

NOTICE OF SALE

STATE OF TEXAS  
DUVAL COUNTY

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BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Duval 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 March 7, 2017, seized, levied upon, and will, on the first Tuesday in April, 2017, the same being the 4th day of said month, at the North Door, Hwy. 44 - Bexar Street of the Courthouse of the said County, in the City of San Diego, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 02:00 PM, 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 Duval 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	15.104 01/27/17	1101200030050 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. SILVESTRE VILLARREAL	Lot 5, Block 3, Lenoir Addition #2, an addition to the Town of Freer, Duval County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 391. Map Records of Duval County, Texas.	\$1,600.00	\$1,600.00
2	15.104 01/27/17	1101200030082 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. SILVESTRE VILLARREAL	The West one-half of Lot 8, Block 3, Farris Lenoir Addition #2, an addition to the Town of Freer, Duval County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 391. Map Records of Duval County, Texas.	\$800.00	\$800.00
3	15.104 01/27/17	1101200030070 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. SILVESTRE VILLARREAL	Lot 7, Block 3, Farris Lenoir Addition #2, an addition to the Town of Freer, Duval County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 391. Map Records of Duval County, Texas.	\$1,600.00	\$1,600.00
4	15.104 01/27/17	1101200020140 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. SILVESTRE VILLARREAL	Lots 14, 15 and 16, Block 2, Farris Lenoir Addition #2, an addition to the Town of Freer, Duval County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 391, Map Records of Duval County, Texas.	\$4,800.00	\$4,800.00
5	15.104 01/27/17	1101200030060 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. SILVESTRE VILLARREAL	Lot 6, Block 3, Farris Lenoir Addition #2, an addition to the Town of Freer, Duval County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 391. Map Records of Duval County, Texas.	\$1,600.00	\$1,600.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	15.104 01/27/17	1102000110030 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. SILVESTRE VILLARREAL	Lot 3, Block 11, C. E. Hunt addition, an addition to the Town of Freer, Duval County, Texas, according to the map or plat thereof, recorded in Envelope 41, Side 2, Plat Records of Duval County, Texas.	\$11,510.00	\$11,510.00
7	15.104 01/27/17	1102000110040 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. SILVESTRE VILLARREAL	Lots 4 and 5, Block 11, C. E. Hunt Addition, an addition to the Town of Freer, Duval County, Texas, according to the map or plat thereof, recorded in Envelope 41, Side 2, Plat Records of Duval County, Texas.	\$4,830.00	\$3,470.00
8	DC-06-86 01/27/17	1015880860251 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. FREER CACTUS CORRAL, INC., ET AL	4.25 acres more or less, out of an undivided 5.25 acres, more or less, out of 105.00 acres out of Survey 86, Certificate 1692, V.S. & F Survey, Abstract 1588, said 5.25 acres being an undivided interest in and to said 105.00 acres and being more particularly described in Volume 124, Page 456, Deed Records of Duval County, Texas	\$7,230.00	\$1,560.00
		Pull			Pd in full	
9	DC-06-86 01/27/17	1020380680010 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. FREER CACTUS CORRAL, INC., ET AL	5.00 acres, more or less, out of a 49.88 acre tract of land, more or less, out of and part of a 136.74 acre tract deed to the Cattleman's Livestock Auction, Inc., of Freer, Texas, Abstract A-2038, Survey No. 68, C.C.S.D & R.G.N.B., being more particularly described in Volume 347, Page 809, Deed Records of Duval County, Texas.	\$110,680.00	\$110,680.00
10	DC-06-86 01/27/17	1020380680020 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. FREER CACTUS CORRAL, INC., ET AL	40.00 acres, more or less, out of a 49.88 acre tract of land, more or less, out of and part of a 136.74 acre tract deed to the Cattleman's Livestock Auction, Inc., of Freer, Texas, Abstract A-2038, Survey No. 68, C.C.S.D & R.G.N.B., being more particularly described in Volume 347, Page 809, Deed Records of Duval County, Texas.	\$68,000.00	\$36,228.00
11	DC-06-86 01/27/17	101588086025200 MARCH 07, 2017	FREER INDEPENDENT SCHOOL DISTRICT AND DUVAL COUNTY VS. FREER CACTUS CORRAL, INC., ET AL	1.00 acre, more or less, out of an undivided 5.25 acres, more or less, out of 105.00 acres out of Survey 86, Certificate 1692, V.S. & F Survey, Abstract 1588, said 5.25 acres being an undivided interest in and to said 105.00 acres and being more particularly described in Volume 124, Page 456, Deed Records of Duval County, Texas	\$71,580.00	\$20,185.00
		Pull			3-22-17 Pd Freer → 3883.81 Pd Duval → 1942.01	

(any volume and page references, unless otherwise indicated, being to the Deed Records, Duval 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 San Diego, Texas, March 7, 2017

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Sheriff Romeo R. Ramirez  
Duval County, Texas

By U. J. Perez  
Deputy  
**SHERIFF ROMEO R. RAMIREZ**  
**DUVAL COUNTY, TEXAS**

**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 (361) 888-6898

**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.**

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**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, COMERCIALIZABILIDAD 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.