



Notice of

DEPARTMENT OF THE TREASURY - INTERNAL REVENUE SERVICE

# PUBLIC AUCTION

Under the authority 26 U.S.C. 7403 (c) and (d), 28 U.S.C 2001, 2002 and 2004, the property described below will be sold pursuant to a Judgment and Order of Sale entered March 26, 2021 in United States of America v. Predrag Anic as The Executor of The Estate of John Boreta defendant, Civil No. 1:18-cv-00702-RP, United States District Court for the Western District of Texas Austin Division.

**Date of Sale:** August 10, 2021

**Time of Sale:** 10:30a.m. with registration at 9:30a.m.

**Place of Sale:** 101 W Main St. Fredericksburg, TX 78264 County Courthouse.

**Title Offered:** Free and clear of all liens and interest of all parties.

JUL 01 2021 FILED Posted  
MARY LYNN RUSCHE  
COUNTY CLERK - Gillespie Co., Texas 10:55a  
By Elyse Knaem  
Deputy

## Description

**of Property:** The subject real property to be sold is 1 tract located in the Tierra Linda Ranch Estates Subdivision in Gillespie County, which is more fully described as follows parcel number ~~369.16~~

## Legal Description:

A 6.20 acre tract of land in Gillespie County, Texas, being more particularly described as Tract No. 3, Tierra Linda Ranch Estates, a subdivision of Gillespie County, Texas, according to map or plat thereof recorded in Volume 1, Page 1, of the Plat Records of Gillespie County, Texas.

## Property may be

**Inspected at:** Viewing to be done by drive by only. The property is located on Blue Sage Loop between house number 370 and house number 542.

## Terms and

**Conditions:** The sale of the property shall be free and clear of any interests of John Boreta and all parties to this suit.

The sale shall be subject to building lines, if established, all laws, ordinances, and governmental regulations (including building and zoning) affecting the property, and easements and restrictions of record, if any.

No bid shall be accepted unless it is accompanied by money order, a certified check or cashier's check in the amount of 20% of the minimum bid (\$20,700.00), made payable to **The United States District Court for the Western District of Texas.** Before being permitted to bid at the sale, all bidders shall display proof that they are able to comply with

this requirement. No bids will be received from any person who has not presented said proof.

The successful bidder shall tender the balance of the purchase price, in certified funds payable to **The United States District Court for the Western District of Texas**, at the office of the Internal Revenue Service, 4830 Business Center Dr Suite 250, Attn: Kelila Callahan Fairfield, CA 94533, on or before 4:00 p.m., thirty (30) days from the date the bid is accepted.

In the event the successful bidder defaults on any of the terms contained herein, the deposit shall be forfeited and retained by the Internal Revenue Service as part of the proceeds of sale, and the real property shall again be offered for sale or sold to the second highest bidder.

The sale of the property shall be subject to confirmation by the court. Upon confirmation the Internal Revenue Service shall execute and deliver to the purchaser a quit claim deed conveying the property. Upon confirmation all interests in, liens against, or claims to the property that are held or asserted by all parties to this action are discharged and extinguished. Upon confirmation of the sale, the Register of Deeds of Gillespie, County, shall cause transfer of the property to be reflected upon that county's register of title.

The sale is ordered in accordance with 26 U.S.C. Section 7403 (c) and (d), 28 U.S.C 2001, 2002 and 2004 is made without the right of redemption.

Minimum bid amount \$103,500.00

**Form(s) of Payment:** All payments must be by money order, certified check, or cashier's check. Make checks or money order payable to the **Clerk of the United States District Court for the Western District of Texas**.

The U.S. may bid as a creditor against its judgment without tender of cash up to the value of the outstanding balance on the mortgage, without tender of cash.

The government reserves the right to reject any and all bids and to withdraw the property from sale.

The property is offered for sale "as is" and "where is" and without recourse against the United States. The United States makes no guarantee of condition of the property, or its fitness for any purpose. The United States will not consider any claim for allowance or adjustment or for the rescission of the sale based on failure of the property to comply with any expressed or implied representation.

Signature: Kelila Callahan      Date 06/07/2021

Address: Internal Revenue Service:4830 Business Center Dr Suite 250 Fairfield, CA 94534  
Telephone: 925-260-4087