

NOTICE OF SALE

STATE OF TEXAS
KINNEY COUNTY

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BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to 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 September 22, 2017, seized, levied upon, and will, on the first Tuesday in November, 2017, the same being the 7th day of said month, at the Courthouse of the said 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 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 Kinney and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description
1	4122 04/20/17	11366 SEPTEMBER 22, 2017	KINNEY COUNTY APPRAISAL DISTRICT VS. DELMA V. BENITES	LOTS 10 & 11 BLOCK 36 OF THE BRACKETT ADDITION TO THE CITY OF BRACKETTVILLE SITUATED IN KINNEY COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME A-37 PAGE 228 OF THE MAP AND PL AT RECORDS OF KINNEY COUNTY TEXAS ALONG WITH A 14 X 80 MELODY MOBILE HOME LABEL # TEX0073230 SERIAL # 1178480S33845.
2	4128 07/20/17	12101 SEPTEMBER 22, 2017	KINNEY COUNTY APPRAISAL DISTRICT VS. RAPID COMMUNICATIONS, LLC.	BEING PARTS OF LOTS 5, 6, 7, 8 AND 9 BLOCK 19 OF THE VELTMANN ADDITION TO THE CITY OF BRACKETTVILLE SITUATED IN KINNEY COUNTY TEXAS AS SHOWN BY A DEED OF RECORD IN VOLUME 164 PAGES 97- 101 OF THE DEED RECORDS OF KINNEY COUNTY TEXAS
3	4334 07/20/17	12084 SEPTEMBER 22, 2017	KINNEY COUNTY APPRAISAL DISTRICT VS. NIEVES SAN MIGUEL, ET AL	LOT 4 BLOCK 17 VELTMANN ADDITION TO THE CITY OF BRACKETTVILLE, TEXAS SITUATED IN KINNEY COUNTY, TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME A-38 PAGES 506-507 DEED RECORDS KINNEY COUNTY, TEXAS.
4	4400 07/20/17	20778 SEPTEMBER 22, 2017	KINNEY COUNTY APPRAISAL DISTRICT VS. GUADALUPE MIGUEL JUAREZ, ET AL	LOTS 1 & 2 BLOCK "Z" OF THE BRACKETT ADDITION TO THE CITY OF BRACKETTVILLE TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME A121 PAGE 189 OF THE DEED RECORDS OF KINNEY COUNTY TEXAS.
5	4401 10/20/16	11785 SEPTEMBER 22, 2017	KINNEY COUNTY APPRAISAL DISTRICT VS. JUAN R. RIVAS, ET AL	LOTS 6 AND 7 BLOCK "J" OF THE BRACKETT ADDITION TO THE CITY OF BRACKETTVILLE TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME 203 PAGE 641 OF THE DEED RECORDS OF KINNEY COUNTY TEXAS.
6	4520 10/20/16	15403 SEPTEMBER 22, 2017	KINNEY COUNTY APPRAISAL DISTRICT VS. GENEVA B. SHORT	LOTS 85, 86, AND 87, UNIT 14, FORT CLARK SPRINGS SUBDIVISION, KINNEY COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 197, PAGES 501-502, DEED RECORDS KINNEY COUNTY, TEXAS.

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description
7	4565 04/20/17	13135 SEPTEMBER 22, 2017	KINNEY COUNTY APPRAISAL DISTRICT VS. MARK R.L. BROOKHOUSER, ET AL	LOT 63, UNIT 3, FORT CLARK SPRINGS A SUBDIVISION ADJACENT TO THE CITY OF BRACKETTVILLE, KINNEY COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 205, PAGES 256-257, DEED RECORDS KINNEY COUNTY, TEXAS, ALONG WITH A 14 X 60 HILLCREST MOBILE HOME LABEL # TEX0000953 SERIAL # 02550529K.
8	4617 07/20/17	11428 SEPTEMBER 22, 2017	KINNEY COUNTY APPRAISAL DISTRICT VS. JULIAN NOEL TALAMANTEZ, ET AL	LOTS 1 AND 4, BLOCK 42, TOWN OF BRACKETTVILLE, KINNEY COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME A-41, PAGES 602-603, DEED RECORDS KINNEY COUNTY, TEXAS.

(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 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 Brackettville, Texas, September 22, 2017

Brad Coe

Sheriff Brad Coe
Kinney 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 (210) 225-4422

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 O REALIZAN ALGUNA DECLARACIÓN RESPECTO AL TÍTULO, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O 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.