

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 May 8, 2017, seized, levied upon, and will, on the **first Tuesday in June, 2017**, 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	10-T-8630 12/08/16	38191 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. REYNALDO AGUILAR, ET AL  <b>8190 N Hwy 183, Lockhart Acreage - Does Not include #96485 MH</b>	Lot 10-B, Rolling Hills Subdivision, Resub., an addition to Caldwell County, Texas, according to the map or plat thereof, recorded in Cabinet "A", Slide 127, Map Records of Caldwell County, Texas.	\$78,640.00	\$7,622.00
2	11-T-8665 12/08/16	51841 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. DORIEN GROENVELD, ET AL  <b>970 Reed Creek Dr, Harwood 1,178 sqft 1997 Manufactured Home</b>	Personal Property Consisting of a Mobile Home Only, Label #PFS0463981, Serial #12528986, Caldwell County, Texas.  Real Link = #48714	\$17,790.00	\$14,196.00
3	11-T-8705 06/24/15	35960 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. VICTOR BALDERAS, ET AL  <b>1120 Tomahawk Trl, Dale 5,487 sqft Home built in 2005</b>	Lot 14, Werner Ranch Subdivision, an addition to Caldwell County, Texas, according to the map or plat thereof, recorded in Cabinet "A", Slide 110, Map Records of Caldwell County, Texas.	\$414,450.00	\$27,369.00
4	12-T-8828 12/08/16	0010021-103-000-00 MAY 08, 2017 #27955	SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. MARIA GALVAN, ET AL  <b>504 FM 1979, Martindale 2,111 sqft Home built in 1997</b>	0.172 acres, more or less, situated in the William Pettus Two League Survey, Caldwell County, Texas, as described in Volume 142, Page 502, Official Public Records of Caldwell County, Texas.	\$98,390.00	\$11,780.00
5	14-T-8967 09/22/14	21099 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. MARY TORRES VENABLE  <b>1310 S Medina St, Lockhart 2,342 sqft Duplex built in 2007</b>	Lot 2-A, Block 1, Replat of Lot 2, Block 1, Hunters Pointe Subdivision, City of Lockhart, Caldwell County, Texas, described in Volume 586, Page 649, Official Public Records, Caldwell County, Texas.	\$156,580.00	\$8,269.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	15-T-9042 08/04/15	21988 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. GUSTAVO CARDENAS, ET AL	0.465 acre, more or less, Spencer Morris League, A-18, Caldwell County, Texas, described in Volume 48, Page 379, Official Public Records of Real Property, Caldwell County, Texas, together with a 1988, 28' X 66' Fleetwood Manufactured Home, Sandalwood Model, bearing Label Nos. TEX0431515/6, Serial No. TXFLJ12A/B12089SW, situated thereon.	\$42,320.00	\$3,451.00
			220 Oakview Rd, Luling 2,215 sqft Manufactured Home built in 1974			
7	15-T-9066 10/11/16	0011164-080-000-0A MAY 08, 2017	HAYS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT VS. BARBARA HODGE, ALSO KNOWN AS BARBARA HODGE FERGUSON, ET AL #51259	Personal property consisting of a Manufactured Home, Label # NTA0668839, Serial # CRH1TX7480, Title # 00914102, Caldwell County, Texas.  Real Link #28937	\$14,540.00	\$6,366.00
			2049 Rocky Rd, Kyle 1,020 sqft Manufactured Home built in 1997 - MH ONLY no land			
8	15-T-9067 10/11/16	25680 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. YOVONDA ANNETTE CABINESS, ET AL	Lots 2 and 3, Block 2, Corrected Bridges Addition, City of Luling, Caldwell County, Texas, described in Volume 169, Page 684, Deed Records of Caldwell County, Texas.	\$8,500.00	\$4,937.00
			Aransas Ave, Luling Vacant Lot			
9	15-T-9097 10/13/15	28143 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. FRANK PETTY	0.0792 acre, more or less, Wm. Pettus Two League Survey, Abstract 21, Caldwell County, Texas, described in Volume 74, Page 532, Deed Records of Caldwell County, Texas.	\$970.00	\$970.00
			Boone Ln, Martindale Vacant Lot			
10	15-T-9098 10/13/15	32590 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. FERMINA SANDBAL	0.917 acre, more or less, Wm. Pettus Two League Grant, Caldwell County, Texas, described in Volume 208, Page 337, Deed Records of Caldwell County, Texas.	\$1,740.00	\$1,740.00
			FM 1979, Martindale Vacant Lot			
11	15-T-9106 12/08/16	28051 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. JOSE LEON VALDES ALVAREZ, ET AL	3.05 acres, more or less, William Pettus Survey, A-21, Caldwell County, Texas, described in Volume 514, Page 131, Official Public Records of Caldwell County, Texas.	\$391,710.00	\$41,491.00
			313 NW River Rd, Martindale 3,154 sqft Home built in 2008			
12	15-T-9120 03/29/16	39491 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ELISEO GUERRERO, JR., ET AL	Personal Property consisting of a Manufactured Home, 16x76, Label No. NTA0854506, Serial No. SSETX04576, Title No. 01042855, Caldwell County, Texas.  Real Link #37933	\$21,810.00	\$1,557.00
			11356 FM 1854, Dale 1,216 sqft Manufactured Home built in 1998			

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
13	15-T-9169 12/08/16	10153 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ELEAZAR V. RESENDEZ  103 Main St, Maxwell 1,216 sqft Home built in 1920	Lots 17 and 18, Block 10, Town of Maxwell, Caldwell County, Texas, described in Volume 195, Page 50, Official Public Records of Caldwell County, Texas.	\$26,900.00	\$5,319.00
14	16-T-9212 12/08/16	19189 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. JOSE LUIS HERRERA  521 Sabine St, Lockhart 218 sqft Home built in 1930	Lots 19 and 20, Block 3, East Side Addition, City of Lockhart, Caldwell County, Texas, described in Volume 207, Page 103, Official Records of Caldwell County, Texas.	\$9,290.00	\$6,111.00
15	16-T-9229 06/23/16	37963 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. ABRAHAM O. SAUCEDO  3605 Homannville Trail, Lockhart Land Only - MH # 87126 not included	Lot 4, Rolling Hills Subdivision, Caldwell County, Texas, described in Volume 492, Page 455, Official Public Records of Real Property, Caldwell County, Texas, SAVE & EXCEPT that 0.036 acre portion of Lot 4 described in Volume 549, Page 838, Official Records of Caldwell County, Texas.	\$39,510.00	\$2,635.00
16	16-T-9283 10/11/16	16546 MAY 08, 2017	CALDWELL COUNTY APPRAISAL DISTRICT, ET AL VS. CLAUDIA S. SNODGRASS, ET AL  871 Old Lytton Springs Rd, Lockhart 684 sqft Home built in 1983	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	\$13,532.00

(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, May 8, 2017

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

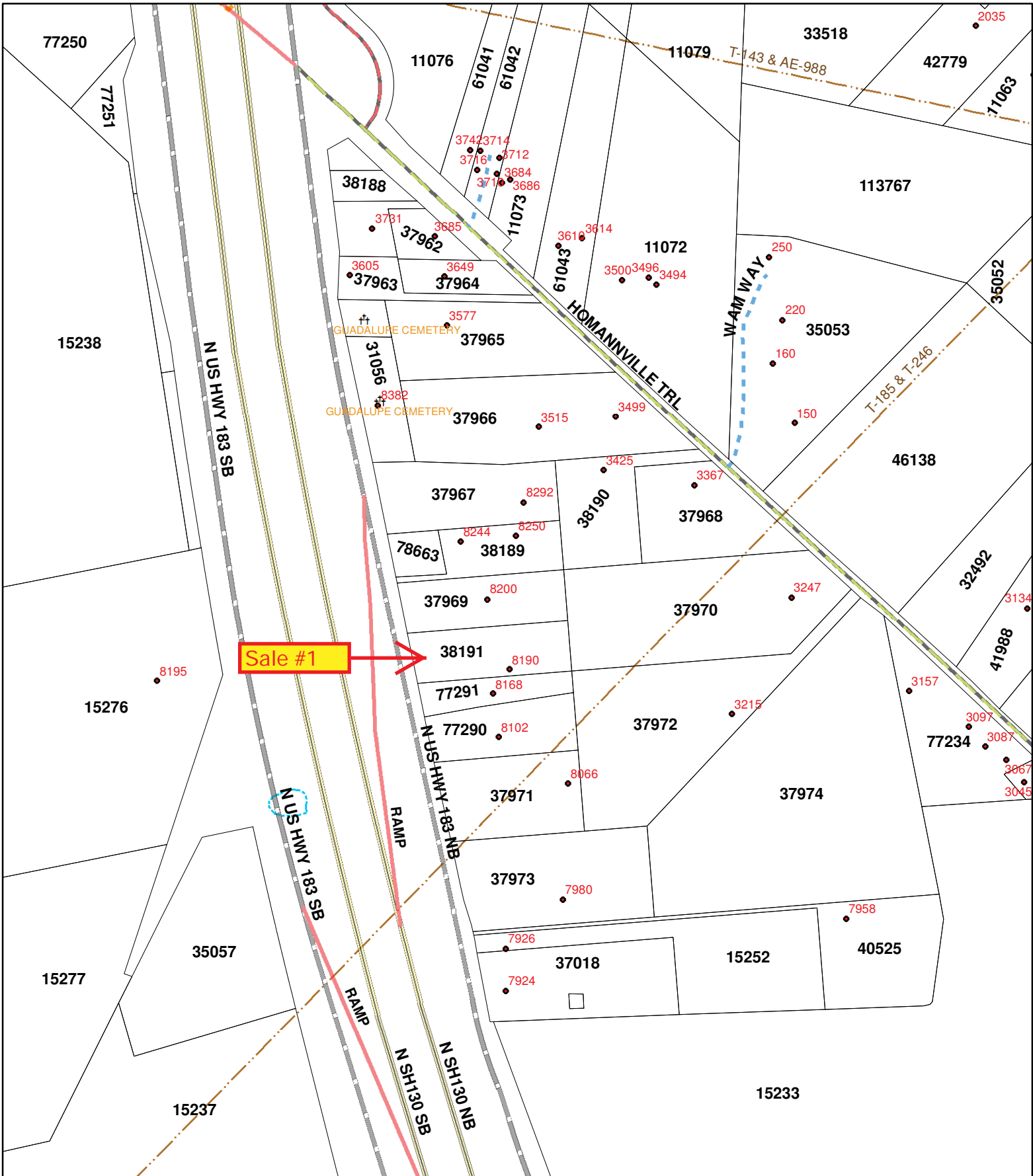
Tax Sale auctions are held in order to sell property that has been judicially foreclosed upon for nonpayment of property taxes. These sales are conducted at the designated location as determined by the Caldwell County Commissioners. As required by Texas statute, they are held on the first Tuesday of 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 \_\_\_\_\_, 2017, I have read and that I understand the Tax Sale Rules as set out above.

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

#

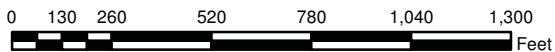
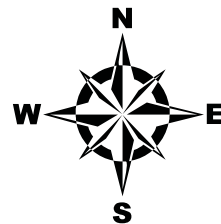


**Sale #1**

**Suit # 8630 - Sale #1**  
**Prop ID#: 38191**  
**Location Address: 8190 N Hwy 183, Lockhart**  
**Vacant Acreage - Does Not include MH**

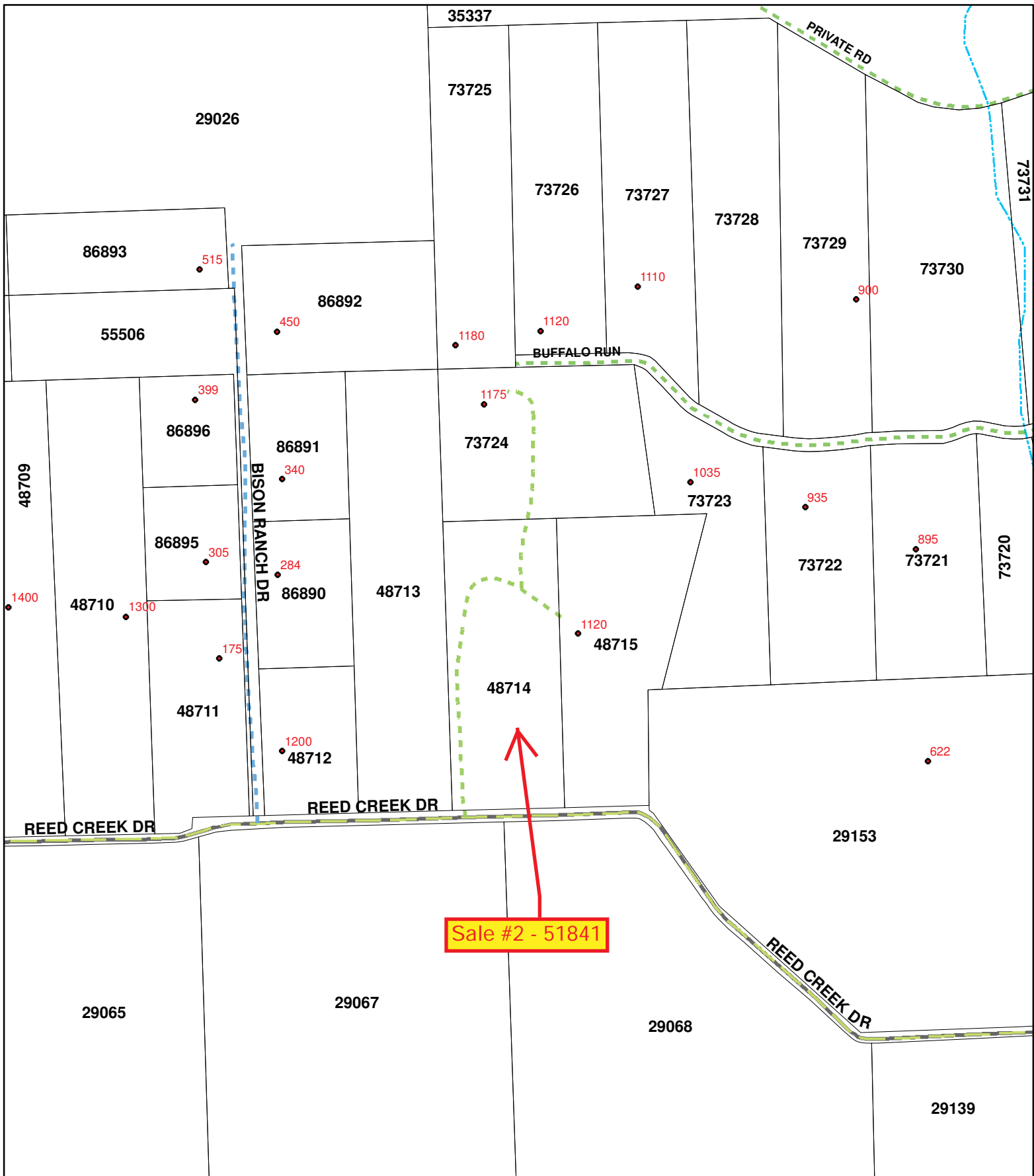
**Caldwell County**  
**Property Tax Sale**  
**June 6, 2017**

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



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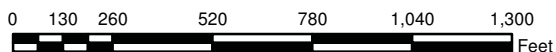
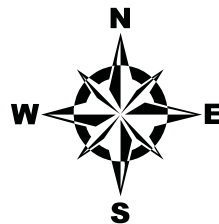
Additionally, neither this document nor any other document provided by the Caldwell County Appraisal District purports to authorize entry onto privately owned property.



**Suit # 8665 - Sale #2**  
**Prop ID#: 51841**  
**Location Address: 970 Reed Creek Dr, Harwood**  
**1,178 sqft Manufacture Home ONLY - No Land**

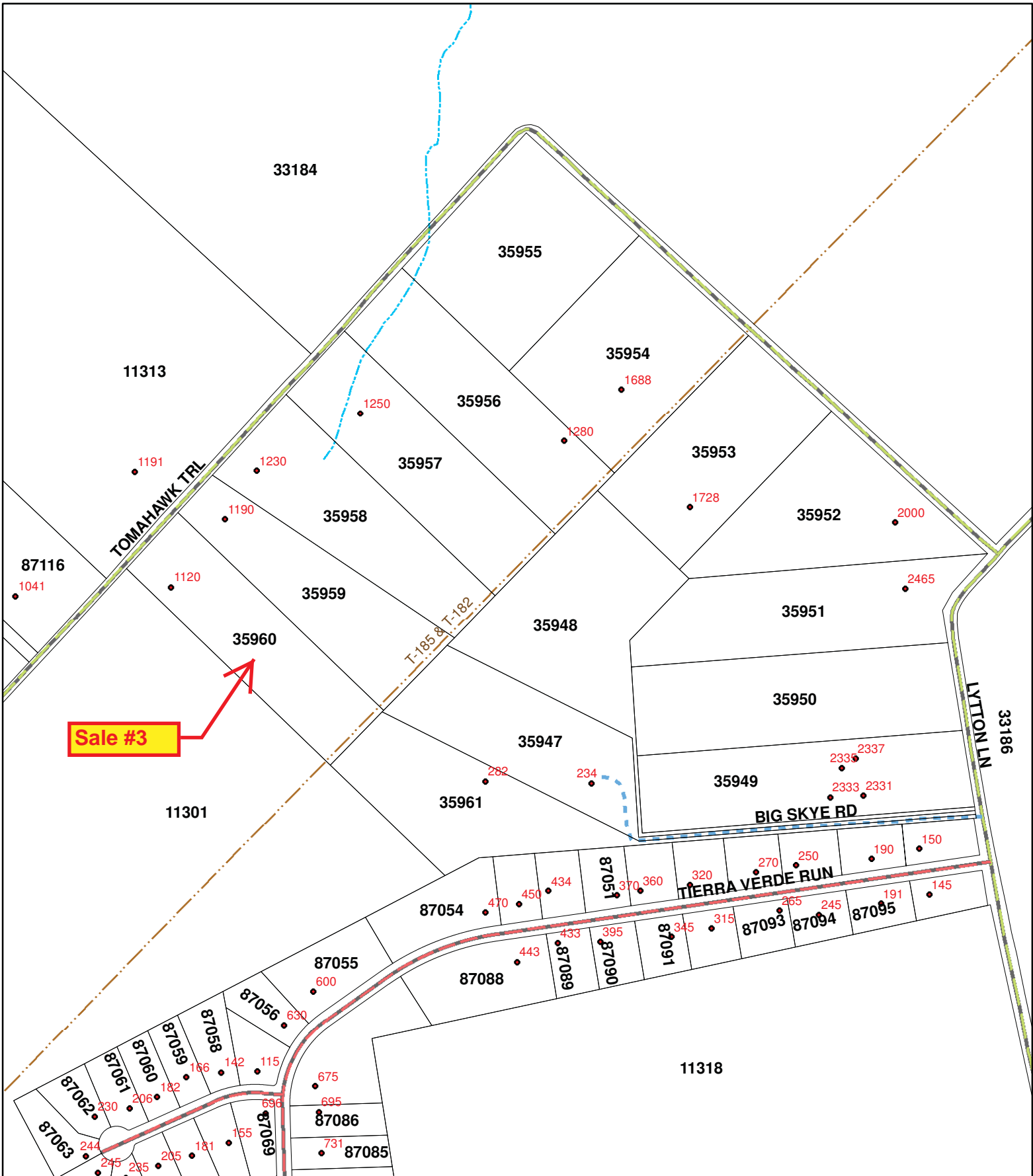
**Caldwell County**  
**Property Tax Sale**  
**June 6, 2017**

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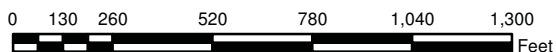
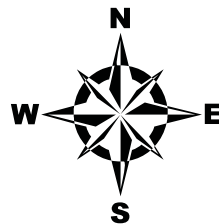
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**Suit # 8705 - Sale #3**  
**Prop ID#: 35960**  
**Location Address: 1120 Tomahawk Trl, Dale**  
**5,487 sqft Home built in 2005**

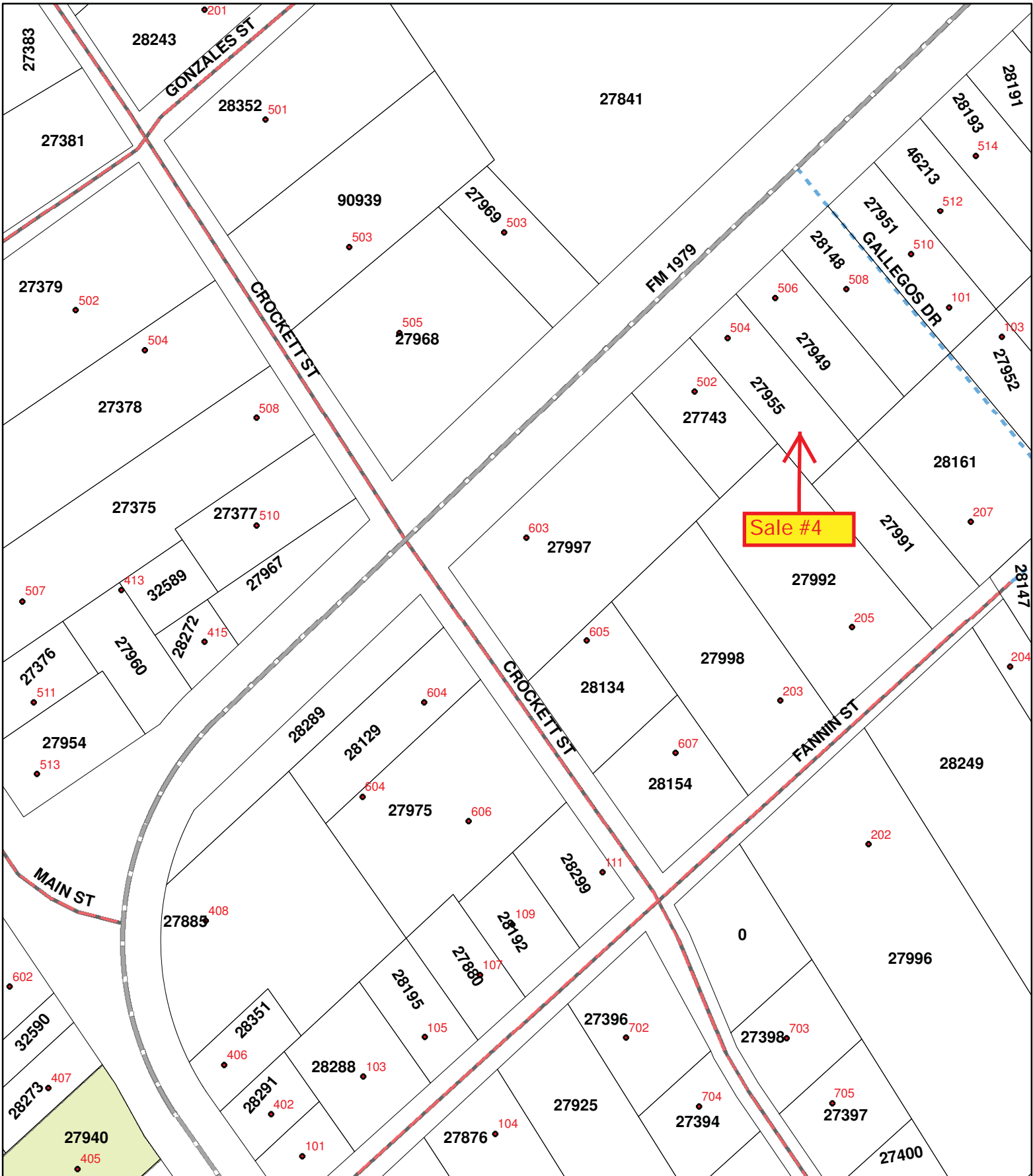
**Caldwell County**  
**Property Tax Sale**  
**June 6, 2017**

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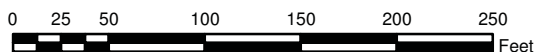
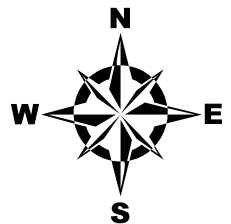
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**Suit # 8828 - Sale #4**  
**Prop ID#: 27955**  
**Location Address: 504 FM 1979, Martindale**  
**2,111 sqft Home built in 1997**

**Caldwell County**  
**Property Tax Sale**  
**June 6, 2017**

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



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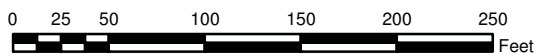
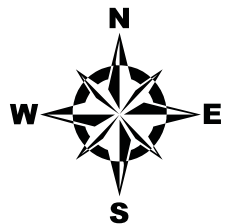




**Suit # 8967 - Sale #5**  
**Prop ID#: 21099**  
**Location Address: 1310 S Medina, Lockhart**  
**2,342 sqft Duplex built in 2007**

**Caldwell County**  
**Property Tax Sale**  
**June 6, 2017**

**Scale**  
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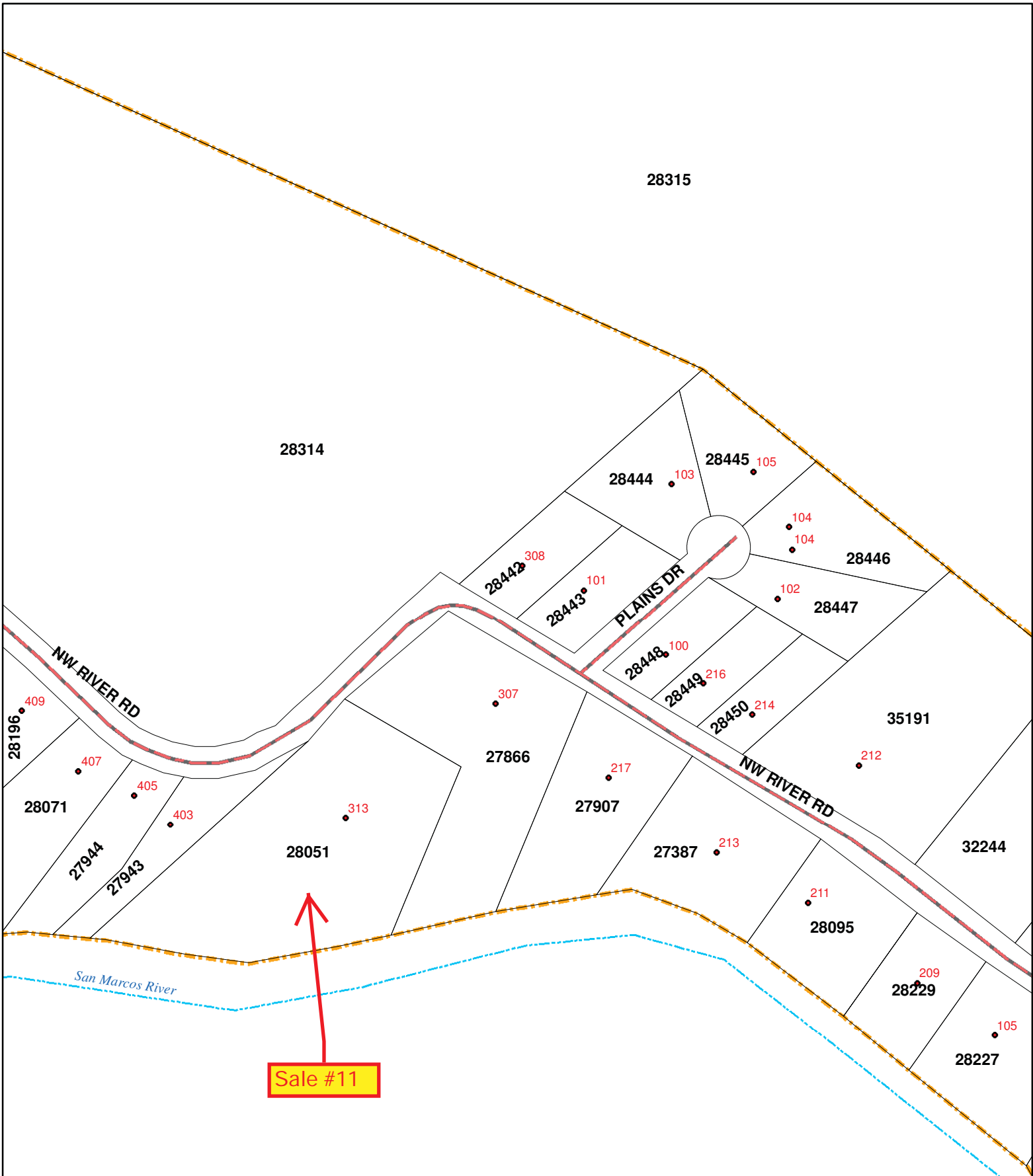








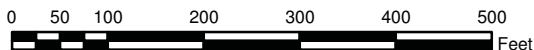
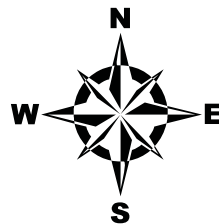




**Suit # 9106 - Sale #11**  
**Prop ID#: 28051**  
**Location Address: 313 NW River Rd, Martindale**  
**3,154 sqft Home built in 2008**

**Caldwell County**  
**Property Tax Sale**  
**June 6, 2017**

**Scale**  
**1 inch = 200 feet**

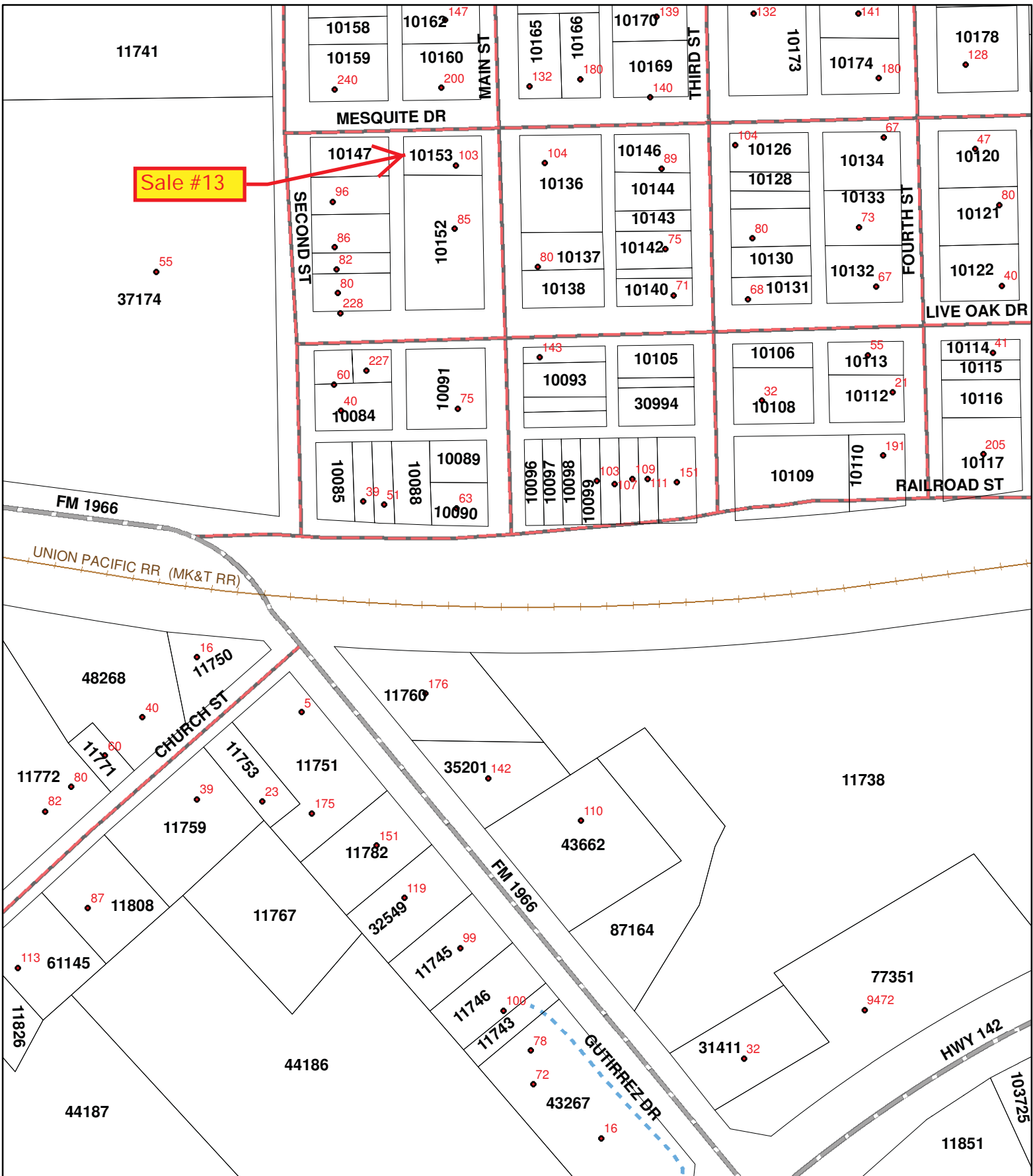


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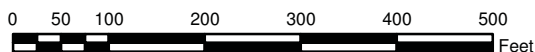
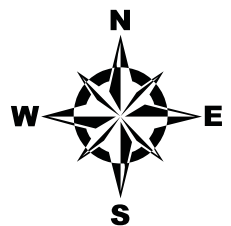




**Suit # 9169 - Sale #13**  
**Prop ID#: 10153**  
**Location Address: 103 Main St, Maxwell**  
**1,216 sqft Home built in 1920**

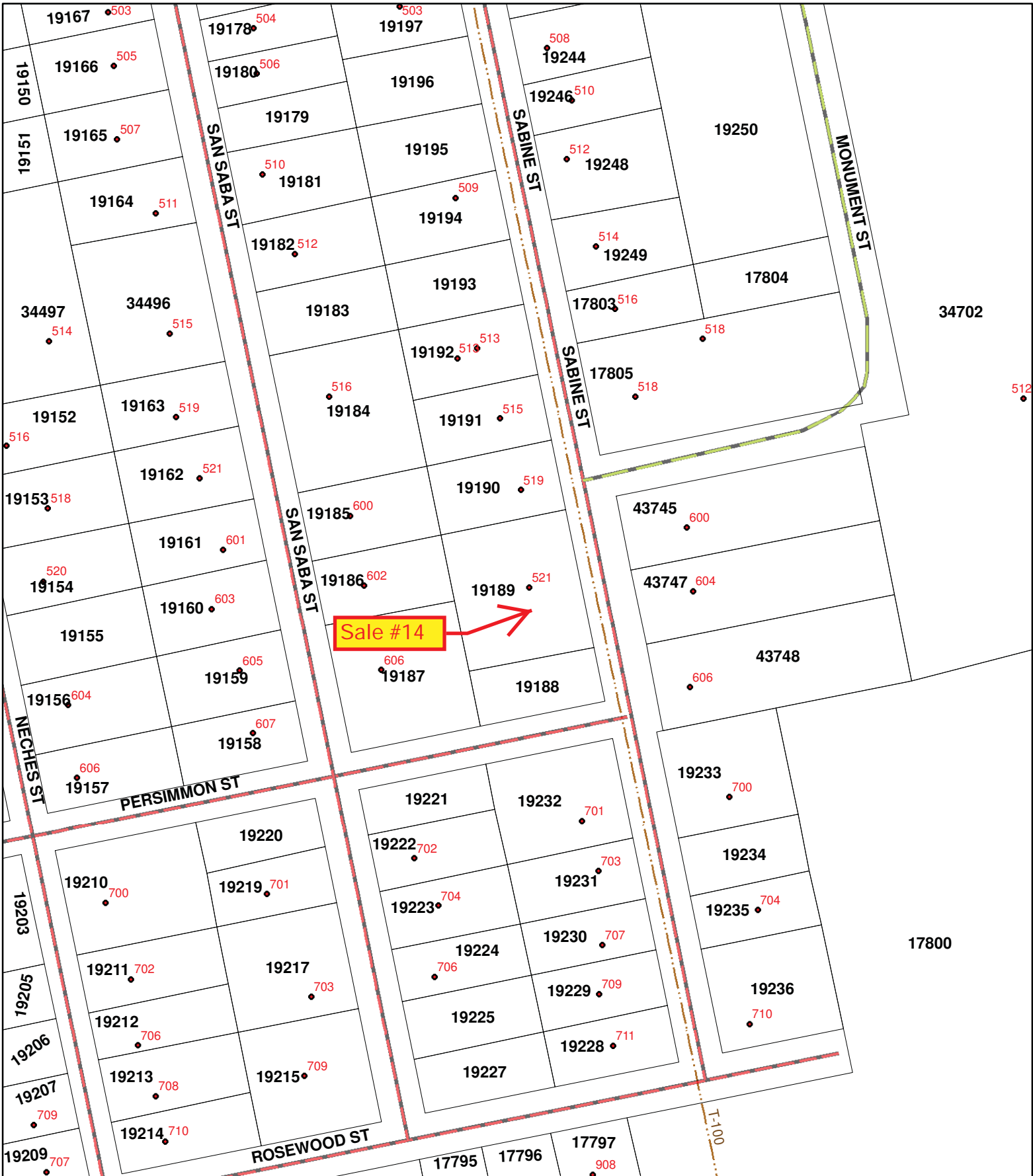
**Caldwell County**  
**Property Tax Sale**  
**June 6, 2017**

**Scale**  
**1 inch = 200 feet**



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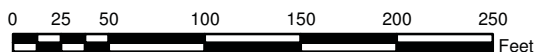
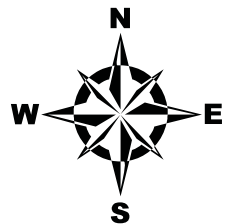
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**Suit # 9212 - Sale #14**  
**Prop ID#: 19189**  
**Location Address: 521 Sabine St, Lockhart**  
**218 sqft Home built in 1930**

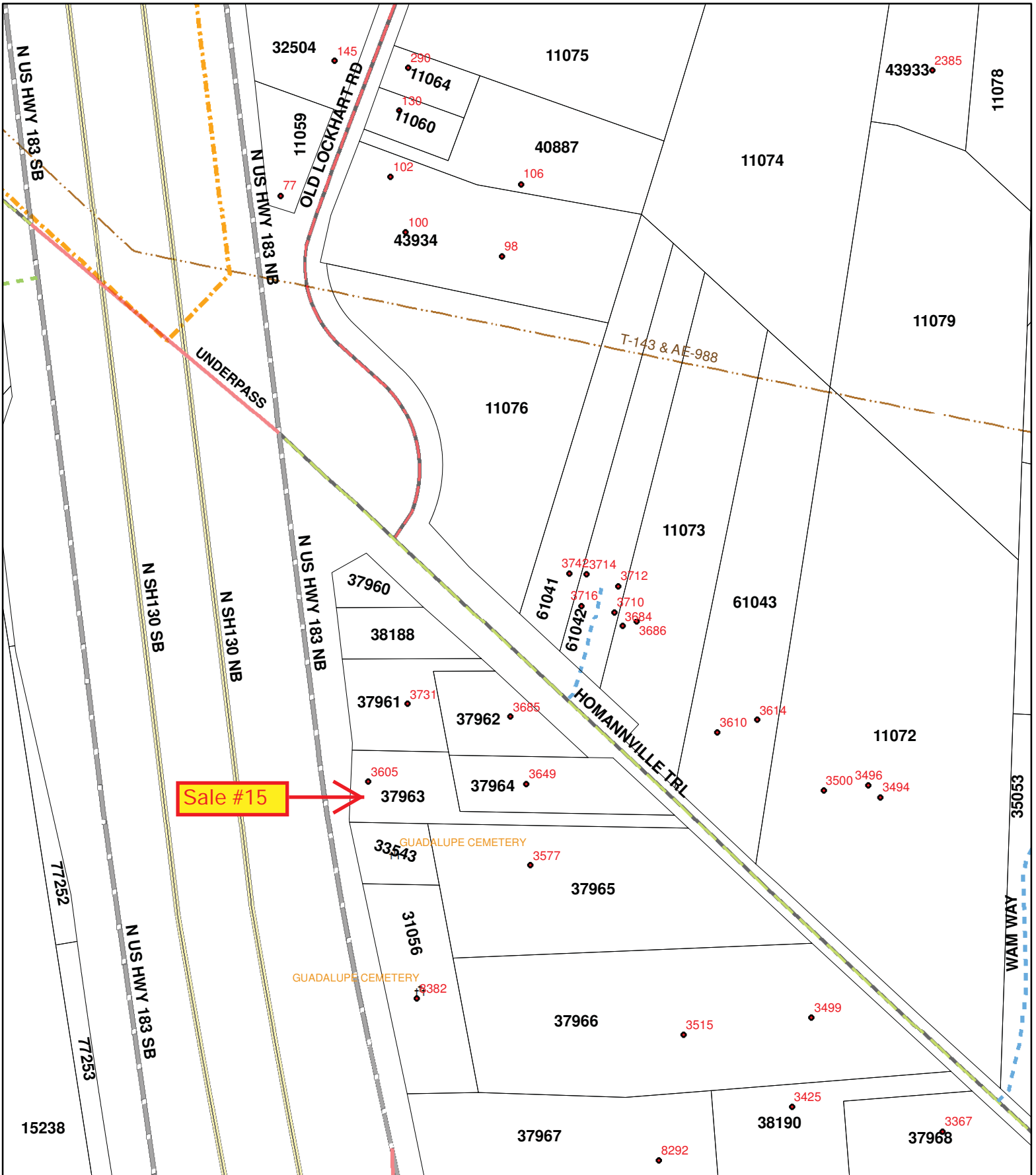
**Caldwell County**  
**Property Tax Sale**  
**June 6, 2017**

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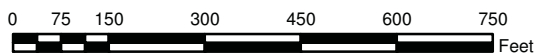
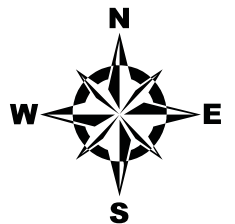


**Sale #15**

**Suit # 9229 - Sale #15**  
**Prop ID#: 37963**  
**Location Address: 3605 Homannville Trl, Lockhart**  
**Vacant Acreage ONLY - MH #87126 not included**

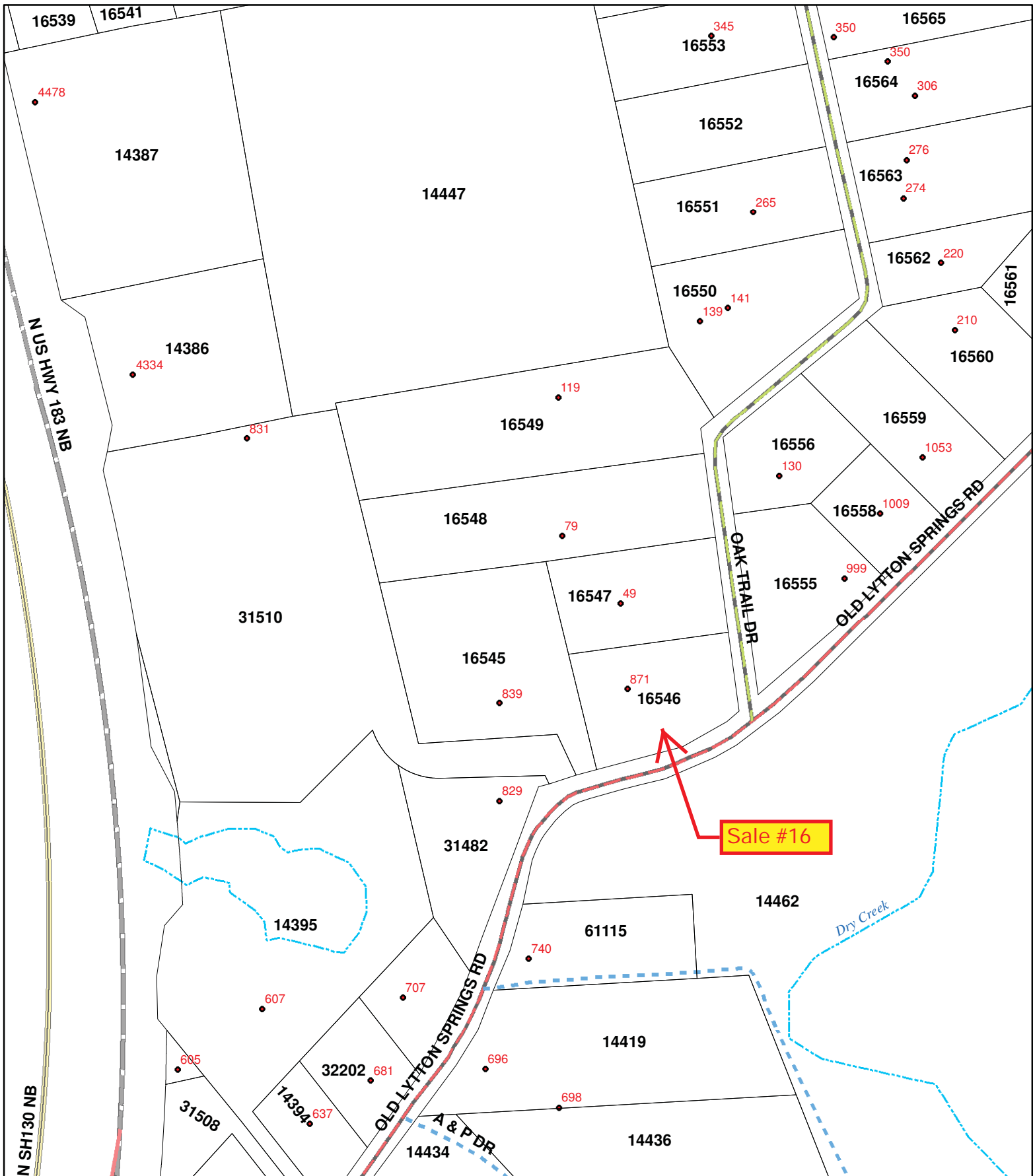
**Caldwell County**  
**Property Tax Sale**  
**June 6, 2017**

**Scale**  
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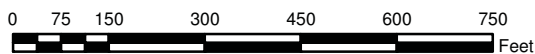
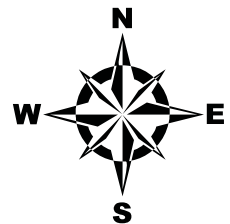
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**Suit # 9283 - Sale #16**  
**Prop ID#: 16546**  
**Location Address: 871 Old Lytton Springs Rd, Lockhart**  
**684 sqft Home built in 1983**

**Caldwell County**  
**Property Tax Sale**  
**June 6, 2017**

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