

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 June 7, 2021, seized, levied upon, and will, on the **first Tuesday in July, 2021, the same being the 6th 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	17-T-9515 12/17/20	12009 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. N. W. HILL, ALSO KNOWN AS NED HILL, ET AL  <div style="border: 1px solid red; padding: 2px; width: fit-content; margin: 5px 0;">St Johns Rd at Hidden Oak Rd, Dale Acreage</div>	48.50 acres, more or less, Gideon Pace Survey, A-230, Caldwell County, Texas, described as First Tract in Volume 103, Page 321, Deed Records of Caldwell County, Texas, SAVE & EXCEPT that 3.50 acre tract described as First Tract in Volume 200, Page 322; that 6.25 acre tract described in Volume 200, Page 320; and that 4.50 acre tract described in Volume 105, Page 345, Deed Records of Caldwell County, Texas, leaving herein a residue of 34.25 acres, more or less	\$331,300.00	\$104,123.00
2	19-T-9688 08/13/20	9600534 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. YNEW CORPORATION	Mineral Account consisting of a 0.81250 Working Interest in the A.J. Miers Lease 10000151-000, Caldwell County, Texas	\$7,521.00	\$4,830.00
3	19-T-9688 08/13/20	8911003 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. YNEW CORPORATION	Mineral Account consisting of a 0.7500 Working Interest in the M. Robuck Lease 10012017-000, Caldwell County, Texas	\$37,308.00	\$5,310.00
4	19-T-9688 08/13/20	8908252 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. YNEW CORPORATION	Mineral Account consisting of a 0.81640700 Working Interest in the Lee McCurdy Lease 10000138-000, Caldwell County, Texas	\$43,306.00	\$3,507.00
5	19-T-9688 08/13/20	9400960 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. YNEW CORPORATION	Mineral Account consisting of a 0.8100 Working Interest in the R.M. Medlen Lease 10000137-000, Caldwell County, Texas	\$22,092.00	\$2,656.00
6	19-T-9688 08/13/20	8911005 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. YNEW CORPORATION	Mineral Account consisting of a 0.800 Working Interest in the Robuck -A- Lease 10012018-000, Caldwell County, Texas	\$6,965.00	\$1,498.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
7	19-T-9688 08/13/20	46770 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. YNEW CORPORATION	Mineral Account consisting of a 0.812500 Working Interest in the H.W. Chew Lease 10000998-000, Caldwell County, Texas	\$8,199.00	\$1,275.00
8	19-T-9691 12/17/20	101413 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.800 Working Interest in the C.D. Staton Lease 10009408-000, Caldwell County, Texas	\$1,427.00	\$1,427.00
9	19-T-9691 12/17/20	9800629 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.800 Working Interest in the M. Roebuck Lease 10002405-000, Caldwell County, Texas	\$68,918.00	\$8,505.00
10	19-T-9691 12/17/20	9401174 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.7895830 Working Interest in the Schroeder Lease 10000136-000, Caldwell County, Texas	\$48,317.00	\$5,950.00
11	19-T-9691 12/17/20	20305922 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.800 Working Interest in the Marlin Moore -C- Lease 10003464-000, Caldwell County, Texas	\$11,986.00	\$1,842.00
12	19-T-9691 12/17/20	20305905 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.800 Working Interest in the Marlin W. Moore -A- Lease 10000985-000, Caldwell County, Texas	\$7,342.00	\$1,411.00
13	19-T-9691 12/17/20	20305925 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.800 Working Interest in the Marlin W. Moore -F- Lease 10003520-000, Caldwell County, Texas	\$14,982.00	\$1,130.00
14	19-T-9691 12/17/20	9401190 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.8100 Working Interest in the Sneed -A- Lease 10013662-000, Caldwell County, Texas	\$4,495.00	\$761.00
15	19-T-9691 12/17/20	20305911 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.8000520 Working Interest in the Marlin W. Moore -B- Lease 10002569-000, Caldwell County, Texas	\$11,986.00	\$907.00
16	19-T-9691 12/17/20	20000343 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.81250 Working Interest in the McConnell Lease 10003496-000, Caldwell County, Texas	\$11,986.00	\$875.00
17	19-T-9691 12/17/20	20305890 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.800 Working Interest in the Marlin Moore Lease 10000948-000, Caldwell County, Texas	\$5,653.00	\$615.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
18	19-T-9691 12/17/20	86242 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. RED SHELL, INC.	Mineral Account consisting of a 0.7500 Working Interest in the John R. Pierce Lease 10003877-000, Caldwell County, Texas	\$7,584.00	\$4,044.00
19	19-T-9740 08/13/20	16116 JUNE 07, 2021	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. MONICA CONTRERAS	10.101 acres, more or less, Jeremiah Roberts Survey, A-250, Caldwell County, Texas, described in Volume 483, Page 727, Official Public Records of Caldwell County, Texas	\$196,060.00	\$21,067.00

259 Jerry's Creek, Dale  
Acreage with Manufactured Home

(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, June 7, 2021

\_\_\_\_\_  
 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**

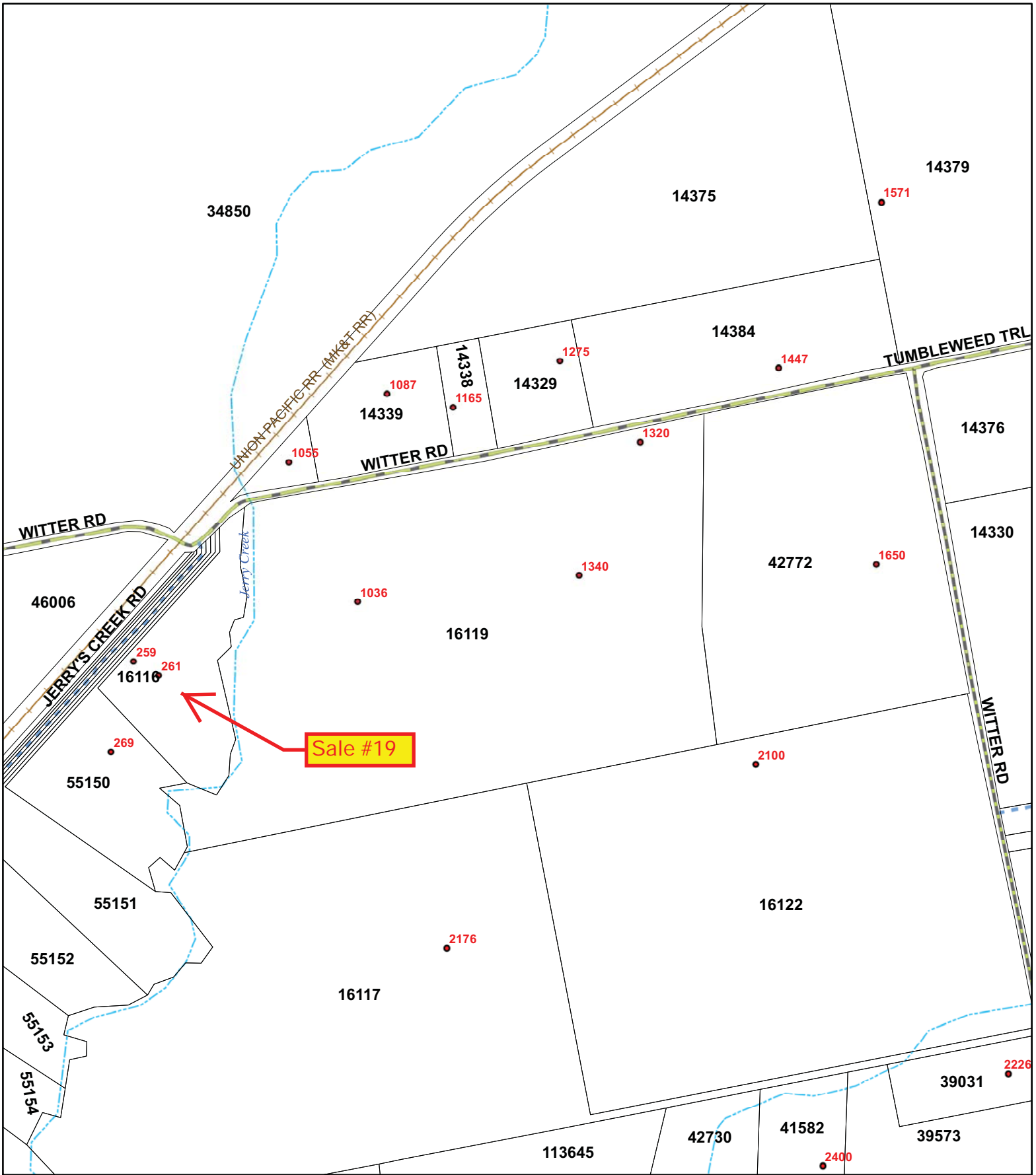
Tax Sale auctions are held in order to sell property that has been judicially foreclosed upon for nonpayment of property taxes. These sales are conducted at the designated location as determined by the Caldwell County Commissioners. As required by Texas statute, they are held on the first Tuesday of 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 \_\_\_\_\_, 2021, I have read and that I understand the Tax Sale Rules as set out above.

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

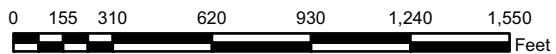
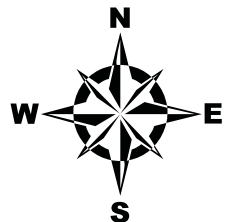




**Suit # 19-T-9740 - Sale #19**  
**Prop ID#: 16116**  
**Location Address: 259 Jerry's Creek, Dale**  
**Acres with Manufactured Home**

**Caldwell County**  
**Property Tax Sale**  
**July 6, 2021**

**Scale**  
**1 inch = 600 feet**



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