

**SHERIFF'S SALE LIST**

All of the property listed below will be sold at a Sheriff's Sale at the Caldwell County Justice Center, 1703 S. Colorado St., Lockhart, Caldwell County, Texas, on **Tuesday, June 5, 2018**, beginning at **10:00 a.m.** The Sheriff will sell the property to the highest bidder for cash. The bid must start at the amount of the opening bid set out opposite each tract below, and no bid less than that amount can be accepted by the officer conducting the sale. This property is being sold for taxes, and all sales are made subject to the right of the former owner to redeem within the time frame and in the manner provided for in the Texas Property Tax Code. **The purchaser will receive a Sheriff's Deed, which is without warranty, expressed or implied.** It will be necessary that the bidders satisfy themselves concerning the location of the property prior to the sale. Maps and plats of these properties and other instruments of title are on file in the office of the Caldwell County Clerk, at Lockhart, Texas, and all papers in the suit on which this sale is based are on file in the office of the District Clerk.

**\*NOTICE TO POTENTIAL PURCHASERS\***

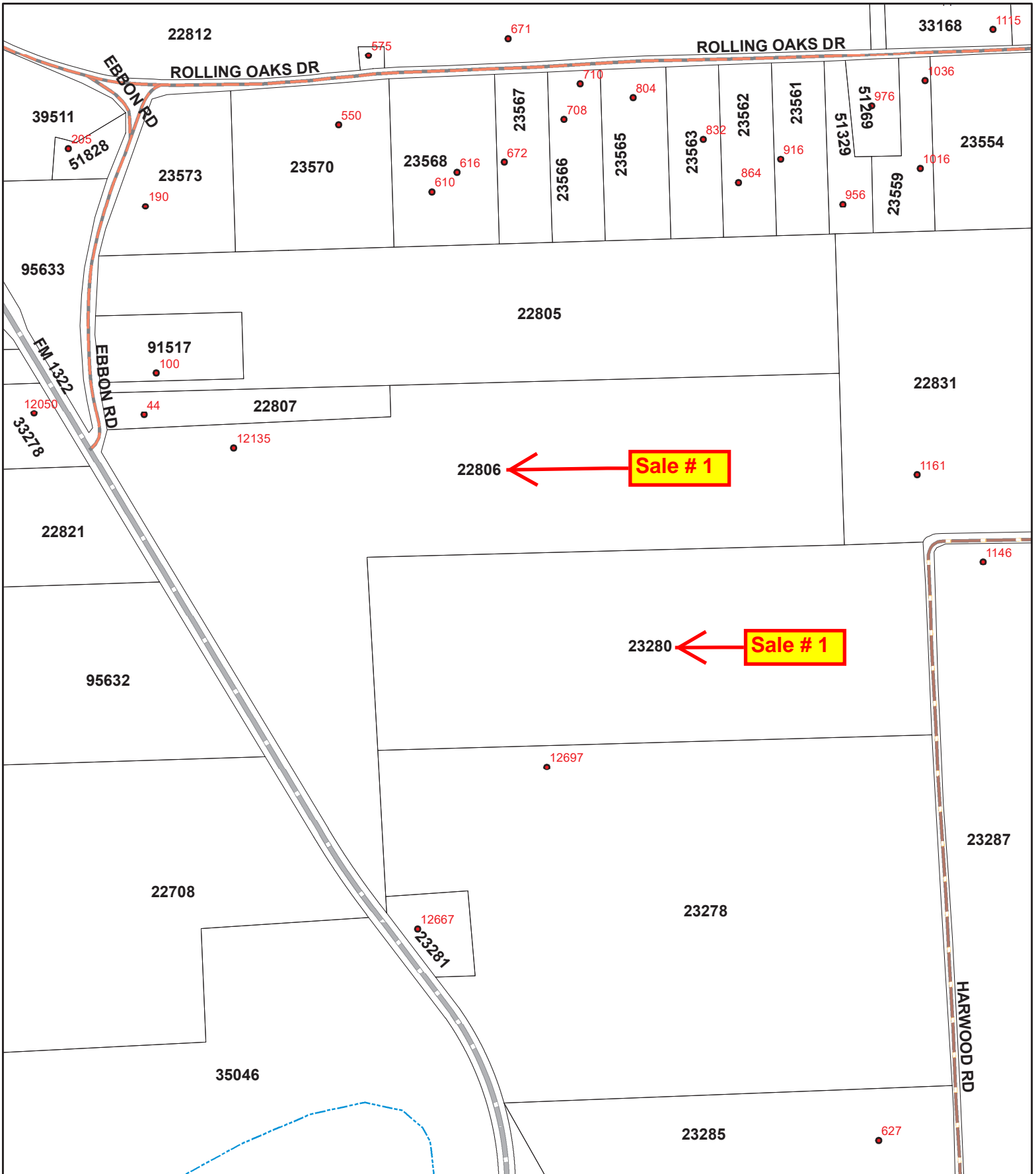
**POST JUDGMENT TAXES ARE NOT PART OF THE OPENING BID. IF YOU PURCHASE PROPERTY AT THE SHERIFF'S SALE, YOU ARE RESPONSIBLE FOR PAYING THESE TAXES IF ANY ARE DUE.**

For more information, please contact Sergio Garcia at 512-302-0190 or via email [sgarcia@pbfc.com](mailto:sgarcia@pbfc.com) or Iliana Guajardo, Legal Assistant at 512-302-0190 or via email [iguajardo@pbfc.com](mailto:iguajardo@pbfc.com)

<b>TAX SALE</b> <b>June 5, 2018</b> <b>Caldwell County Justice Center</b> <b>10:00 A.M.</b>			
<b>Item #</b>	<b>Tax Suit No.</b>	<b>Legal Description / Address (if available)</b>	<b>Estimated Minimum Bid</b>
1	TAX SUIT NO. 12-T-8764 LULING I.S.D. VS. JOHN HANSON	TRACT 1: Being 76.235 acres, more or less, out of the James Hinds Survey, Abstracts 14 and 111 and the Gerron Hinds Survey, Abstract 13, Caldwell County, Texas and being more particularly described in Exhibits "A" and "C" at Volume 591, Page 104 et seq., Official Public Records of Real Property of Caldwell County, Texas. (Tax Account No. 22806) <b>Adjudged Value (at time of judgment): \$144,630</b>	<b>\$14,068.65</b>  <b>Subject to 2017 - 20018 taxes</b>

2	TAX SUIT NO. 12-T-8764 LULING I.S.D. VS. JOHN HANSON	TRACT 2: Being 54.8 acres, more or less, out of the Benjamin McCulloch Survey, Abstract 212, Caldwell County, Texas being more particularly described at Volume 239, Page 562 of the Deed Records of Caldwell County, Texas (Tax Account No. 23280) <b>Adjudged Value (at time of judgment): \$5,670</b>	<b>\$1,067.91</b>  <b>Subject to 2017 - 2018 taxes</b>
3	TAX SUIT NO. 15-T-9140 LULING I.S.D. VS. UNKNOWN HEIRS OF JAMES STILES, ET AL.	TRACT 1: A one-third undivided interest in and to .50 acres, more or less, out of the A. Floyd Survey, Abstract 102, Caldwell County, Texas, as being more particularly described in Volume 47, Page 380, Official Public Records of Real Property of Caldwell County, Texas. (Tax Account No. R32925) <b>Adjudged Value (at time of judgment): \$1,746</b>	<b>\$1,637.00</b>  <b>Subject to 2016 - 2018 taxes</b>
4	TAX SUIT NO. 17-T-9499 LULING I.S.D. VS. HOWARD W. NICHOLS, ET AL.	TRACT 1: 10.41 acres, more or less, also known as Lot 18, out of the Silas Fuqua Survey, Abstract 7, Caldwell County, Texas being more particularly described as Lot 18 in Exhibit A, at Volume 216, Page 504, Official Public Records of Real Property of Caldwell County, Texas (Tax Account No. 40319) <b>Adjudged Value (at time of judgment): \$77,480</b>	<b>\$6,369.33</b>  <b>Subject to 2017 - 2018 taxes</b>

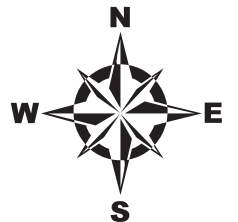
\* This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("PBFCM") DOES NOT WARRANT the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM



**Suit # 12-T-8764 - Sale #1**  
**Prop ID#: 22806 & 23280**  
**Location Address: FM 1322, Luling**  
**Acreage and House**

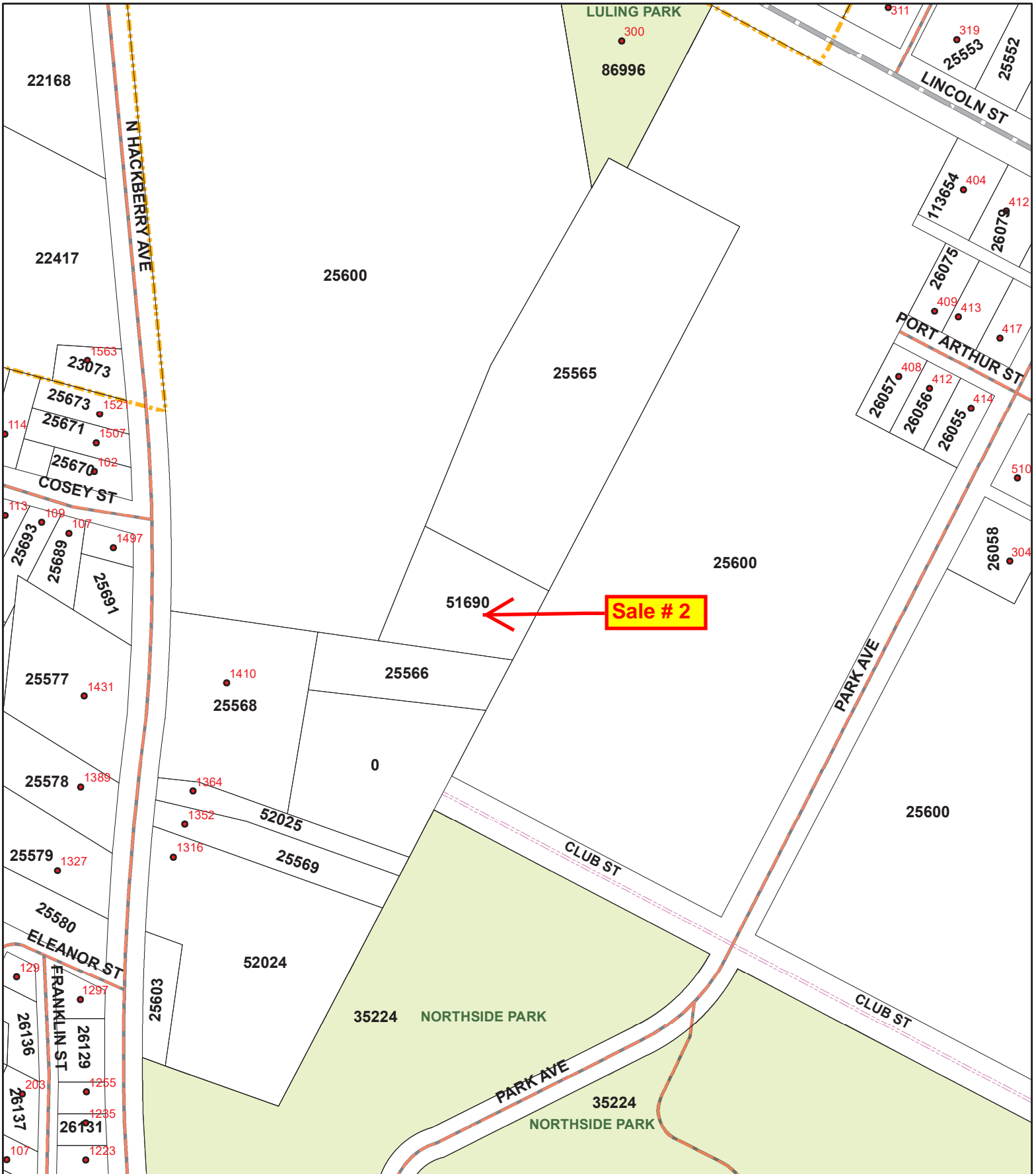
**Caldwell County**  
**Property Tax Sale**  
**June 5, 2018**

**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.

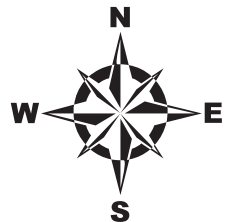
Additionally, neither this document nor any other document provided by the Caldwell County Appraisal District purports to authorize entry onto privately owned property.



**Suit # 15-T-9140 - Sale #2**  
**Prop ID#: 32925 (UDI parent 51690)**  
**Location Address: Hackberry, Luling**  
**Acreage**

**Caldwell County**  
**Property Tax Sale**  
**June 5, 2018**

**Scale**  
**1 inch = 200 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.

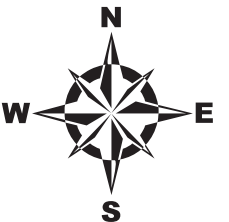
Additionally, neither this document nor any other document provided by the Caldwell County Appraisal District purports to authorize entry onto privately owned property.



**Sale # 3**

**Suit # 17-T-9499 - Sale #3**  
**Prop ID#: 40319**  
**Location Address: 2108 Sunflower Trl, Luling**  
**Acreage and Manufactured Home**

**Caldwell County**  
**Property Tax Sale**  
**June 5, 2018**  
**Scale**  
**1 inch = 500 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.