



Walt Cade Auctions

WaltCadeAuctions.Com

Mail: 305 D K Ellis Rd, Longview, Tx 75602 903-738-7821
Office and Redemption Center: 509 N Fredonia, Longview, Tx 75601
Warehouse: 1611 Pentecost, Kilgore, Tx 75662

Auctioneer Walt Cade - As seen on A&E's Storage Wars Texas
Legal information from the current Goldbook

GETTING READY FOR YOUR STORAGE AUCTION

Send Certified (Or Verified Mail) 30 day Notice of Claim to delinquent tenants, then wait 15 Days. (Overlock the Unit)

After 15 days, you are ready to place your ad. Cut locks, take pics, and prepare inventory list for the newspaper. (Send pics at this time to the auctioneer) Your ad should be published in the Legal / Public Notices section of the newspaper of general circulation in the county where your storage facility is located. Notice of public sale should run twice. After the ad runs, request a copy of the newspaper publisher's affidavit to verify the ad was published, and keep it in your records, for future reference. The ad should run one day in 2 consecutive weeks at least 7 days apart. The sale cannot take place sooner than 16 days after the 1st ad runs. Total should be at least 31 days. Sample ad follows:

Notice of Public Sale

Pursuant to Chapter 59, of the Texas Property Code,
(STORAGE UNIT NAME HERE)

which is located at
(STORAGE UNIT ADDRESS HERE)

will hold a public auction of property being sold to satisfy a landlord's lien. Sale to begin on
(DATE) at (TIME), or when auctioneer arrives from previous stop.

Property will be sold to the highest bidder for cash.
Property in each space may be sold item-by-item, in batches, or by the space. Seller reserves the right to not accept any bid and to withdraw property from sale.

All units contain household items an furniture unless otherwise specified. Property being sold is the contents of the following units:

(TENANT);(ITEMS LIST), (TENANT);(ITEMS LIST),

Auction to be conducted by Colonel Walt Cade, ATS, BAS, CES, TxLic# 16645.

Please call me as soon as possible, so that I can reserve your time, and to build you a bidder crowd. If you will phone me well in advance, I'll attempt to make sure none of my other storage unit customers have a conflicting auction date, and I'll reserve the date just for you and your auction. Email me photos of each unit from the outside, and we will draw an even bigger crowd. Email is WaltCadeAuctions@yahoo.com

