

Justin Lindemann  
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# Colorado County Sheriff's Office

## NOTICE OF SHERIFF'S SALE / REAL PROPERTY

THE STATE OF TEXAS  
COUNTY OF COLORADO

FILED FOR RECORD  
COLORADO COUNTY, TX.  
2025 JAN 15  
A 11:44  
JANOR  
SHERIFF CLERK

NOTICE IS HEREBY GIVEN That by virtue of a certain "Pluries" Writ of Execution issued out of the District Court of Harris County, Texas 189<sup>th</sup>, Judicial District, on the 6<sup>th</sup> day of March, 2023, by the Clerk of said Court of said County, in a certain Cause No. 2022-50410, and whereas, Jane Doe (a/k/a Reyna Germer), recovered a judgement against James Andrew Caraballo, Sr. for the sum of \$4,200.00 for plaintiffs cost of counseling in the past; \$117,000.00 for Plaintiffs cost of counseling in the future; \$500,000.00 for plaintiffs past pain and suffering; \$3,000,000.00 for Plaintiffs future pain and suffering; pre-judgement and post judgement interest at the annual rate of 18%; plus all cost of said suit (as itemized in the attached cost statement, excluding cost due to the County); and whereas, the said judgment is an Original Execution, and placed in my hands for service, I, on the 10<sup>th</sup>, day of January, 2025, did seize certain real estate, situated in Colorado County, Texas, described as the following property, to wit:

**ALL THAT CERTAIN 9.63 ACRE TRACT OF LAND IN THE GABRIEL SNEIDER SURVEY, ABSTRACT NO. 40, COLORADO COUNTY, TEXAS AND BEING THAT SAME TRACT DESCRIBED IN VOL. 507, PAGE 023 AND VOL. 173, PAGE 178, OFFICIAL RECORDS OF COLORADO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES PERTINENT.**

**TOGETHER WITH NON-EXCLUSIVE RIGHT-OF-WAY AND EASEMENT FOR PURPOSES OF INGRESS, EGRESS, AND REGRESS OVER AND ACROSS THAT CERTAIN TRACT OR PARCEL OF LAND AS DESCRIBED IN EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF FOR ALL PURPOSES PERTINENT**

and seized as the property of said James Andrew Caraballo, SR., Defendant, and that on the first Tuesday of February, 2025, the same being the 4<sup>th</sup> day of said month, at the South entrance door of the Courthouse of Colorado County, in the City of Columbus, Texas, at 10:00 A.M., by virtue of said Order of Sale, I will offer for sale and sell at public vendue, for cash, to the highest bidder, all the right, title and interest, in and to said property.

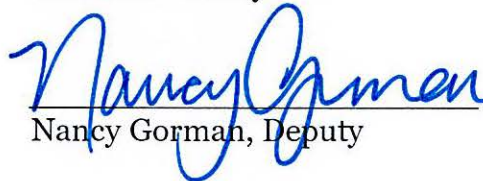
And in compliance with law, I give this notice by publication, in the English language, once a week for three consecutive weeks preceding said day of sale, in ***The Colorado County Citizen***, a newspaper published in Colorado County, Texas.

THE SALE WILL BE HELD AT 10:00 O’CLOCK A.M.

ON THE PROPERTY SOLD, THERE ARE NO WARRANTIES, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, THE IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. YOU BUY THE PROPERTY “AS IS”. BIDDERS ARE FURTHER ADVISED THAT PURCHASE OF THE PROPERTY BEING SOLD AS UNDER EXECUTION MAY NOT EXTINGUISH ANY LIENS OR SECURITY INTEREST ON THE PROPERTY. YOU ARE SIMPLY PURCHASING WHATEVER INTEREST THE DEBTOR HAS IN THE PROPERTY. IF YOU HAVE ANY QUESTIONS YOU NEED TO CONSULT COUNSEL OF YOUR CHOICE.

Witness my hand on this 10<sup>th</sup> day of January, 2025.

Justin Lindemann, Sheriff  
Colorado County

  
Nancy Gorman, Deputy