

NOTICE OF SALE

STATE OF TEXAS
SAN SABA COUNTY

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BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of San Saba 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 31, 2024, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in July, 2024, the same being the 2nd day of said month, at the South Door, 500 East Wallace Street of the Courthouse of the said County, in the City of San Saba, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, and will 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 San Saba 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	10,171 03/21/24	02807-00022-00100-000000(7371-1) MAY 31, 2024	SAN SABA CENTRAL APPRAISAL DISTRICT, ET AL VS. MICHAEL LYNN PARKER	Lots 1, 2, and 3, Block 22, Riverside Addition, an addition to the City of San Saba, San Saba County, Texas, as described in Volume 330, Page 122, Official Public Records of San Saba County, Texas	\$105,570.00	\$5,936.00
2	10,188 03/21/24	01209-00249-00400-000000(4302-1) MAY 31, 2024	SAN SABA CENTRAL APPRAISAL DISTRICT, ET AL VS. RAMIRO J. AVILES	8.81 acres, more or less, situated in the E. M. Spaet Survey, Abstract 249, San Saba County, Texas, as described in deed dated February 14, 2018, from Amy Bullard Stallings etvir to Ramiro Aviles, in Volume 359, Page 673, Official Public Records of San Saba County, Texas	\$52,070.00	\$1,533.00
3	10,188 03/21/24	01210-00252-00100-000000(4303-1, 01210-00252-00101-000000 and 4304-1) MAY 31, 2024	SAN SABA CENTRAL APPRAISAL DISTRICT, ET AL VS. RAMIRO J. AVILES	6.14 acres, more or less, situated in the E. M. Spaet Survey, Abstract 252, San Saba County, Texas, as described in deed dated February 14, 2018, from Amy Bullard Stallings etvir to Ramiro Aviles, in Volume 359, Page 673, Official Public Records of San Saba County, Texas	\$183,700.00	\$12,039.00

(any volume and page references, unless otherwise indicated, being to the Deed Records, San Saba 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 Saba, Texas, May 31, 2024

Sheriff David L. Jenkins
San Saba 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 (325) 643-1864