

NOTICE OF SALE

STATE OF TEXAS  
LLANO COUNTY

§  
§  
§

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 September 7, 2018, seized, levied upon, and will, on the first Tuesday in October, 2018, the same being the 2nd 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	18474 04/03/18	R000036272 SEPTEMBER 07, 2018	LLANO COUNTY, ET AL VS. JESSE G. NAPOLEZ, ET AL	The South 10 Feet of Lot 152, Block 38 (Tract 1) and North Portion of Lot 153, Block 38 (Tract 2), Old Town of Llano, including any improvements thereon, Llano County, Texas, according to deed recorded in Volume 809, Page 305, Official Public Records, Llano County, Texas	\$16,650.00	\$5,205.47
2	19922 07/27/17	R000036802 SEPTEMBER 07, 2018	LLANO COUNTY, ET AL VS. ALEXEI ARCHINOV, ET AL	Part of Lot 44069, Horseshoe Bay Subdivision, The Village of Horseshoe Bay, Llano County, Texas, described in Volume 1379, Page 170, Official Public Records of Llano County, Texas.	\$14,130.00	\$4,118.43
3	20042 05/24/18	R000022077 SEPTEMBER 07, 2018	LLANO COUNTY, ET AL VS. SHIRLEY ANN STAATS, ET AL	Lot 192 and 193, Sandy Harbor Subdivision, Section Four, Llano County, Texas, described in Volume 265, Page 532; and Volume 265, Page 535, Deed Records of Llano County, Texas	\$4,500.00	\$1,322.98
4	20042 05/24/18	R000021524 SEPTEMBER 07, 2018	LLANO COUNTY, ET AL VS. SHIRLEY ANN STAATS, ET AL	Lot 152 and 153, Sandy Harbor Subdivision, Section Four, Llano County, Texas, described in Volume 265, Page 532; and Volume 265, Page 535, Deed Records of Llano County, Texas	\$5,100.00	\$1,509.93

(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.

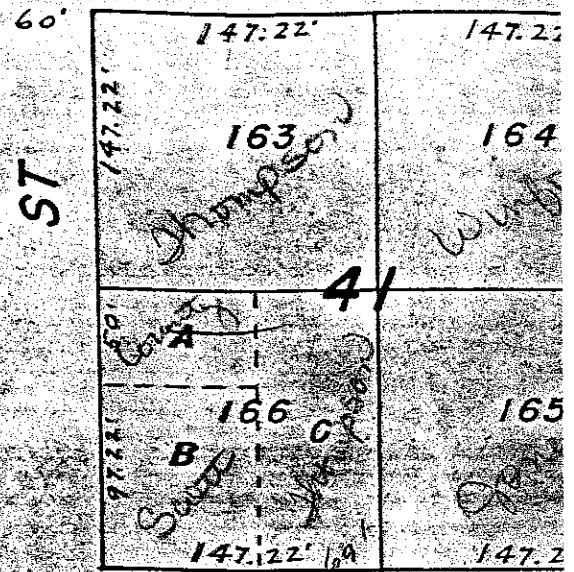
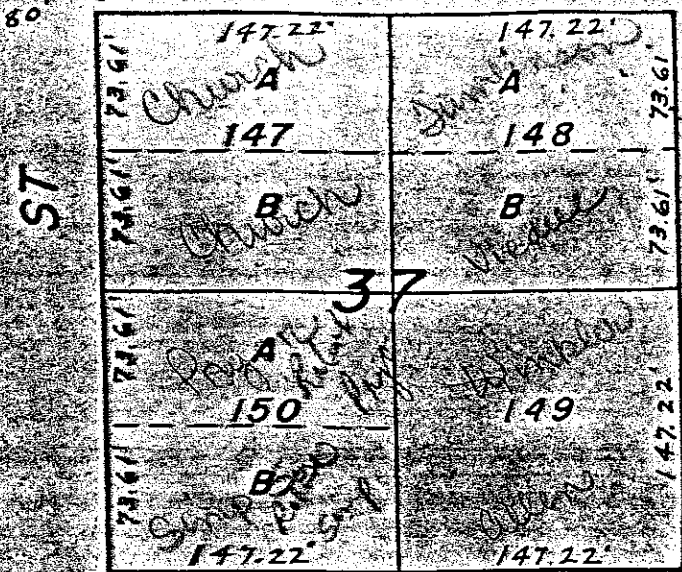
Dated at Llano, Texas, September 7, 2018

\_\_\_\_\_  
Sheriff Bill Blackburn  
Llano County, Texas

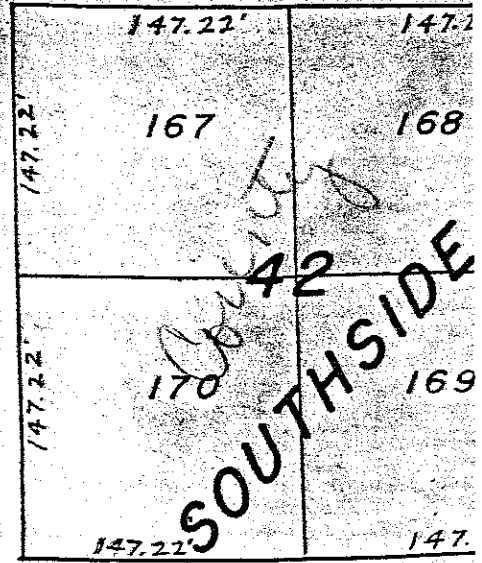
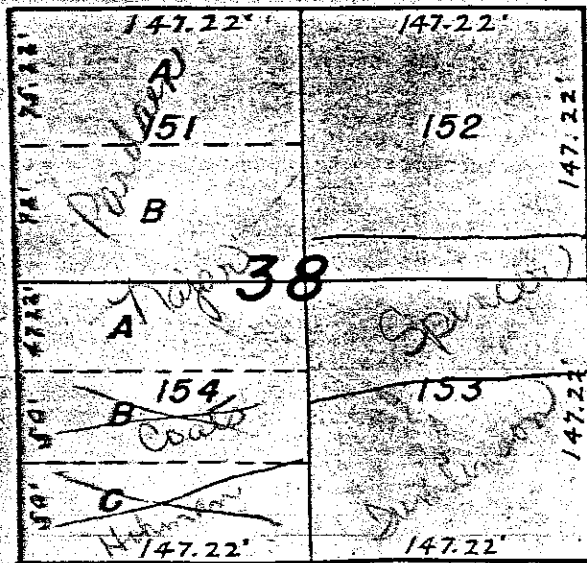
By \_\_\_\_\_  
Deputy

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) 564-1816.

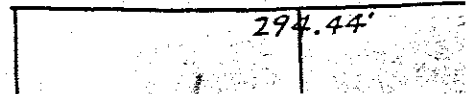
GREEN



COLLEGE



CC OLLIE



SOUTHSIDE

Tract 2

STATE OF TEXAS:  
COUNTY OF LLANO:

KNOW ALL MEN BY THESE PRESENTS: That HORSESHOE BAY DEVELOPMENT COMPANY, INC., a corporation organized and existing under the laws of the State of Texas, acting herein by and through its duly authorized President, Leo A. Shover, Jr., does hereby join with Horzeahoe Bay Highlands, Ltd., a limited liability partnership, acting as the attached plat of HORSESHOE BAY, PLAT NO. 44,4, out of the John Darlin Survey No. 4, and being out of that certain tract of land described in a deed to Horzeahoe Bay Highlands, Ltd., recorded in Volume 287, Page 453 of the Llano County Deed Records, Llano County, Texas, and does hereby dedicate the streets and easements to the use of the public.

IN WITNESS WHEREOF, the said HORSESHOE BAY DEVELOPMENT COMPANY, INC., aforesaid, has caused the necessary to be signed by Leo A. Shover, Jr., its said President and 2nd vice president, on this 27th day of October, 1984.

*Leo A. Shover, Jr.*  
Leo A. Shover, Jr., President

*Robert Talbot*  
Robert Talbot, Secretary

STATE OF TEXAS:  
COUNTY OF LLANO:

I, R. A. Nassemer, County Clerk of Llano County, Texas, do hereby certify that the foregoing instrument with its correct copies has been filed for record in the public records of Llano County, Texas, on this 27th day of October, 1984, at 10:00 o'clock A.M. in Volume 287, Page 451 of the Deed Records of Llano County, Texas.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 27th day of October, 1984.

*R. A. Nassemer*  
R. A. Nassemer, County Clerk, Llano County, Texas

The attached plat of a portion of the John H. Darlin Survey No. 4 and being out of that certain tract of land described in a deed to Horzeahoe Bay Highlands, Ltd., recorded in Volume 287, Page 451 of the Llano County Deed Records, Llano County, Texas, known as HORSESHOE BAY, PLAT NO. 44,4 was found to comply with the Statutes and laws of the State of Texas and was approved for filing thereof in the Public Records of Llano County, Texas.

TO CERTIFY WHICH, the undersigned as County Judge of Llano County, Texas, this 27th day at 10:00 A.M., 1984.

*H. R. Williams*  
H. R. Williams, County Judge of Llano County, Texas

STATE OF TEXAS:  
COUNTY OF LLANO:

I, R. A. Nassemer, County Clerk of Llano County, Texas, do hereby certify that the foregoing instrument with its correct copies has been filed for record in the public records of Llano County, Texas, on this 27th day of October, 1984, at 10:00 o'clock A.M. in Volume 287, Page 451 of the Deed Records of Llano County, Texas.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 27th day of October, 1984.

*R. A. Nassemer*  
R. A. Nassemer, County Clerk, Llano County, Texas

STATE OF TEXAS:  
COUNTY OF LLANO:

I, Donald Shoverman, a Registered Public Surveyor in the State of Texas, do hereby certify that this plat of HORSESHOE BAY PLAT NO. 44,4 was prepared from an actual survey made on the ground by me or my assistants and that said plat is a true and correct representation of same as I located its component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL, this 27th day of October, 1984.

*Donald Shoverman*  
Donald Shoverman, Registered Public Surveyor No. 1817

STATE OF TEXAS:  
COUNTY OF BURBLET:

KNOW ALL MEN BY THESE PRESENTS: That Horzeahoe Bay Highlands, Ltd., limited partnership, acting herein by and through its duly authorized President, Fred E. Dastize, Attorney-in-Factor for Horzeahoe Bay Highlands, Ltd., and being out of that certain tract of land described in a deed from Horzeahoe Bay Development Company, Inc., to Horzeahoe Bay Highlands, Ltd., recorded in Volume 279, Page 519 of the Llano County Deed Records, Llano County, Texas, and does hereby dedicate the streets and easements as shown hereon to the use of the public.

IN WITNESS WHEREOF, the said Horzeahoe Bay Highlands, Ltd., aforesaid, has caused this plat to be signed by Leo A. Shover, Jr., its said President and 2nd vice president, on this 27th day of October, 1984.

*Leo A. Shover, Jr.*  
Leo A. Shover, Jr., President

*Robert Talbot*  
Robert Talbot, Secretary

STATE OF TEXAS:  
COUNTY OF BURBLET:

I, Fred E. Dastize, Attorney-in-Factor for Horzeahoe Bay Highlands, Ltd., do hereby certify that the foregoing instrument with its correct copies has been filed for record in the public records of Llano County, Texas, on this 27th day of October, 1984, at 10:00 o'clock A.M. in Volume 287, Page 451 of the Deed Records of Llano County, Texas.

WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 27th day of October, 1984.

*Fred E. Dastize*  
Fred E. Dastize, Attorney-in-Factor

STATE OF TEXAS:  
COUNTY OF BURBLET:

I, Donald Shoverman, a Registered Public Surveyor in the State of Texas, do hereby certify that this plat of HORSESHOE BAY PLAT NO. 44,4 was prepared from an actual survey made on the ground by me or my assistants and that said plat is a true and correct representation of same as I located its component parts on the ground.

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Donald Shoverman, Registered Public Surveyor No. 1817

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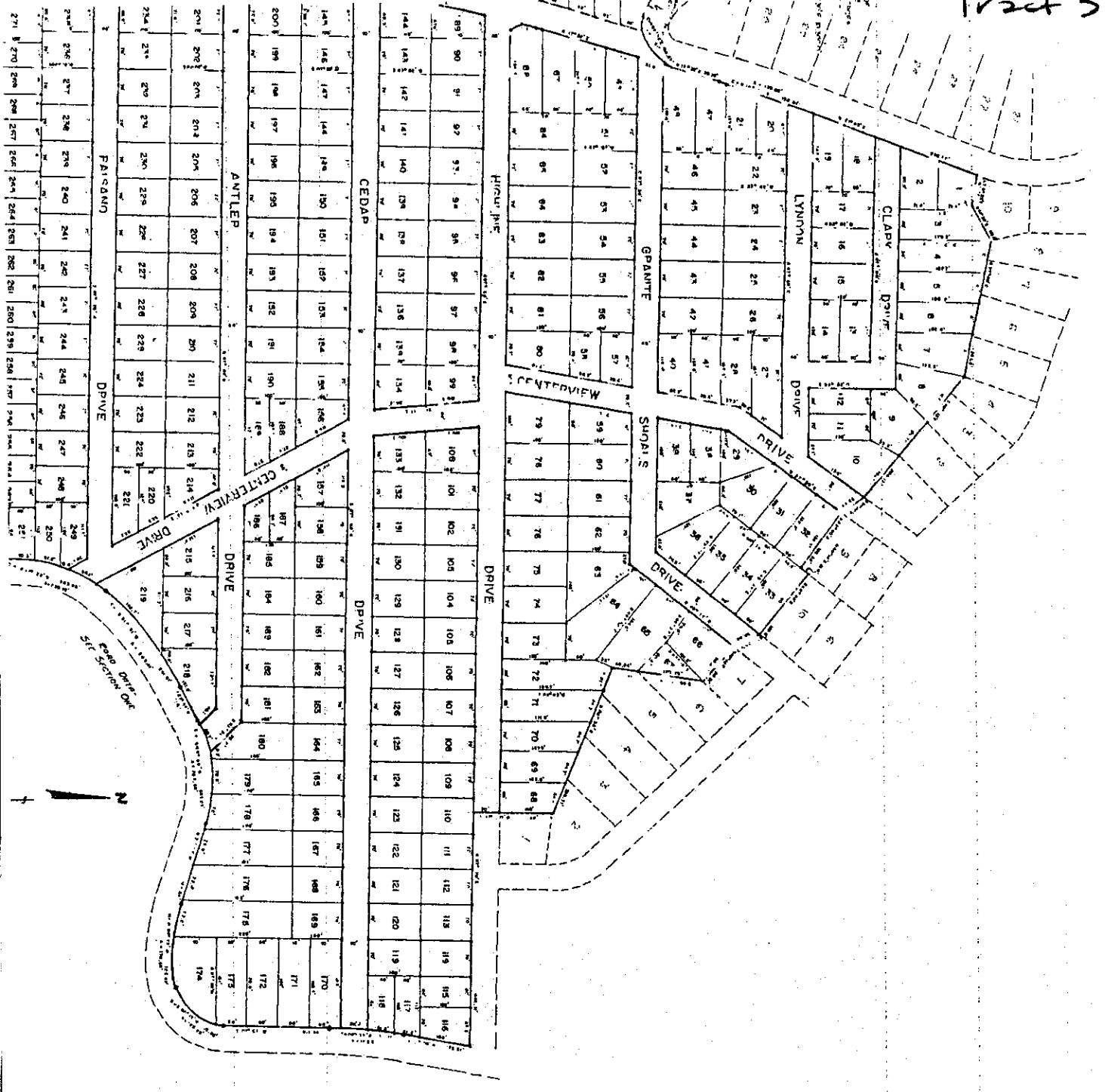
WITNESS MY HAND AND OFFICIAL SEAL, this 27th day of October, 1984.

*Donald Shoverman*  
Donald Shoverman, Registered Public Surveyor No. 1817



NO.	WIDTH	LENGTH	AREA	FRONT	REAR	DEPTH	PERCENT
1	79'	16'	1256	83.61	116.70	89.70	104.37%
2	14'	92'	1288	101.20	124.00	104.34%	
3	14'	92'	1288	101.20	124.00	104.34%	
4	14'	92'	1288	101.20	124.00	104.34%	
5	14'	92'	1288	101.20	124.00	104.34%	
6	14'	92'	1288	101.20	124.00	104.34%	
7	14'	92'	1288	101.20	124.00	104.34%	
8	14'	92'	1288	101.20	124.00	104.34%	
9	14'	92'	1288	101.20	124.00	104.34%	
10	14'	92'	1288	101.20	124.00	104.34%	
11	14'	92'	1288	101.20	124.00	104.34%	
12	14'	92'	1288	101.20	124.00	104.34%	
13	14'	92'	1288	101.20	124.00	104.34%	
14	14'	92'	1288	101.20	124.00	104.34%	
15	14'	92'	1288	101.20	124.00	104.34%	
16	14'	92'	1288	101.20	124.00	104.34%	
17	14'	92'	1288	101.20	124.00	104.34%	
18	14'	92'	1288	101.20	124.00	104.34%	
19	14'	92'	1288	101.20	124.00	104.34%	
20	14'	92'	1288	101.20	124.00	104.34%	
21	14'	92'	1288	101.20	124.00	104.34%	
22	14'	92'	1288	101.20	124.00	104.34%	
23	14'	92'	1288	101.20	124.00	104.34%	
24	14'	92'	1288	101.20	124.00	104.34%	
25	14'	92'	1288	101.20	124.00	104.34%	
26	14'	92'	1288	101.20	124.00	104.34%	
27	14'	92'	1288	101.20	124.00	104.34%	
28	14'	92'	1288	101.20	124.00	104.34%	
29	14'	92'	1288	101.20	124.00	104.34%	
30	14'	92'	1288	101.20	124.00	104.34%	
31	14'	92'	1288	101.20	124.00	104.34%	
32	14'	92'	1288	101.20	124.00	104.34%	
33	14'	92'	1288	101.20	124.00	104.34%	
34	14'	92'	1288	101.20	124.00	104.34%	
35	14'	92'	1288	101.20	124.00	104.34%	
36	14'	92'	1288	101.20	124.00	104.34%	
37	14'	92'	1288	101.20	124.00	104.34%	
38	14'	92'	1288	101.20	124.00	104.34%	
39	14'	92'	1288	101.20	124.00	104.34%	
40	14'	92'	1288	101.20	124.00	104.34%	
41	14'	92'	1288	101.20	124.00	104.34%	
42	14'	92'	1288	101.20	124.00	104.34%	
43	14'	92'	1288	101.20	124.00	104.34%	
44	14'	92'	1288	101.20	124.00	104.34%	
45	14'	92'	1288	101.20	124.00	104.34%	
46	14'	92'	1288	101.20	124.00	104.34%	
47	14'	92'	1288	101.20	124.00	104.34%	
48	14'	92'	1288	101.20	124.00	104.34%	
49	14'	92'	1288	101.20	124.00	104.34%	
50	14'	92'	1288	101.20	124.00	104.34%	
51	14'	92'	1288	101.20	124.00	104.34%	
52	14'	92'	1288	101.20	124.00	104.34%	
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54	14'	92'	1288	101.20	124.00	104.34%	
55	14'	92'	1288	101.20	124.00	104.34%	
56	14'	92'	1288	101.20	124.00	104.34%	
57	14'	92'	1288	101.20	124.00	104.34%	
58	14'	92'	1288	101.20	124.00	104.34%	
59	14'	92'	1288	101.20	124.00	104.34%	
60	14'	92'	1288	101.20	124.00	104.34%	
61	14'	92'	1288	101.20	124.00	104.34%	
62	14'	92'	1288	101.20	124.00	104.34%	
63	14'	92'	1288	101.20	124.00	104.34%	
64	14'	92'	1288	101.20	124.00	104.34%	
65	14'	92'	1288	101.20	124.00	104.34%	
66	14'	92'	1288	101.20	124.00	104.34%	
67	14'	92'	1288	101.20	124.00	104.34%	
68	14'	92'	1288	101.20	124.00	104.34%	
69	14'	92'	1288	101.20	124.00	104.34%	
70	14'	92'	1288	101.20	124.00	104.34%	
71	14'	92'	1288	101.20	124.00	104.34%	
72	14'	92'	1288	101.20	124.00	104.34%	
73	14'	92'	1288	101.20	124.00	104.34%	
74	14'	92'	1288	101.20	124.00	104.34%	
75	14'	92'	1288	101.20	124.00	104.34%	
76	14'	92'	1288	101.20	124.00	104.34%	
77	14'	92'	1288	101.20	124.00	104.34%	
78	14'	92'	1288	101.20	124.00	104.34%	
79	14'	92'	1288	101.20	124.00	104.34%	
80	14'	92'	1288	101.20	124.00	104.34%	
81	14'	92'	1288	101.20	124.00	104.34%	
82	14'	92'	1288	101.20	124.00	104.34%	
83	14'	92'	1288	101.20	124.00	104.34%	
84	14'	92'	1288	101.20	124.00	104.34%	
85	14'	92'	1288	101.20	124.00	104.34%	
86	14'	92'	1288	101.20	124.00	104.34%	
87	14'	92'	1288	101.20	124.00	104.34%	
88	14'	92'	1288	101.20	124.00	104.34%	
89	14'	92'	1288	101.20	124.00	104.34%	
90	14'	92'	1288	101.20	124.00	104.34%	
91	14'	92'	1288	101.20	124.00	104.34%	
92	14'	92'	1288	101.20	124.00	104.34%	
93	14'	92'	1288	101.20	124.00	104.34%	
94	14'	92'	1288	101.20	124.00	104.34%	
95	14'	92'	1288	101.20	124.00	104.34%	
96	14'	92'	1288	101.20	124.00	104.34%	
97	14'	92'	1288	101.20	124.00	104.34%	
98	14'	92'	1288	101.20	124.00	104.34%	
99	14'	92'	1288	101.20	124.00	104.34%	
100	14'	92'	1288	101.20	124.00	104.34%	

HORSESHOE BAY DEVELOPMENT COMPANY, INC.  
PLAT NO. 44,4  
27,446 ACRES  
JOHN DARLIN SURVEY  
COMBINING OF DEEDS  
23,196 ACRES & PART OF LLANO  
4,232 ACRES & OUT OF BURNE



STATE OF TEXAS  
 COUNTY OF DALLAS  
 CITY OF DALLAS  
 COUNTY OF DALLAS



Witness my hand and seal of said Court on this 1st day of September, 1904.

*[Signature]*

THE STATE OF TEXAS  
 COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County of Dallas, Texas, personally appeared *[Name]*, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

I have given my hand and seal of office this 1st day of September, 1904.

*[Signature]*

Witness my hand and seal of said Court on this 1st day of September, 1904.

*[Signature]*

THE STATE OF TEXAS  
 COUNTY OF DALLAS

Before me, the undersigned, a Notary Public in and for said County of Dallas, Texas, personally appeared *[Name]*, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same for the purposes and consideration therein expressed.

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*[Signature]*

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 COUNTY OF DALLAS

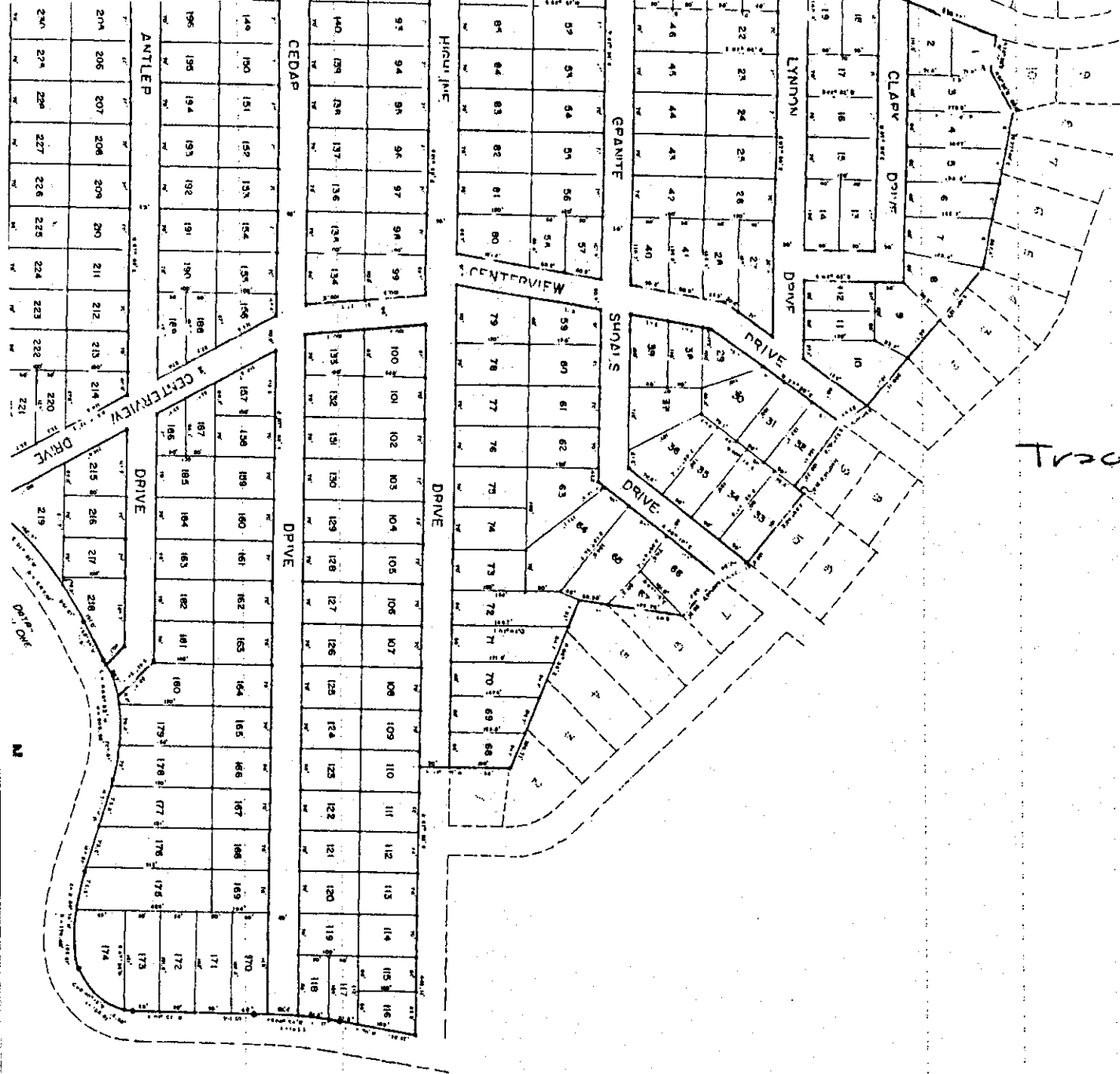
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*[Signature]*

PLAT FOR RECORD OF THE...  
 RECORDS IN VOLUME...  
 AT DALLAS, TEXAS, THIS...  
*[Signature]*

Tract 4



STATE OF TEXAS  
 COUNTY OF LINDSEY  
 I, J. A. GIBB, Notary Public for the State of Texas, do hereby certify that the within and foregoing plat of the same was duly recorded in the Public Records of this County, Texas, on the 11th day of September, 1964, at 10:15 a.m. and that the same is a true and correct copy of the original as the same appears in the Public Records of this County, Texas.  
 WITNESS MY HAND AND SEAL THIS 11th DAY OF SEPTEMBER, 1964.



Notary Public, J. A. Gibb, 215 North 10th Street, Dallas, Texas, do hereby certify that the within and foregoing plat of the same was duly recorded in the Public Records of this County, Texas, on the 11th day of September, 1964, at 10:15 a.m. and that the same is a true and correct copy of the original as the same appears in the Public Records of this County, Texas.  
 WITNESS MY HAND AND SEAL THIS 11th DAY OF SEPTEMBER, 1964.

THE STATE OF TEXAS  
 COUNTY OF LINCOLN  
 I, H. H. GALT, Notary Public for the State of Texas, do hereby certify that the within and foregoing plat of the same was duly recorded in the Public Records of this County, Texas, on the 11th day of September, 1964, at 10:15 a.m. and that the same is a true and correct copy of the original as the same appears in the Public Records of this County, Texas.  
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STATE OF TEXAS

COUNTY OF LLANO

**TAX SALE RULES**

Tax Sale auctions are held in order to sell property that has been judicially foreclosed upon for nonpayment of property taxes. These sales are conducted at the designated location as determined by the Llano County Commissioners. As required by Texas statute, they are held on the first Tuesday of the given month and are published in the local newspaper also as required by statute. The following rules govern the auction.

- 1) Each Tax Sale is being held pursuant to section 34.01 of the Texas Property Tax Code and those laws govern.
- 2) All property included in the sale is being sold **AS IS – WHERE IS**.
- 3) All property is being sold **Without Warranty** and successful bidders are not entitled to their money back.
- 4) All property is being sold subject to redemption rights as set out in section 34.21 of the Texas Property Tax Code.
- 5) Bidders should satisfy themselves as to the location and condition of the property **PRIOR** to bidding. Neither the Llano County Tax Office, the Llano Central Appraisal District (“CAD”) or the law firm hired by the County are responsible for providing prospective bidders access to the property or evicting tenants.
- 6) Bidders should satisfy themselves as to the status of the Title of the property **PRIOR** to bidding. Bidders should consult their own attorney or title company concerning the status of the title of the property **BEFORE** bidding. Neither the tax office, the CAD nor the law firm hired by the County can advise bidders or give bidders legal opinions as to the status of the title of the property.
- 7) Bidders are entitled to review all public documents associated with the property in question including any appraisal information normally available at the CAD and the underlying judgment on file at the offices of the Llano County District Clerk.
- 8) Certain properties located within the City of Horseshoe Bay MAY have additional amounts due on them for various City liens and Maintenance Fund fees. It is the bidder’s responsibility to verify this PRIOR to bidding.

My name is \_\_\_\_\_ and I acknowledge that on the \_\_\_\_\_ day of \_\_\_\_\_, 2018, I have read and that I understand the Tax Sale Rules as set out above.

\_\_\_\_\_  
*Signature*

Phone: \_\_\_\_\_

Email address: \_\_\_\_\_