

NOTICE OF SALE

THE STATE OF TEXAS

BY VIRTUE OF AN ORDER OF SALE

COUNTY OF KINNEY

DATED the 31st day of March, 2017, and issued pursuant to a judgment decree(s) of the District Court of Kinney 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 the 31st day of March, 2017, seized, levied upon, and will, on the first Tuesday in May, the same being the 2nd day of said month at the Courthouse door of Kinney County, in the City of Brackettville, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at the hour of 10:00 o'clock a.m. on said day, proceed to sell for cash to the highest bidder all of 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 Kinney and the State of Texas, to wit:

3867

KINNEY COUNTY APPRAISAL DISTRICT VS. BILLY IRWIN SAMPLES, ET AL

LOT 16, BLOCK A, FORT CLARK SPRINGS UNIT 27 SITUATED IN KINNEY COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 67-73 OF THE MAP AND PLAT RECORDS OF KINNEY COUNTY TEXAS; ACCOUNT 19886

3943

KINNEY COUNTY APPRAISAL DISTRICT VS. BRIAN COCHRAN, ET AL

ALL OF LOT 39, FORT CLARK SPRINGS, UNIT 15, A SUBDIVISION ADJACENT TO THE CITY OF BRACKETTVILLE, INCLUDING A "14 X 56" MELODY MOBILE HOME, LABEL #TEX0150999, SERIAL # 181SB456S40L76, SITUATED IN KINNEY COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A119, PAGE 55-56 OF THE MAP AND PLAT RECORDS OF KINNEY COUNTY TEXAS; ACCOUNT 15440

4292

KINNEY COUNTY APPRAISAL DISTRICT VS. RITA VILLARREAL, ET AL

LOTS 5 AND 5 1/2 BLOCK "M" TO THE CITY OF BRACKETTVILLE SITUATED IN KINNEY COUNTY TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME A-148 PAGE 179 OF THE DEED RECORDS OF KINNEY COUNTY TEXAS; ACCOUNT 11834

4312

KINNEY COUNTY APPRAISAL DISTRICT VS. C.V. WHITTENTON

LOT 166 UNIT 15 FORT CLARK SPRINGS A SUBDIVISION ADJACENT TO THE CITY OF OF BRACKETTVILLE, TEXAS SITUATED IN KINNEY COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME A-138 PAGES 482-483 DEED RECORDS KINNEY COUNTY, TEXAS; ACCOUNT 15536

4399

KINNEY COUNTY APPRAISAL DISTRICT VS. KAKINE BREEN

LOTS 1,2,3 AND 4 BLOCK 11 OF THE VELTMANN ADDITION TO THE CITY OF BRACKETTVILLE TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME A138 PAGE 288 OF THE DEED RECORDS OF KINNEY COUNTY TEXAS; ACCOUNT 12042

4458

KINNEY COUNTY APPRAISAL DISTRICT VS. DORIS B. JOHNSON, ET AL

LOT 14, BLOCK "O", FORT CLARK SPRINGS UNIT 30, SITUATED IN KINNEY COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME A-113, PAGES 308-309, DEED RECORDS KINNEY COUNTY, TEXAS; ACCOUNT 20485

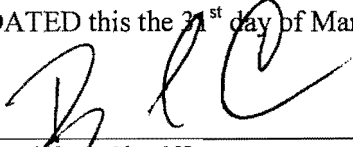
4521

KINNEY COUNTY APPRAISAL DISTRICT VS. ANA SANDOVAL

LOT 26, UNIT 22, FORT CLARK SPRINGS, A SUBDIVISION ADJACENT TO THE CITY OF BRACKETTVILLE, KINNEY COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 200, PAGE 1, DEED RECORDS KINNEY COUNTY, TEXAS; ACCOUNT 15695

(any volume and page references, unless otherwise indicated, being to the Deed Records, Kinney 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 costs; 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 suit(s), together with interest, penalties, and costs of suit, and the proceeds of said sale to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

DATED this the 31st day of March, 2017, at Brackettville, Texas.



Brad Coe, Sheriff
Kinney County, Texas

By _____
Deputy

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 ARE 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. ALL COURT COSTS AND ALL COSTS OF SALE MUST BE PAID IN FULL TO REMOVE PROPERTY FROM FORECLOSURE PROCEEDINGS. CONTACT LINEBARGER GOGGAN BLAIR AND SAMPSON, LLP AT 800-876-6144 FOR AMOUNTS.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARÁN POR LOS DERECHOS, TÍTULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.

LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTÍA EXPRESA O IMPLÍCITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN OR REALIZAN ALGUNA DECLARACIÓN RESPECTO AL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN OR APTITUD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MÁS INFORMACIÓN DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.