



# Walt Cade Auctions

WaltCadeAuctions.Com

305 D K Ellis Rd, Longview, Tx 75602 Ph-903-738-7821  
Auctioneer Walt Cade - As seen on A&E's Storage Wars Texas  
Legal information from the current Goldbook

## GETTING READY FOR YOUR ONLINE 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:

Sample Ad

### Notice of Public Sale (Online Auctions)

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 immediately, online, at [www.waltcadeauctions.com](http://www.waltcadeauctions.com), and will end (DATE) at (TIME).

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 and furniture unless otherwise specified. Property being sold is the contents of the following units:

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

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

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

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# Online Auction Details

We will start the auction near the 16 day out period, & will end at the advertised time.

We will need:

- 1) Unit Number and description if you like
- 2) Unit size
- 3) As many quality photos as you like, email or text to us
  - a) We recommend you take 1 pic with the unit number, followed by as many pics as you like with different angles, and repeat for the next unit
- 4) **A copy of the signed document “Bidder Pickup Form”, where the bidder has picked up the unit and is satisfied. (This is required for you to get paid)**
- 5) Your postal address for us to pay you

- After you take photos, it would help if you would put a numbered seal on the unit, not a requirement, but it protects you.
- Please do not enter the unit while taking photos, or for any reason.
- Auction will end at the time we set.
- We post auctions at [WaltCadeAuctions.com](http://WaltCadeAuctions.com) – Look for the Online Section
- It is the responsibility of facility management to verify the correct photos are aligned online with the correct unit number & description. Auction company will not be responsible for errors. Report discrepancies immediately!
- Please notify us immediately if any unit gets paid. If you wait, a bidder might could have bid on another unit and bids could be lost.
- We will collect from the winning bidder, and instruct them to contact you within 48 hours of auction close to redeem the unit.
- The successful bidder must have a “PAID” receipt from us upon arrival to retrieve unit, otherwise do not release, no exceptions.
- We will deduct our commission and postal mail you a check for the sale less our commission.
- We do not have a minimum fee for online auctions.
- Be aware we put added effort in this procedure, advertising, promotion, etc., so our commission structure may be slightly higher than live auctions.

**When applicable, we advertise on one or more of the following websites:**

WaltCadeAuctions, Auction Flex , AuctionGuy , AuctionLook, AuctionMethod, AuctionsTx, AuctionZip , Bidopia, Bidspotter.com, Global Auction Guide, Global Auction Solutions, Lands Of America , LuJohns Enterprises Inc., K-BID Online, Inc., Proxibid Wavebid , TXSSA.com, vehicleauctioneers, landlotauctioneer, gunsauctioneer, farmequipmentauctioneers, knivesauctioneer, personalpropertyauctioneer, antiquesauctioneer, realestatepropertyauctioneer, gunsauctioneer, artifactsauctioneer, auctioneerfineart, auctioneerlivestock.

Our Email is [walt@WaltCadeAuctions.com](mailto:walt@WaltCadeAuctions.com) or [taxman14865@sbcglobal.net](mailto:taxman14865@sbcglobal.net)

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