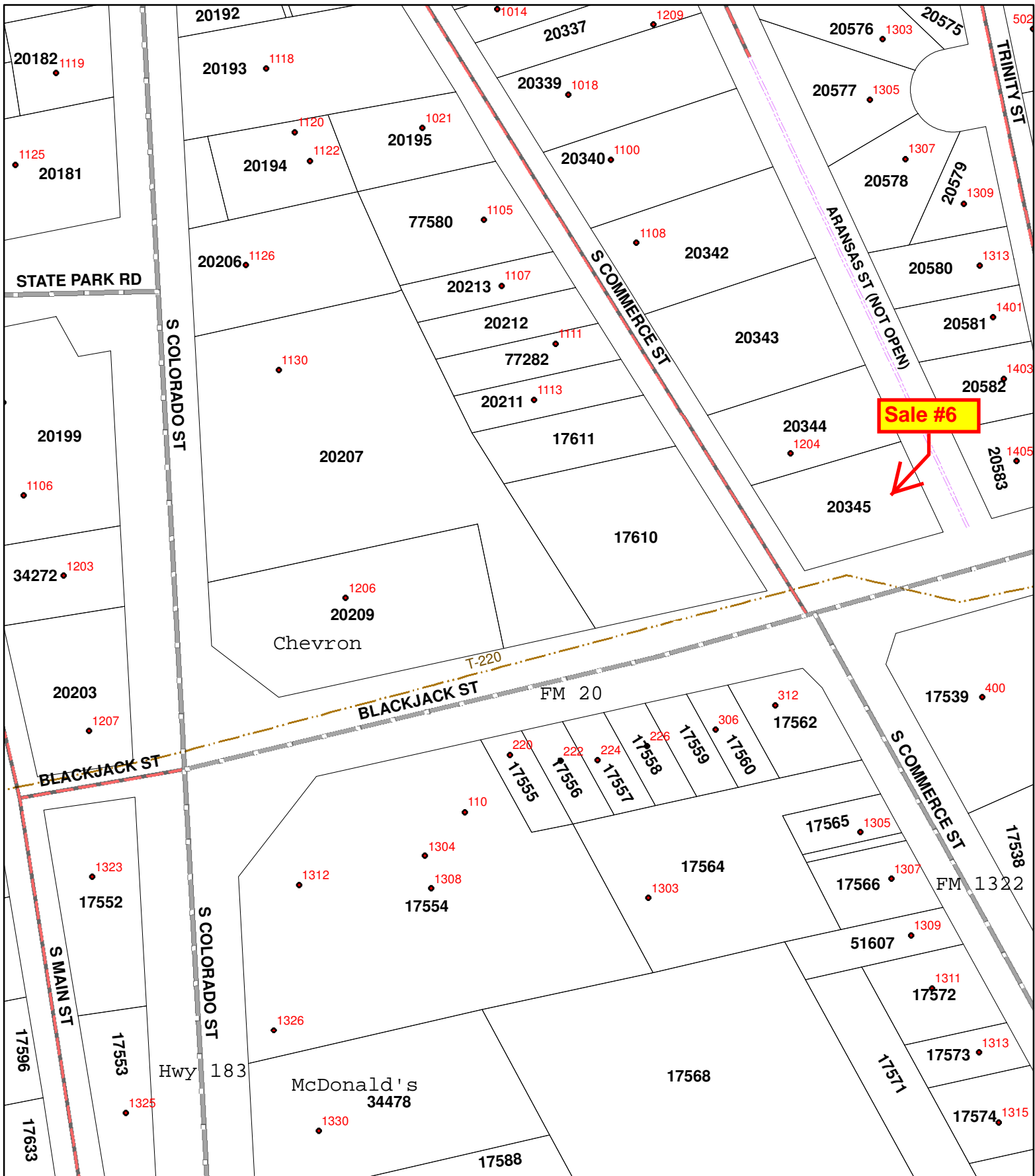
Caldwell County
Property Tax Sale
August 7, 2018

Scale
1 inch = 400 feet



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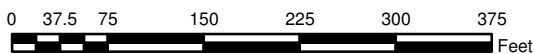
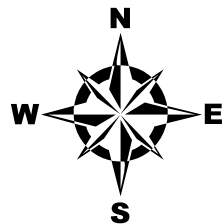
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Suit # 16-T-9308 - Sale #6
Prop ID#: 20344
Location Address: 1206 S Commerce St, Lockhart
2,624 House built in 1930 and Commercial Building

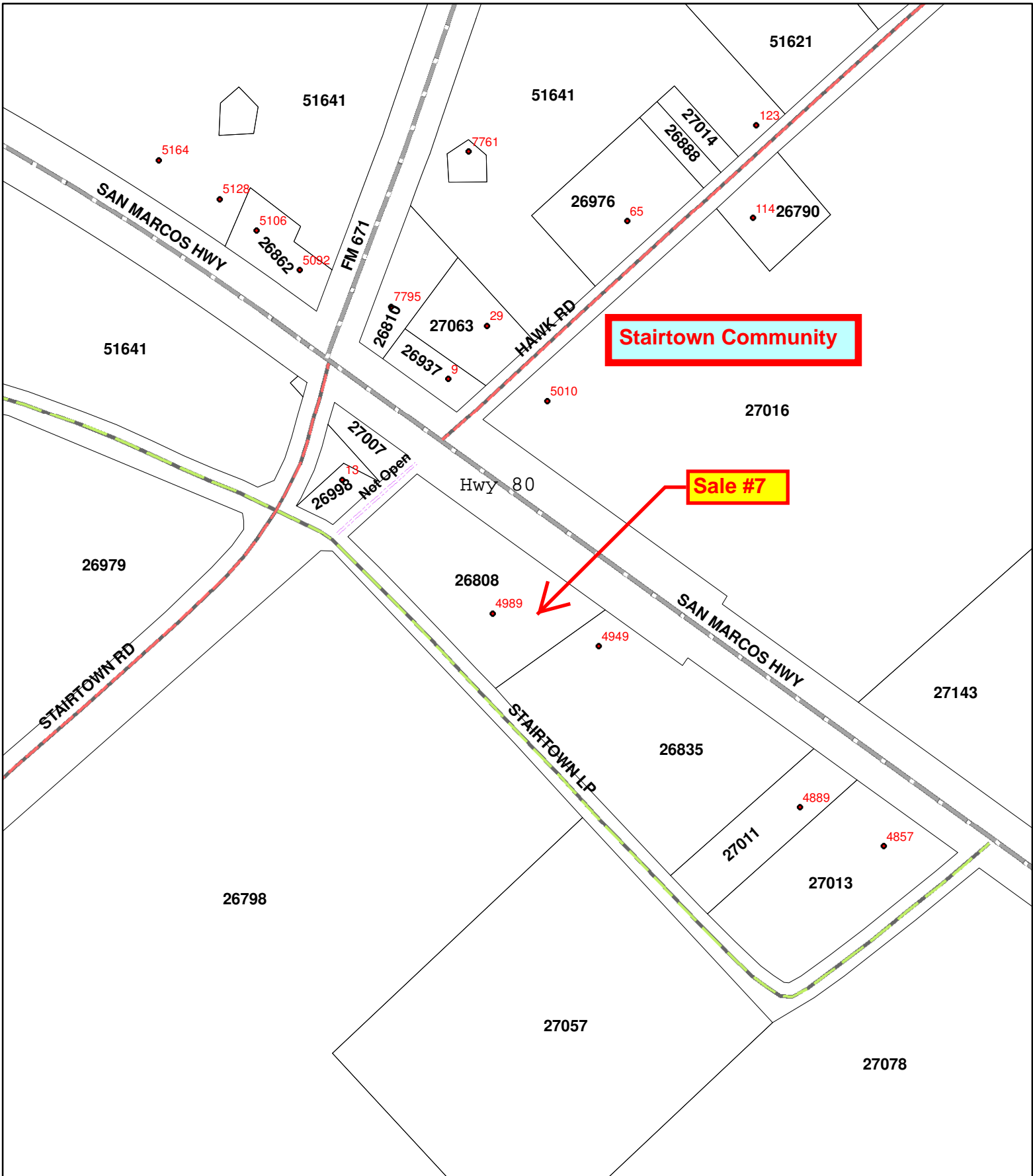
Caldwell County
Property Tax Sale
August 7, 2018

Scale
1 inch = 150 feet



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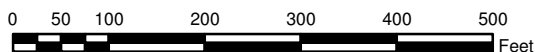
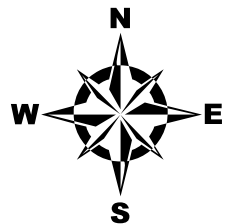
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Suit # 16-T-9312 - Sale #7
Prop ID#: 26808
Location Address: 4989 San Marcos Hwy, Luling
2,170 House built in 1980

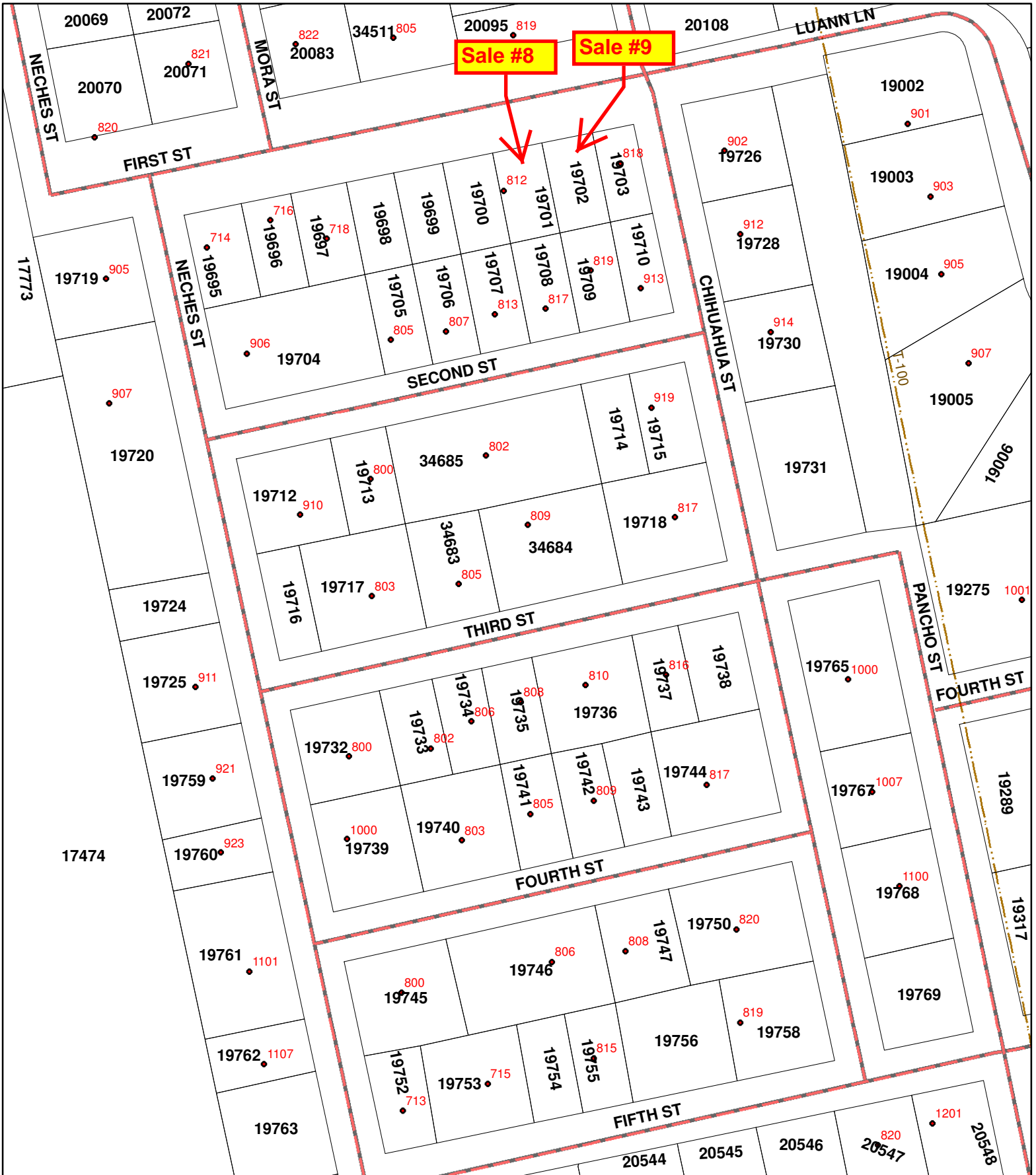
Caldwell County
Property Tax Sale
August 7, 2018

Scale
1 inch = 200 feet



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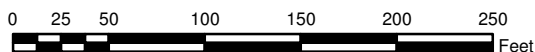
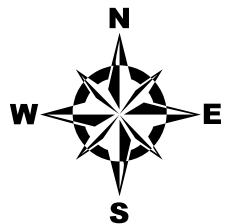
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Suit # 16-T-9349 - Sale #8 & 9
Prop ID#: 19701 & 19702
Location Address: 812 First St, Lockhart
680 House built in 1940

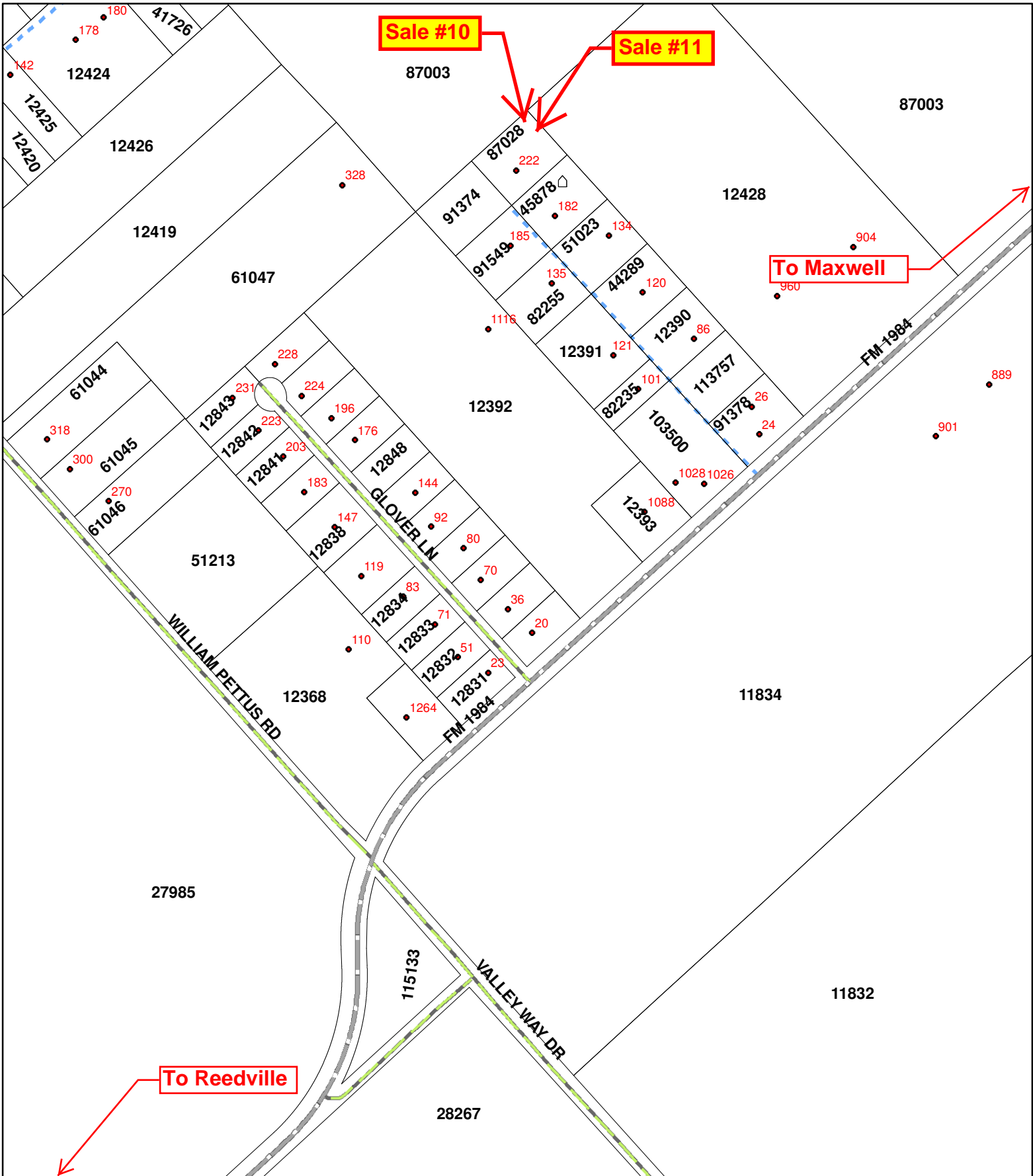
Caldwell County
Property Tax Sale
August 7, 2018

Scale
1 inch = 100 feet



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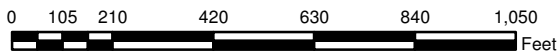
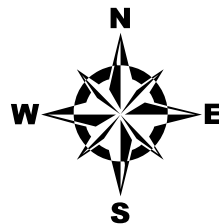
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Suit # 17-T-9425 - Sale #10 & 11
Prop ID#: 87028 & 39322
Location Address: 222 Delgado St, Maxwell
Land and MH built in 1994

Caldwell County
Property Tax Sale
August 7, 2018

Scale
1 inch = 400 feet



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