

NOTICE OF SALE

STATE OF TEXAS
LLANO COUNTY

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BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Llano County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on May 4, 2018, seized, levied upon, and will, on the first Tuesday in June, 2018, the same being the 5th day of said month, at 100 W. Sandstone, Llano, TX, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 AM, proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such suit(s) in and to the following described real estate levied upon as the property of said defendants, the same lying and being situated in the County of Llano and the State of Texas, to-wit:

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
1	19119 02/08/18	R000031247 MAY 04, 2018	LLANO COUNTY, ET AL VS. IOLENE SMITH ESTATE	0.790 Acres, more or less, in the J C Ragsdale Abstract #614, in Llano County, Texas.	\$30,280.00	\$10,001.86
2	20002 02/08/18	R000072461 MAY 04, 2018	LLANO COUNTY, ET AL VS. SHANE SAN FILIPPO	Lots 2 and 3, Royal Oaks Estates Subdivision, Unit 7, Llano County, Texas, described in Volume 1535, Page 1656, Official Public Records of Llano County, Texas	\$20,630.00	\$2,169.21
3	20147 02/08/18	R000012831 MAY 04, 2018	LLANO COUNTY, ET AL VS. JAY HITT, ET AL	Lot 60, Hilldale Ranchettes Subdivision, Llano County, Texas, described in Volume 938, Page 25, Official Public Records of Llano County, Texas, together with a 1998, 28 X 72 Fleetwood Manufactured Home, Carriage Hill Model, situated thereon and bearing Label Nos. RAD1136544/5, Serial Nos. TXFLW86A/B00915CG12	\$56,080.00	\$2,871.56
4	20147 02/08/18	R000013016 MAY 04, 2018	LLANO COUNTY, ET AL VS. JAY HITT, ET AL	Lot 61, Hilldale Ranchettes Subdivision, Llano County, Texas, described in Volume 938, Page 25, Official Public Records of Llano County, Texas	\$7,520.00	\$1,486.70
5	20294 01/25/18	R000026360 MAY 04, 2018	LLANO COUNTY, ET AL VS. VICO OF SOUTH FLORIDA, INC., ET AL	Lot 22108, Horseshoe Bay Subdivision, City of Horseshoe Bay, Llano County, Texas, described in Volume 1388, Page 370, Official Public Records of Llano County, Texas	\$1,980.00	\$787.88
6	20340 02/08/18	R000022884 MAY 04, 2018	LLANO COUNTY, ET AL VS. JENNIFER MAE LOUCKS	Lot 13, Royal Oaks Estates Subdivision, Unit 9, including any improvements thereon, Llano County, Texas, described in Volume 1555, Page 178, Official Public Records of Llano County, Texas	\$19,300.00	\$2,039.22

(any volume and page references, unless otherwise indicated, being to the Deed Records, Llano County, Texas, to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said judgment(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the said property, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the judgment(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder, if any, to be applied as the law directs.

Dated at Llano, Texas, May 4, 2018

Sheriff Bill Blackburn
Llano County, Texas

By _____
Deputy

Notes:

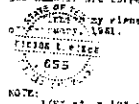
The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against the property plus all costs of suit and sale. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP., attorney for plaintiffs, at (512) 634-3818.

3

SURVEY NO. 400
ANTONIO FLORES
70.08 ACRES

THE STATE OF TEXAS,
COUNTY OF LLANO.

I, Theodor L. Pflanz, a Registered Public Surveyor, do hereby certify that the foregoing map of Hilldale Ranchettes, a subdivision situated in Llano County, Texas, correctly depicts a survey and subdivision made by me on the ground, and all streets, blocks and lots with their dimensions and numbers are correctly shown.



Theodor L. Pflanz
Theodor L. Pflanz
Registered Public Surveyor
No. 655

NOTE: 1/2" x 12" steel bars placed at all corners of lots, blocks and intervening streets.
Utility Easement is granted on all streets and down the lot lines.

THE STATE OF TEXAS,
COUNTY OF LLANO.

That William M. Hoffman, do hereby adopt and accept the map and plat as shown herein as a true and correct representation of a subdivision of 70.08 acres of land, being part of the Antonio Flores Survey No. 400, Abstract No. 214, and being part of that 104.71 acre tract of land that was conveyed to William M. Hoffman by deed of Deane L. Taylor, et al, from let, Deed recorded in the Deed Records of Llano County, Texas, Book 102, page 107, and acknowledging that said plat was made from an actual survey of the ground by the surveyor whose name is endorsed hereon, and being desirous to the end of the public forever, all streets and easements thereon shown and for the purposes and specifications therein expressed as shown on this plat.

Executed this the 27th day of March, 1961.
William M. Hoffman

THE STATE OF TEXAS,
COUNTY OF LLANO.

I, before me, a Notary Public in and for Llano County, Texas, on this day personally appeared William M. Hoffman, known to me to be the person whose name are subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and objects therein expressed and in the capacity therein stated.

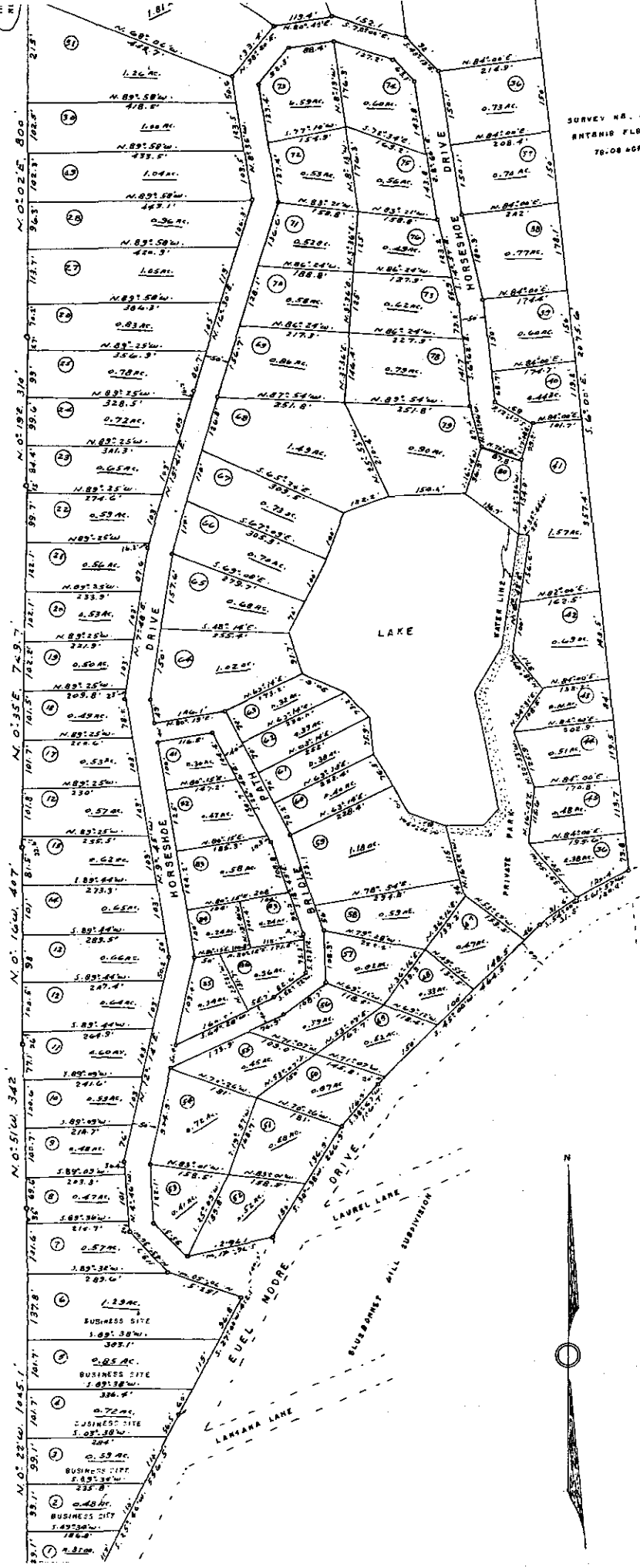
Given under my hand and seal of office, this 27th day of March, 1961.
W. M. Hoffman
Notary Public, Llano County, Texas

THE STATE OF TEXAS,
COUNTY OF LLANO.

The attached plat known as Hilldale Ranchettes, a subdivision situated in Llano County, Texas, after having been duly presented to the Commissioners' Court of Llano County, Texas, and by the said Court duly considered and found to comply with the statute and laws of the State of Texas, and was approved and filed in the Deed Records of Llano County, Texas, to certify whereof, the undersigned, as County Clerk of Llano County, Texas, hereby declare this deed, presented by the said of the County Clerk of Llano County, Texas, this 13th day of March, 1961.

W. M. Hoffman
County Clerk, Llano County, Texas

Witness my hand and seal of office, this the 13th day of March, 1961.
J. A. Mayer
Notary Public, Llano County, Texas

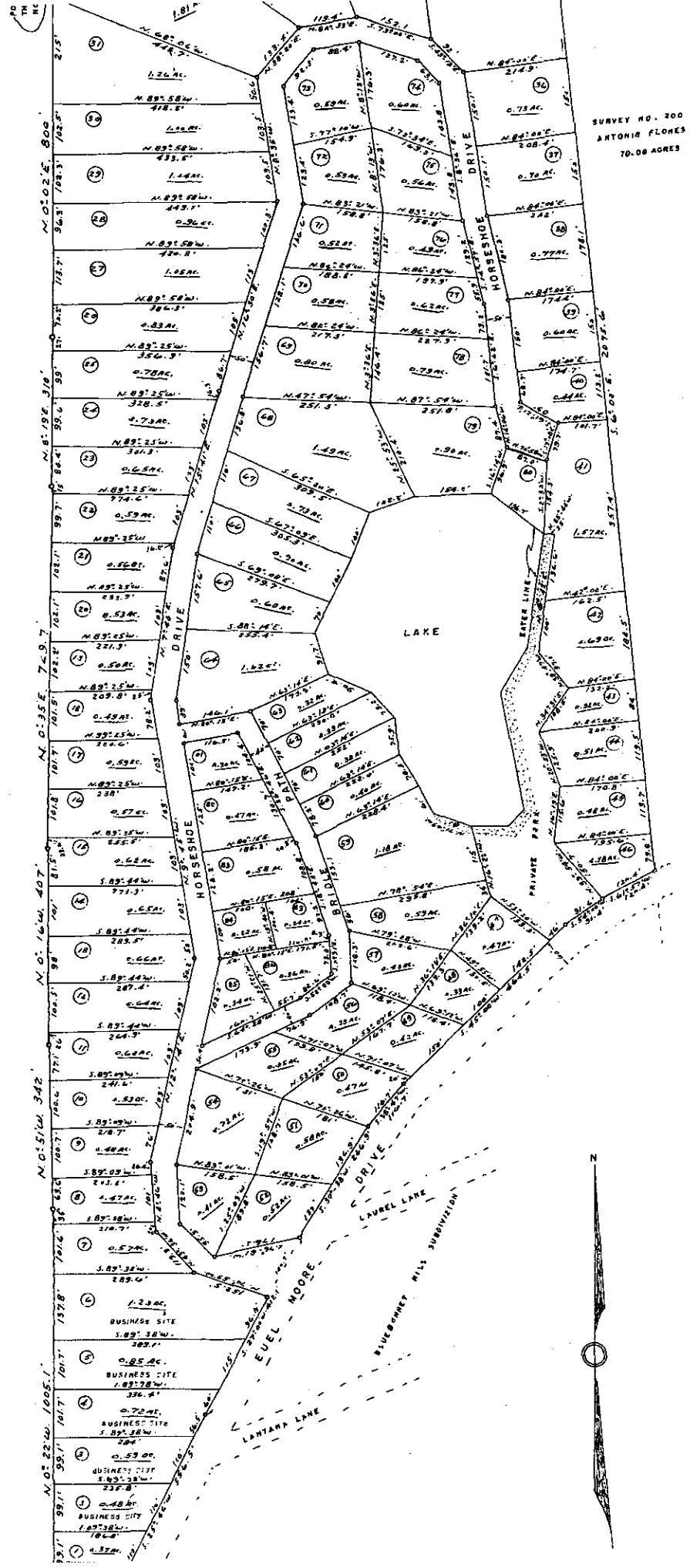


HILDALE RANCHETTES PAGE 99 PAGE 207

A 70.08 ACRE SUBDIVISION, SITUATED IN LLANO COUNTY, TEXAS, BEING PART OF THE ANTONIO FLORES SURVEY NO. 400, ABSTRACT NO. 214.

DEVELOPERS—WILLIAM M. HOFFMAN & FRANK E. HANECKER

#4



SURVEY NO. 200
ANTONIO FLORES
70.08 ACRES

THE STATE OF TEXAS,
COUNTY OF LLANO,
I, Victor L. Nixon, a Registered Public Surveyor, do hereby certify that the foregoing map of Hilldale Ranchettes, a subdivision situated in Llano County, Texas, correctly depicts a survey and subdivision made by me on the ground, and all streets, blocks and lots with their dimensions and bearings are correctly shown.

Witness my hand and official seal at Llano, Texas this 26th day of March, 1961.

Victor L. Nixon
Registered Public Surveyor
No. 10,055

1/4" rd. x 1/4" steel caps placed at all corners of lots, blocks and intervening angles.

Utility Easement is granted on all streets and down the lot lines.

THE STATE OF TEXAS,
COUNTY OF LLANO,
I, William H. Hoffmann, do hereby certify that the foregoing map and plat as shown herein was a true and correct representation of a subdivision of 70.08 acres of land, being part of the Antonio Flores Survey No. 400, Abstract No. 214, and being part of that 104.11 acre tract of land that was conveyed to William H. Hoffmann by deed of record in Vol. 47, page 102, Deed Records of Llano County, Texas. Such subdivision to be known as Hilldale Ranchettes, and acknowledge that said plot was taken from an original survey of the ground by the surveyor whose name is endorsed hereon, and hereby declare to the use of the public, that all streets and easements shown above and for the purposes and consideration therein expressed as shown on said plat.

Executed this the 26th day of March, 1961.

William H. Hoffmann

THE STATE OF TEXAS,
COUNTY OF LLANO,
I, Robert M. Kistner, a Notary Public in and for Llano County, Texas, do hereby certify that the foregoing map and plat as shown herein was a true and correct representation of a subdivision of 70.08 acres of land, being part of the Antonio Flores Survey No. 400, Abstract No. 214, and being part of that 104.11 acre tract of land that was conveyed to William H. Hoffmann by deed of record in Vol. 47, page 102, Deed Records of Llano County, Texas. Such subdivision to be known as Hilldale Ranchettes, and acknowledge that said plot was taken from an original survey of the ground by the surveyor whose name is endorsed hereon, and hereby declare to the use of the public, that all streets and easements shown above and for the purposes and consideration therein expressed as shown on said plat.

Witness my hand and seal of office, this 24th day of March, 1961.

Robert M. Kistner
Notary Public, Llano County, Texas

THE STATE OF TEXAS,
COUNTY OF LLANO,
I, the undersigned, do hereby certify that the foregoing map and plat as shown herein was a true and correct representation of a subdivision of 70.08 acres of land, being part of the Antonio Flores Survey No. 400, Abstract No. 214, and being part of that 104.11 acre tract of land that was conveyed to William H. Hoffmann by deed of record in Vol. 47, page 102, Deed Records of Llano County, Texas. Such subdivision to be known as Hilldale Ranchettes, and acknowledge that said plot was taken from an original survey of the ground by the surveyor whose name is endorsed hereon, and hereby declare to the use of the public, that all streets and easements shown above and for the purposes and consideration therein expressed as shown on said plat.

Witness my hand and seal of office, this 13th day of March, 1961.

J. A. Mayer
County Clerk, Llano County, Texas

THE STATE OF TEXAS,
COUNTY OF LLANO,
I, the undersigned, do hereby certify that the foregoing map and plat as shown herein was a true and correct representation of a subdivision of 70.08 acres of land, being part of the Antonio Flores Survey No. 400, Abstract No. 214, and being part of that 104.11 acre tract of land that was conveyed to William H. Hoffmann by deed of record in Vol. 47, page 102, Deed Records of Llano County, Texas. Such subdivision to be known as Hilldale Ranchettes, and acknowledge that said plot was taken from an original survey of the ground by the surveyor whose name is endorsed hereon, and hereby declare to the use of the public, that all streets and easements shown above and for the purposes and consideration therein expressed as shown on said plat.

Witness my hand and seal of office, this 13th day of March, 1961.

J. A. Mayer
County Clerk, Llano County, Texas

HILDALE RANCHETTES VOL. 99 PAGE 289

A 70.08 ACRE SUBDIVISION, SITUATED IN LLANO COUNTY, TEXAS, BEING PART OF THE ANTONIO FLORES SURVEY NO. 400, ABSTRACT NO. 214.

DEVELOPERS - WILLIAM H. HOFFMANN & FRANK E. HAECHER

