

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 February 5, 2018, seized, levied upon, and will, on the first Tuesday in March, 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	11-T-8663 10/11/17	33015 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. SHELLY HARDAWAY, ET AL	10.00 acres, more or less, situated in the John Henry Survey, Abstract 12, Caldwell County, Texas, as described in deed dated March 31, 1994, from Shelly Hadaway et al to Benamin Sheman et al, in Volume 107, Page 882, Official Records of Caldwell County, Texas.	\$57,800.00	\$18,510.00
			<b>Plant Rd, Prairie Lea Vacant Acreage</b>			
2	14-T-8963 12/12/17	40467 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. MIGUEL ORTEGA MATA	4.997 acres, more or less, Edmund Person Survey, Abstract 235 and Elbert Hines Survey, Abstract 124, Caldwell County, Texas, aka Lot 2, Spring Creek, an unrecorded subdivision, together with manufactured housing unit Serial Nos. PH0517259A/B, elected as real property, as described in Volume 592, Page 103, Official Public Records, Caldwell County, Texas.	\$130,520.00	\$29,749.00
			<b>5425 Old Colony Line Rd, McMahan Acreage with Manufacture Home built in 2003</b>			
3	14-T-8999 12/12/17	51034 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ISRAEL JESUS ZAPIEN, ET AL	Lot 3, Zapien Subdivision, City of Lockhart, Caldwell County, Texas, according to the plat recorded in Cabinet B, Slide 53, Plat Records of Caldwell County, Texas.	\$79,650.00	\$31,464.00
			<b>612 N Blanco St, Lockhart 749 sqft House built in 1975</b>			
4	14-T-8999 12/12/17	18063 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ISRAEL JESUS ZAPIEN, ET AL	0.3816 acre, more or less, being part of Lot 6, Block 48, City of Lockhart, Caldwell County, Texas, described in Volume 629, Page 307, Official Public Records of Real Property, Caldwell County, Texas.	\$39,060.00	\$10,164.00
			<b>159 Elm St, Lockhart 1,193 sqft House built in 1928</b>			

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
5	14-T-8999 12/12/17	18363 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ISRAEL JESUS ZAPIEN, ET AL	0.3365 acre, more or less, Byrd Lockhart League, Abstract 17, Caldwell County, Texas, described in Volume 86, Page 62, Official Public Records of Real Property, Caldwell County, Texas.	\$81,350.00	\$37,983.00
				<b>1002 Red River St, Lockhart 1,583 sqft House built in 1905</b>		
6	14-T-9013 10/11/17	77257 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. BEATRICE BELL, ET AL	7.968 acres, more or less, Joseph Burleson Survey, A-3, Caldwell County, Texas, described as "Tract Five" in Exhibit A of that certain Partition Deed of record in Volume 574, Page 98, Official Public Records of Real Property, Caldwell County, Texas.	\$84,160.00	\$16,284.00
				<b>2647 Dale Ln, Dale Acreage (38764 MH not included)</b>		
7	15-T-9165 10/11/17	40045 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. A-SAMIE & SARAH, INC.	6.75 acres, more or less, Gideon Pace Survey, Abstract 230, Caldwell County, Texas, described in Instrument No. 126168, Official Public Records of Real Property, Caldwell County, Texas.	\$85,830.00	\$3,632.00
				<b>1190 St John Rd, Dale Acreage (misc sheds)</b>		
8	16-T-9326 03/30/17	14224 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. WILLIE H. ELLISON	0.37 acre, more or less, John J. Bowman Survey, Abstract A-35, Caldwell County, Texas, described in Volume 387, Page 25, Deed Records of Caldwell County, Texas.	\$9,100.00	\$2,191.00
				<b>Fox Ln at FM 86, McMahan Vacant Acreage - small triangle</b>		
9	16-T-9326 03/30/17	14752 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. WILLIE H. ELLISON	9.623 acres, more or less, J. R. Miller and Robert Carr Survey, A-80, Caldwell County, Texas, described in Volume 498, Page 496, Deed Records of Caldwell County, Texas, SAVE & EXCEPT THAT 5.00 acre tract described in Volume 498, Page 493, Deed Records of Caldwell County, Texas, leaving herein a residue of 4.623 acres, more or less.	\$44,940.00	\$9,144.00
				<b>Fox Ln, McMahan Vacant Acreage</b>		
10	16-T-9350 10/11/17	20874 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. JOSE L. NAVARRO	Lot 23, Block 2, Lakeview Addition, Section II, City of Lockhart, Caldwell County, Texas, described in Volume 477, Page 437, Deed Records of Caldwell County, Texas.	\$77,090.00	\$14,868.00
				<b>1413 Pendergrass St, Lockhart 1,083 sqft House built in 1984</b>		
11	17-T-9472 12/12/17	18542 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. CAROLYN HAMLETT, INDIVIDUALLY AND AS INDEPENDENT EXECUTRIX OF THE ESTATE OF JAMES R. HAMLETT, DECEASED	1.20 acres, more or less, Byrd Lockhart League, A-17, Caldwell County, Texas, described in Volume 388, Page 626, Deed Records of Caldwell County, Texas	\$42,480.00	\$7,387.00
				<b>E Market at Railroad, Lockhart Vacant Land - triangular shape</b>		

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
12	17-T-9476 12/12/17	10085 FEBRUARY 05, 2018	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. MARIA GLORIA PENA	Lots 6 and 7, Block 3, Town of Maxwell, Caldwell County, Texas, described in Volume 492, Page 658, Deed Records of Caldwell County, Texas.	\$34,240.00	\$4,250.00

30 Railroad St, Maxwell  
649 sqft House built in 1960

(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, February 5, 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**

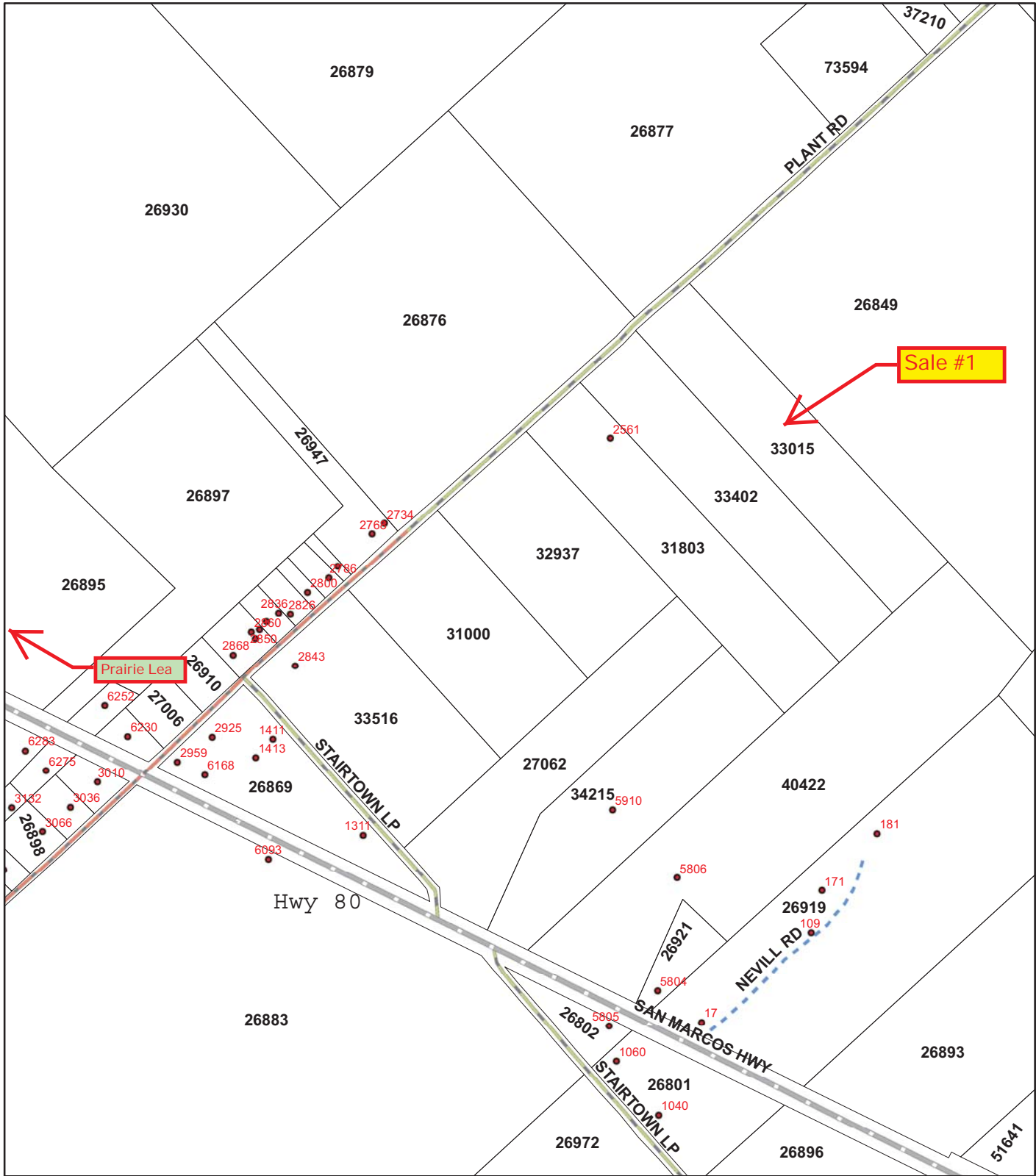
Tax Sale auctions are held in order to sell property that has been judicially foreclosed upon for nonpayment of property taxes. These sales are conducted at the designated location as determined by the Caldwell County Commissioners. As required by Texas statute, they are held on the first Tuesday of 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*

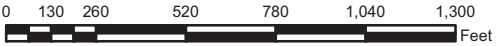
**Phone:** \_\_\_\_\_



**Suit # 8663 - Sale #1**  
**Prop ID#: 33015**  
**Location Address: Plant Rd, Prairie Lea**  
**Vacant Acreage**

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

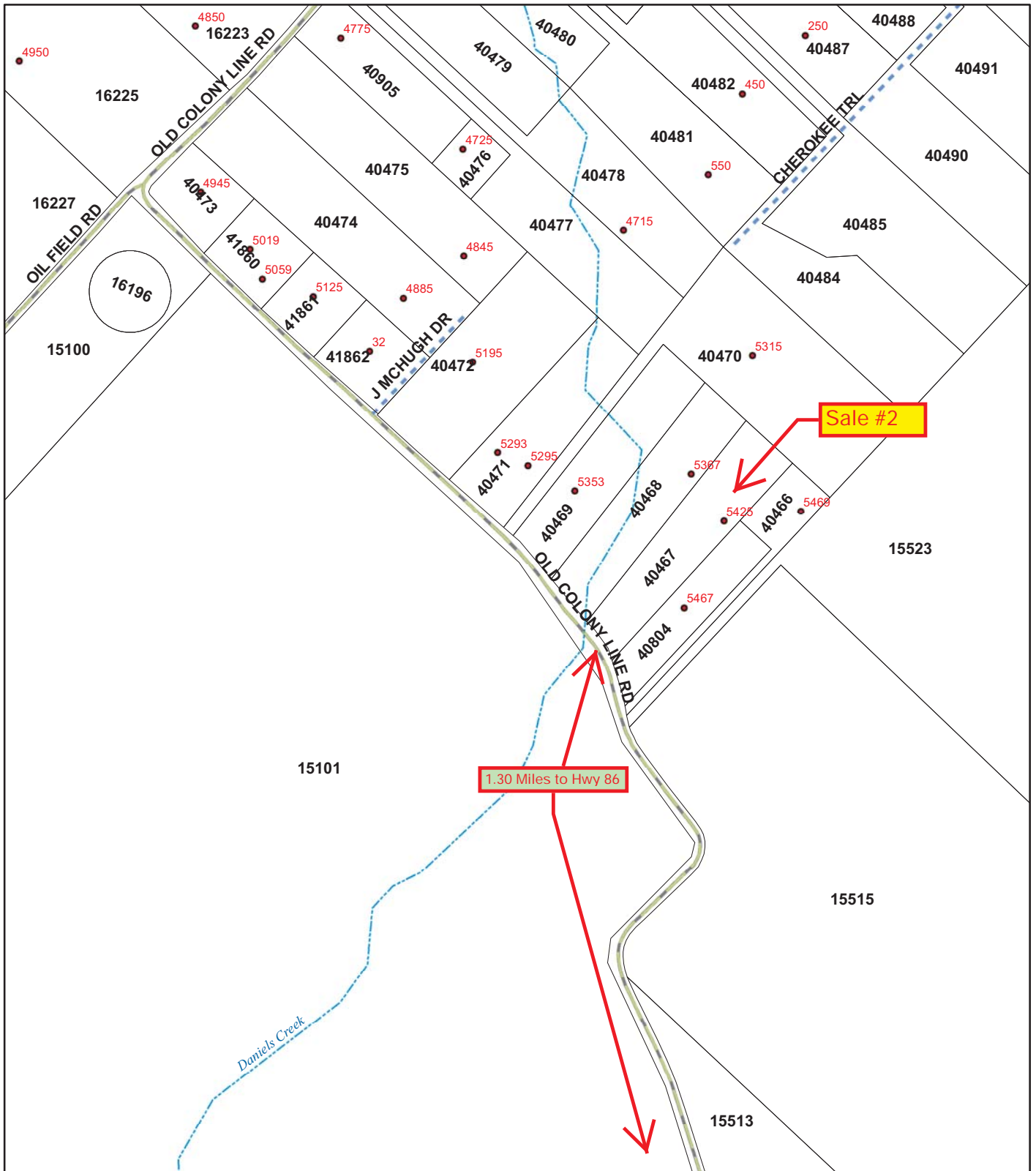
**Scale**  
**1 inch = 500 feet**



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No warranty is expressed or implied to any user for any purpose.

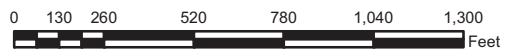
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**Suit # 8963 - Sale #2**  
**Prop ID#: 40467**  
**Location Address: 5425 Old Colony Line Rd, McMahan**  
**Acreage with Manufactured home**

**Caldwell County**  
**Property Tax Sale**  
**March 6, 2018**  
**Scale**  
**1 inch = 500 feet**

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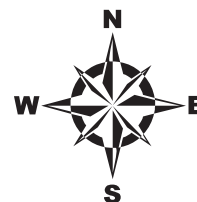
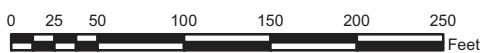
**Suit # 8999 - Sale #3**  
**Prop ID#: 51034**  
**Location Address: 612 N Blanco St, Lockhart**  
**749 sqft House built in 1975**

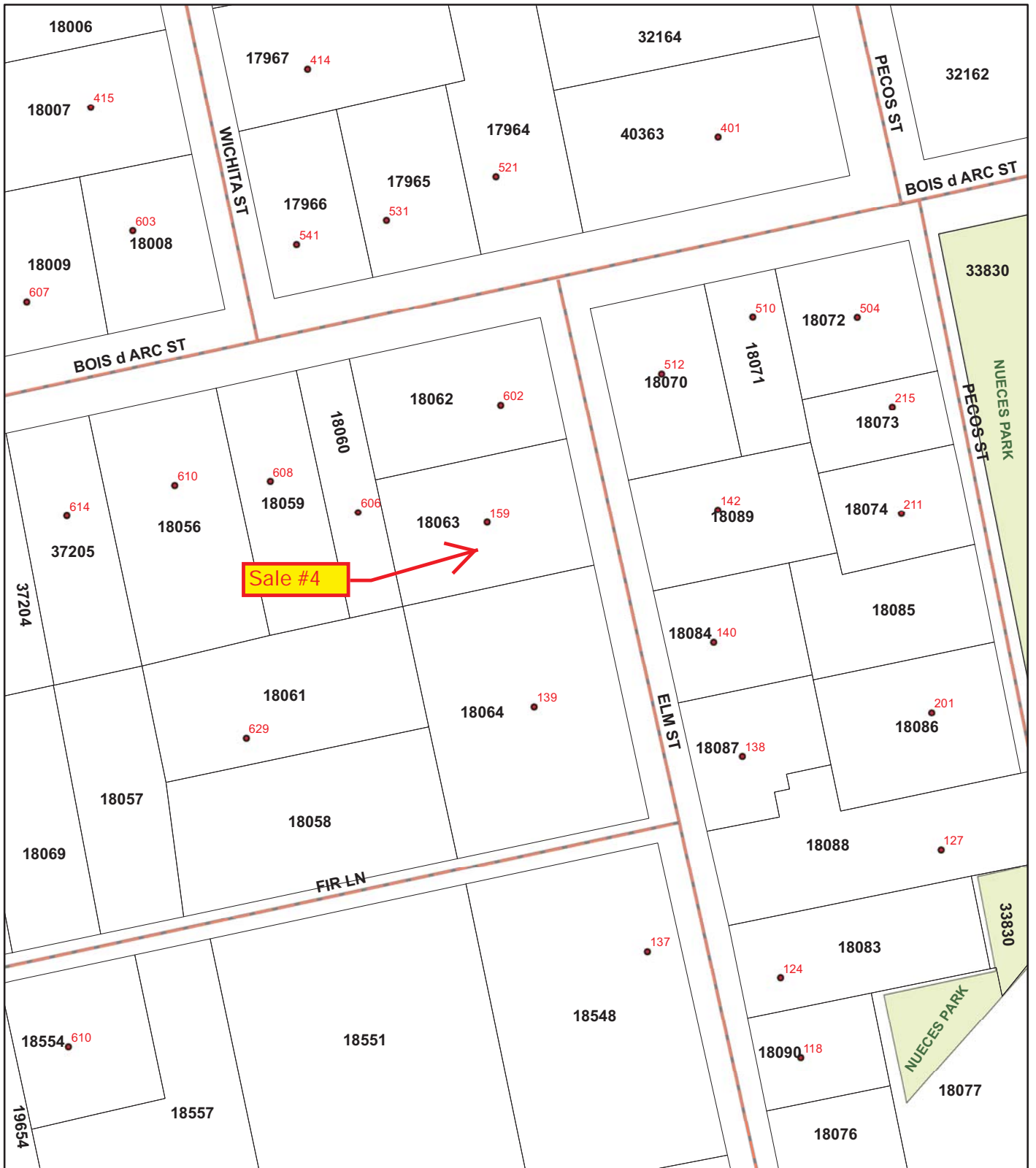
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**Caldwell County**  
**Property Tax Sale**  
**March 6, 2018**

**Scale**  
**1 inch = 100 feet**

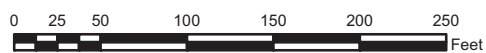




**Suit # 8999 - Sale #4**  
**Prop ID#: 18063**  
**Location Address: 159 Elm St, Lockhart**  
**1,193 sqft House built in 1928**

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

**Scale**  
**1 inch = 100 feet**



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Suit # 8999 - Sale #5  
 Prop ID#: 18363  
 Location Address: 1002 Red River St, Lockhart  
 1,583 sqft House built in 1905

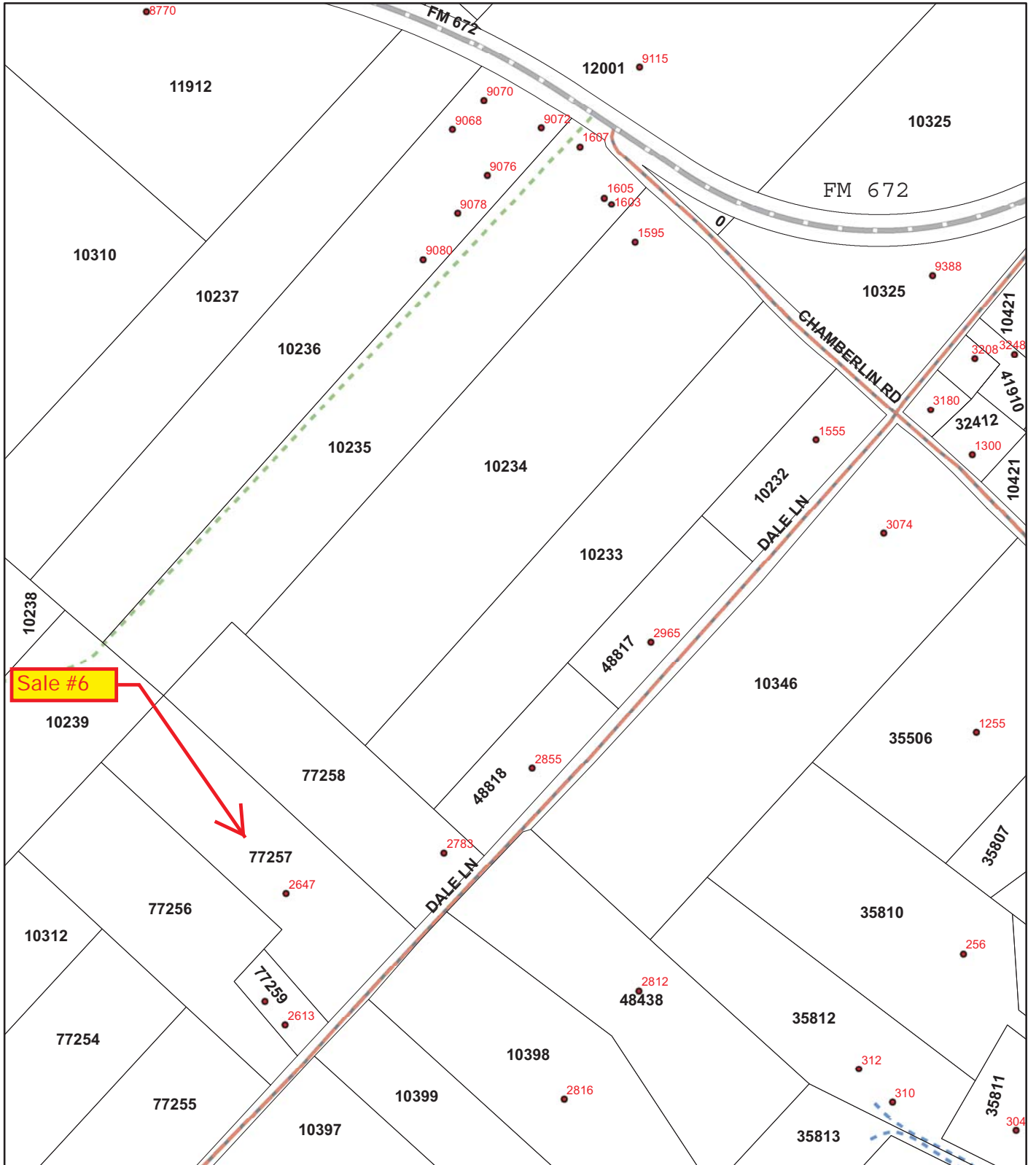
Caldwell County  
 Property Tax Sale  
 March 6, 2018

Scale  
 1 inch = 100 feet



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Suit # 8999 - Sale #6

Prop ID#: 77257

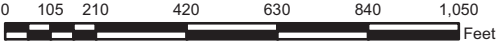
Location Address: 2647 Dale Ln, Dale  
 Acreage (#38764 M/H not included)

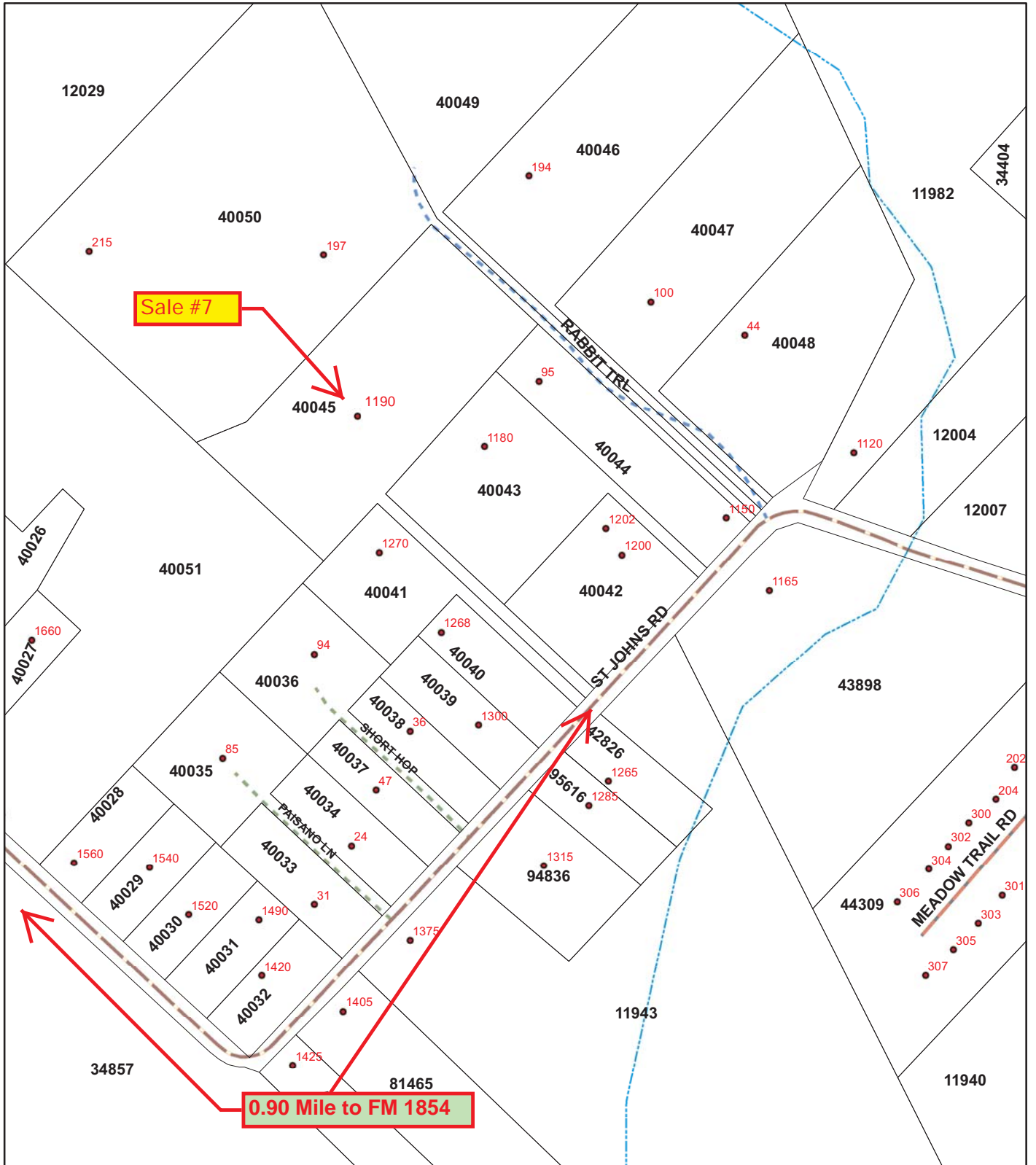
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Caldwell County  
 Property Tax Sale  
 March 6, 2018

Scale  
 1 inch = 400 feet



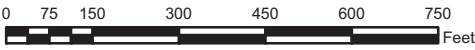


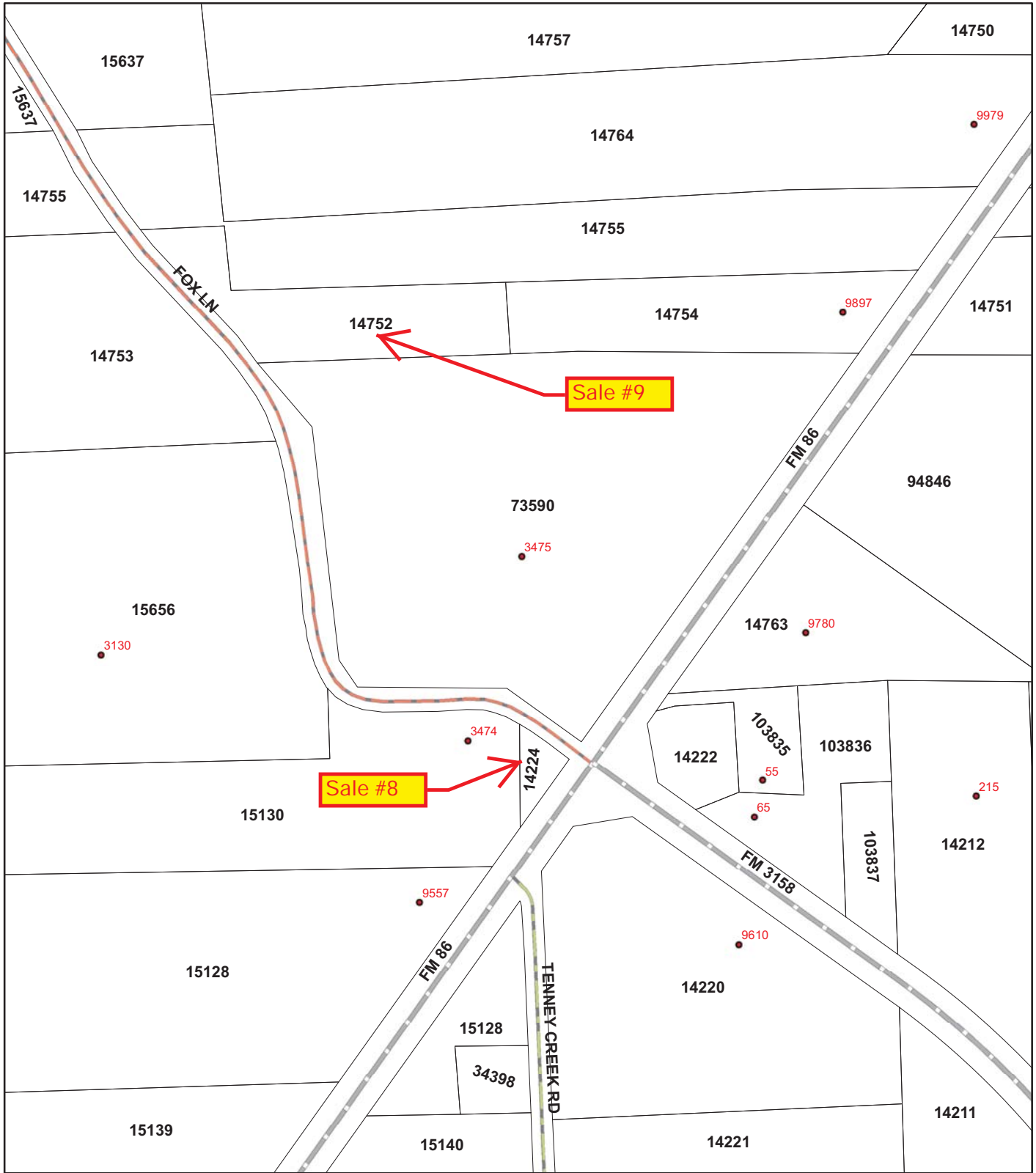
Suit # 8999 - Sale #7  
 Prop ID#: 40045  
 Location Address: 1190 St Johns Rd, Dale  
 Acreage (misc sheds)

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Caldwell County  
 Property Tax Sale  
 March 6, 2018  
 Scale  
 1 inch = 300 feet





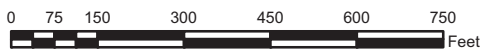
**Suit # 8999 - Sale #8 & 9**  
**Prop ID#: 14224 & 14752**  
**Location Address: Fox Ln, McMahan**  
**Acreage**

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

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





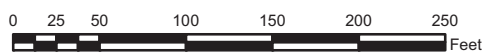
Suit # 8999 - Sale #10  
 Prop ID#: 20874  
 Location Address: 1413 Pendergrass St, Lockhart  
 1,083 sqft House built in 1984

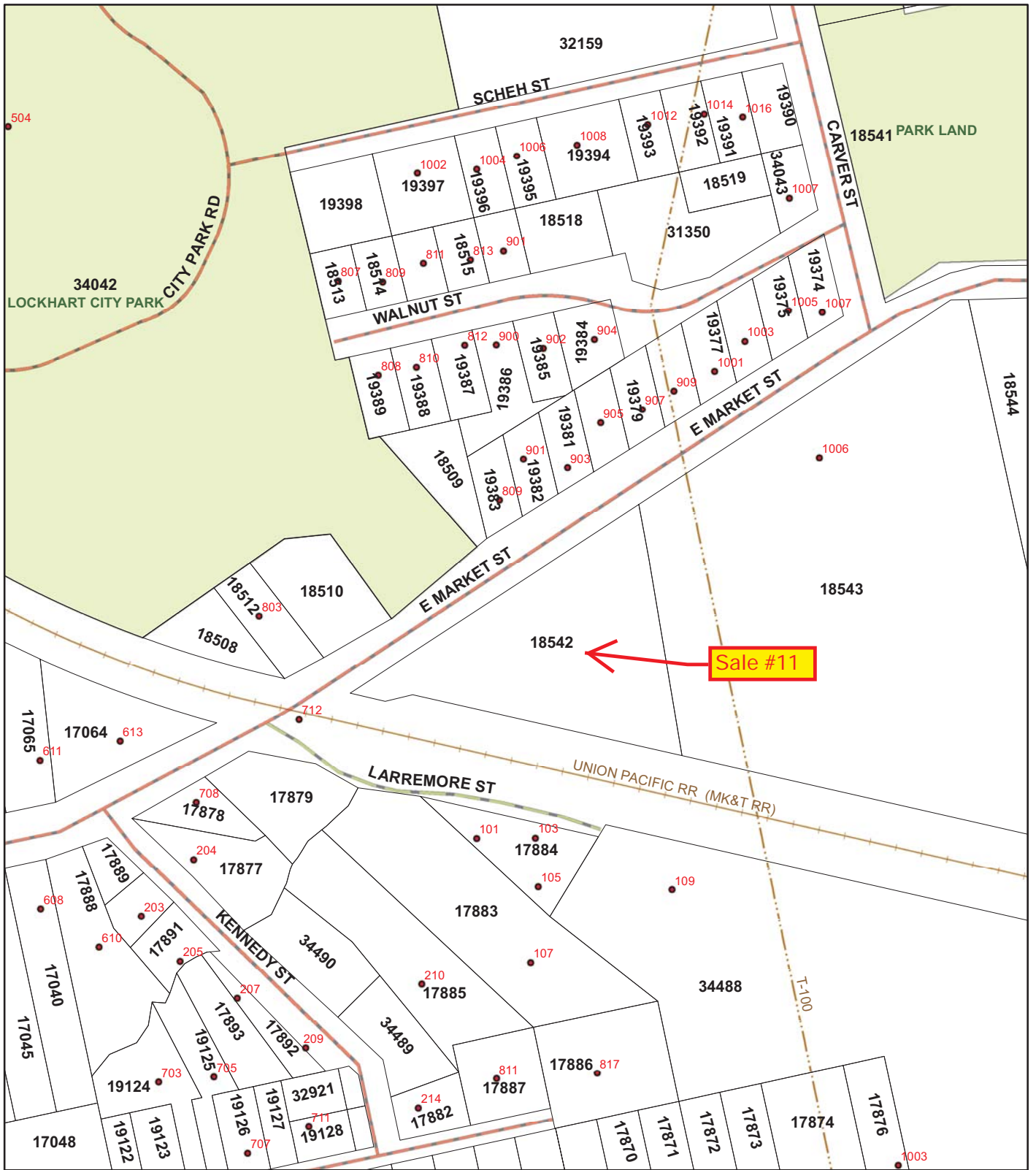
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Caldwell County  
 Property Tax Sale  
 March 6, 2018

Scale  
 1 inch = 100 feet

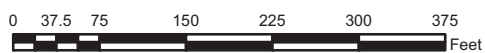




**Suit # 8999 - Sale #11**  
**Prop ID#: 18542**  
**Location Address: E Market St, Lockhart**  
**Vacant Land**

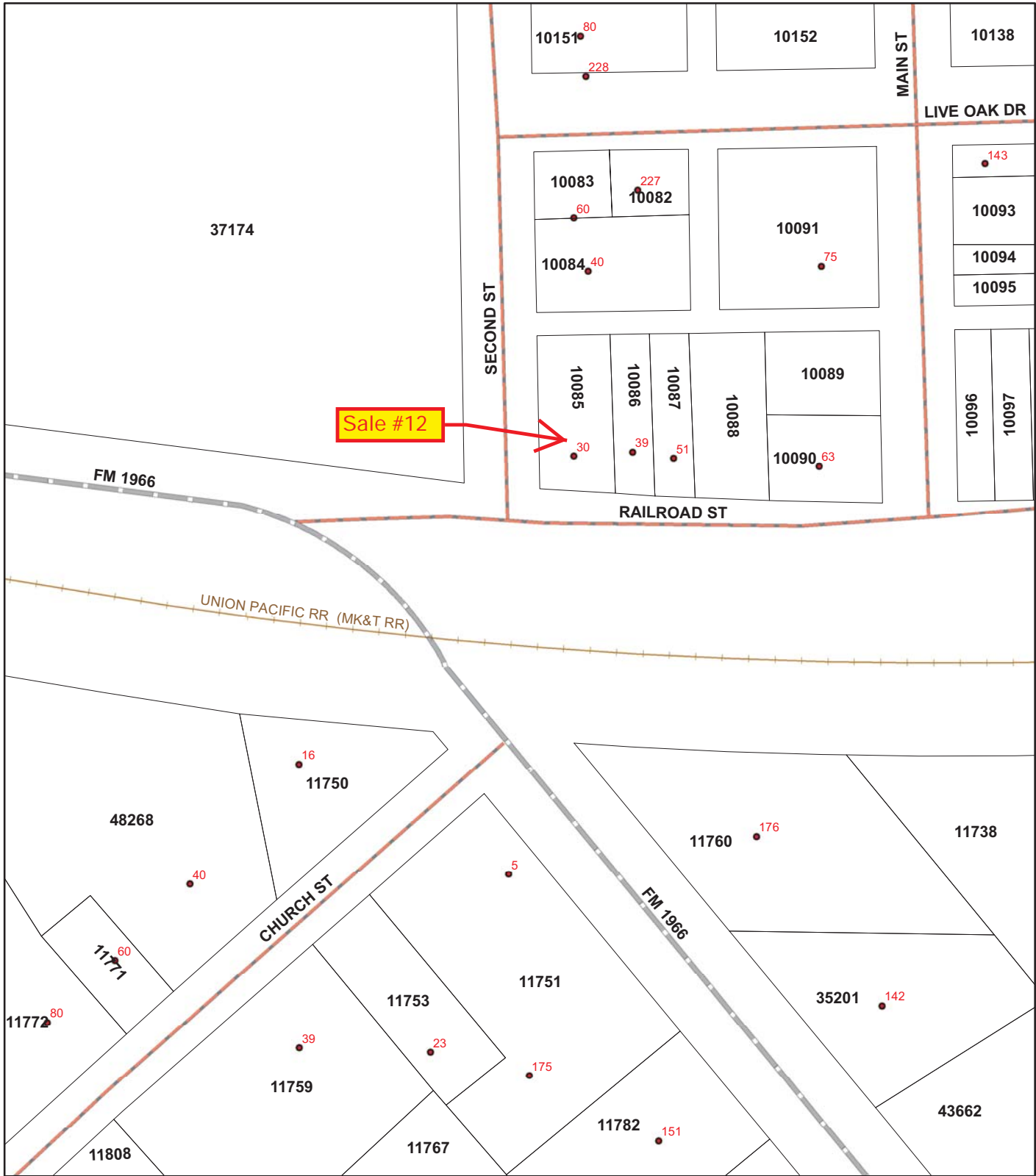
**Caldwell County**  
**Property Tax Sale**  
**March 6, 2018**

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



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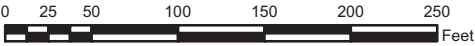


**Sale #12**

**Suit # 8999 - Sale #12**  
**Prop ID#: 10085**  
**Location Address: 30 Railroad St, Maxwell**  
**649 sqft House built in 1960**

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

**Scale**  
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