

NOTICE OF CONSTABLE'S SALE

BY VIRTUE OF A WRIT OF EXECUTION AND ORDER OF SALE issued out of the 216TH Judicial District Court of Gillespie County, State of Texas, in Cause No. 15,447 on a judgment rendered in said Court on the 19th day of April, 2022, and directed and delivered to me as Constable Pct. 3 of Gillespie County, Texas. I have on the 15th day of September, 2022 levied upon and will offer and sale on **November 1, 2022**, which is the first Tuesday of November, between the hours prescribed by law (at approximately 10:00 am) at public auction to the highest bidder, for cash, at the front door of the Gillespie County Courthouse facing Main Street located at 101 W. Main, Fredericksburg, Texas, all the right, title and interest, if any, owned or claimed by the Defendants, Reina Schumann, Individually and Mary Ann Schumann, Individually and as Trustee of the Charles Otto Schumann Family Trust, to the following **IMPROVEMENTS ONLY**:

Two Story Residence, Porches, Barn and Second Story Apartment, Wood Decking, Pool House, Canopy and Bar, RV carport, two Storage Sheds located at 440 Schumann Lake Road, Stonewall, Texas.

Photos of the Property to be sold can be viewed on the Gillespie County Constable's Facebook page <https://www.facebook.com/profile.php?id=100067358843097>. The "situs" information listed above and the information on the Constable's Facebook page is published in good faith and for general informational purposes only.

The Property is levied upon as the Property of Reina Schumann, Individually and Mary Ann Schumann, Individually and as Trustee of the Charles Otto Schumann Family Trust, and will be sold to satisfy a judgment in in Cause No. 15,447, 216th Judicial District Court, Gillespie County, Texas, rendered on April 19, 2022, in favor of Plaintiffs COUNTY OF GILLESPIE, TEXAS the FREDERICKSBURG INDEPENDENCE SCHOOL DISTRICT, the HILL COUNTRY UNDERGROUND WATER CONSERVATION DISTRICT OF GILLESPIE COUNTY, TEXAS, and the WATER CONTROL AND IMPROVEMENT DISTRICT OF GILLESPIE COUNTY, TEXAS against REINA SCHUMANN, Individually and MARY ANN SCHUMANN, Individually and as TRUSTEE OF THE CHARLES OTTO SCHUMANN FAMILY TRUST, Defendants, IN REM ONLY AS TO DEFENDANTS (NO PERSONAL LIABILITY) for taxes, penalties, interest and costs of suit, together with the costs of executing the writ and sale.

The adjudged market value of the Personal Property stated in the judgment is \$271,230.00. The Property may not be sold directly or indirectly to anyone other than a taxing unit who is a party to the suit for less than the total amount of taxes, penalties, interest, and costs due or the adjudged marked value, whichever is lower. The sale proceeds will be applied first to the satisfaction of the Judgment and the remainder of the sale proceeds, if any, will be paid to the District Clerk as the law directs.

THE PROPERTY BEING OFFERED FOR SALE ARE THE STRUCTURES ONLY. NO REAL PROPERTY (LAND) IS FOR SALE. THE BUYER WILL BE RESPONSIBLE FOR THE TIMELY REMOVAL OF THE PROPERTY FROM ITS PRESENT LOCATION AND THE PAYMENT OF ALL COSTS ASSOCIATED WITH SUCH REMOVAL. THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO THE WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE AND AS TO THE CONDITION OF THE PROPERTY OR TITLE. BUYER IS ADVISED THAT THE PURCHASE OF PROPERTY AT THIS CONSTABLE'S SALE MAY NOT EXTINGUISH ANY LIENS OR SECURITY INTEREST IN THE PROPERTY. BUYER SIMPLY BUYS WHATEVER INTEREST THE DEFENDANTS HAVE OR CLAIM, IF ANY, IN THE PROPERTY BEING SOLD. THE SALE IS SUBJECT TO THE DEFENDANTS' AND ANY SUCCESSOR IN TITLE'S RIGHTS TO REDEEM THE PROPERTY IN THE TIME AND MANNER PROVIDED BY LAW. THE PURCHASER WILL RECEIVE A CONSTABLE'S BILL OF SALE WHICH IS WITHOUT WARRANTY, EXPRESS OR IMPLIED. BUYER IS ADVISED TO CONSULT AN ATTORNEY OF BUYER'S CHOOSING.

THE 2022 TAXES ARE NOT PART OF THE JUDGMENT. THE SUCCESSFUL BIDDER IS RESPONSIBLE FOR PAYING THE 2022 TAXES WHEN THEY BECOME DUE.

GIVEN UNDER MY HAND on this 3rd day of October, A.D. 2022.

Hilario Villa, Constable, Precinct 3
Gillespie County, Texas
