

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 August 2, 2018, seized, levied upon, and will, on the first Tuesday in September, 2018, the same being the 4th day of said month, at the South Door of the Courthouse 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	20161 05/24/18	R000024724 AUGUST 02, 2018	LLANO COUNTY, ET AL VS. TONY SIELI, ET AL	Lot 14055, Horseshoe Bay Subdivision, City of Horseshoe Bay, Llano County, Texas, described in Volume 1529, Page 2073, Official Public Records of Llano County, Texas	\$2,700.00	\$673.08
2	20161 05/24/18	R000025325 AUGUST 02, 2018	LLANO COUNTY, ET AL VS. TONY SIELI, ET AL	Lot 14125, Horseshoe Bay Subdivision, City of Horseshoe Bay, Llano County, Texas, described in Volume 1529, Page 2073, Official Public Records of Llano County, Texas	\$1,170.00	\$555.67
3	20161 05/24/18	R000024586 AUGUST 02, 2018	LLANO COUNTY, ET AL VS. TONY SIELI, ET AL	Lot 14036, Horseshoe Bay Subdivision, City of Horseshoe Bay, Llano County, Texas, described in Volume 1529, Page 2073, Official Public Records of Llano County, Texas	\$1,800.00	\$588.21
4	20161 05/24/18	R000024738 AUGUST 02, 2018	LLANO COUNTY, ET AL VS. TONY SIELI, ET AL	Lot 14057, Horseshoe Bay Subdivision, City of Horseshoe Bay, Llano County, Texas, described in Volume 1529, Page 2073, Official Public Records of Llano County, Texas	\$1,800.00	\$537.08
5	20161 05/24/18	R000024788 AUGUST 02, 2018	LLANO COUNTY, ET AL VS. TONY SIELI, ET AL	Lot 14063, Horseshoe Bay Subdivision, City of Horseshoe Bay, Llano County, Texas, described in Volume 1529, Page 2073, Official Public Records of Llano County, Texas	\$1,780.00	\$546.32
6	20356 05/24/18	R000024152 AUGUST 02, 2018	LLANO COUNTY, ET AL VS. GARY J. LENZO, ET AL	Lot 27114, Horseshoe Bay Subdivision, Llano County, Texas, according to the plat thereof, recorded in Volume 2, Page 80 and 81, Plat Records of Llano County, Texas	\$1,520.00	\$1,132.34

(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, August 2, 2018

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Sheriff Bill Blackburn

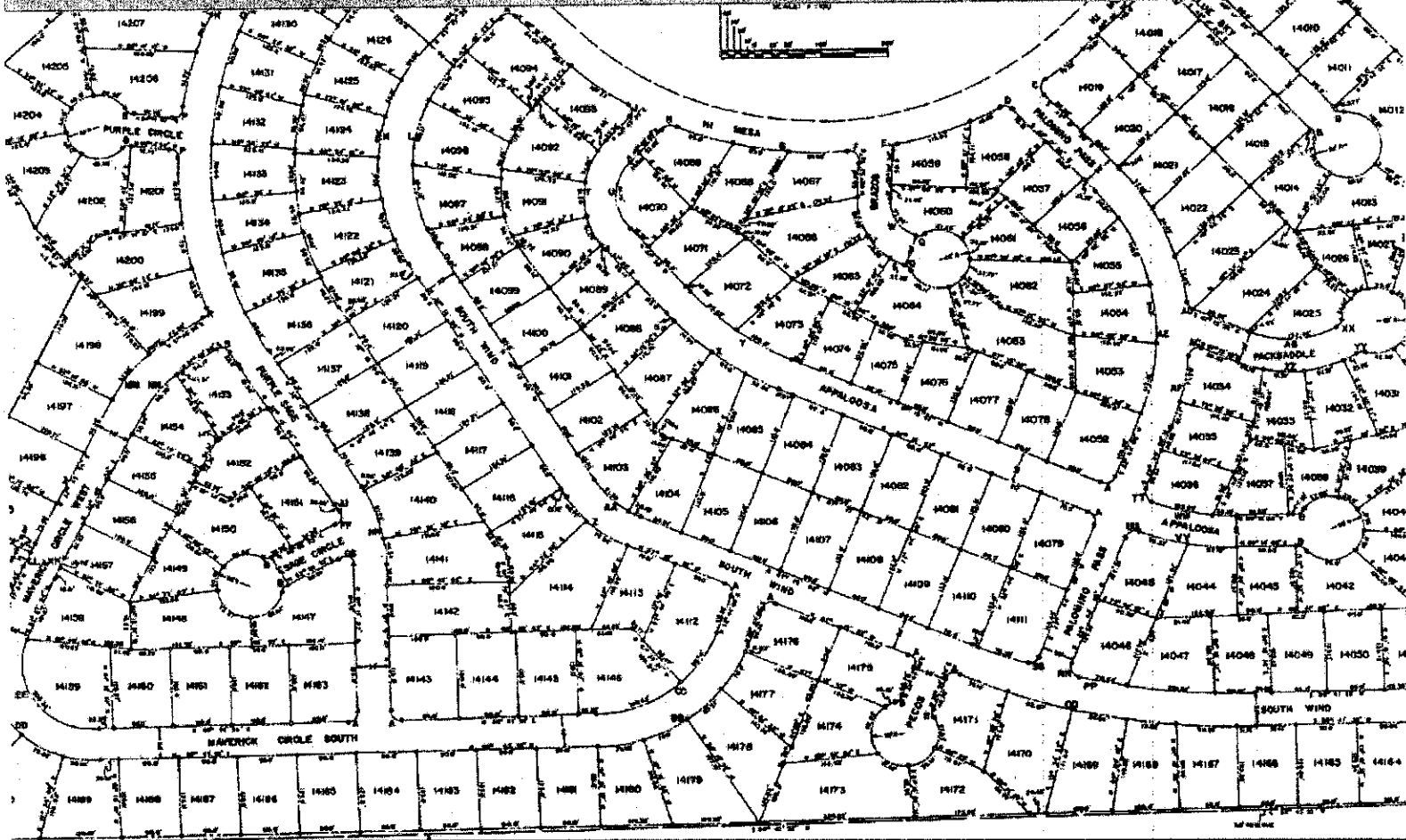
Llano County, Texas

By \_\_\_\_\_

Deputy

**Notes:**

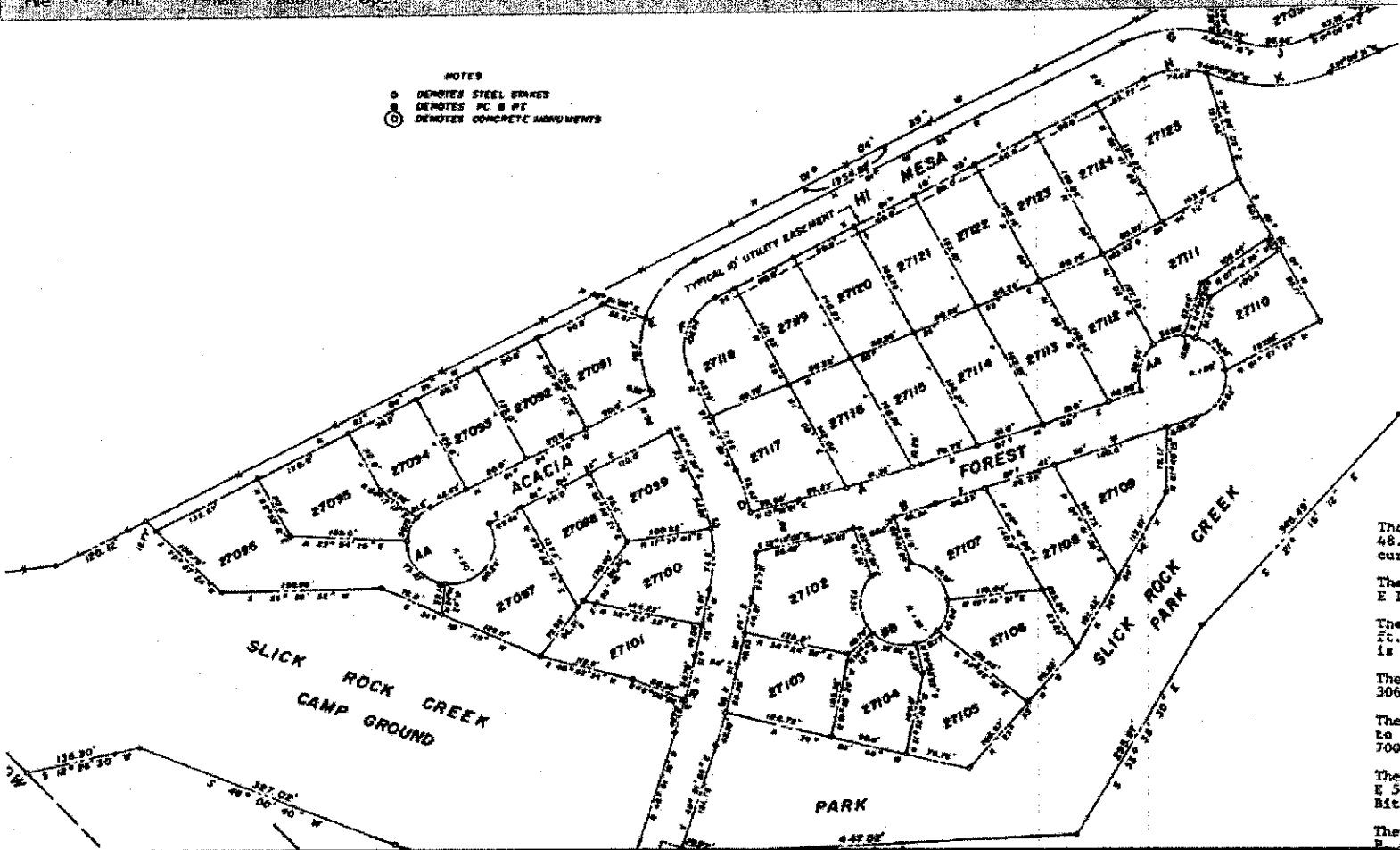
The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against 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



Windows taskbar area showing the search bar with the text "Type here to search" and the system tray on the right displaying the time "3:42 PM" and date "7/20/2018".

- #1 R24724, Lot 14055
- #2 R 25325, Lot 14125
- #3 R 24586, Lot 14036
- #4 R24738, Lot 14057
- #5 R24788, Lot 14063

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Windows taskbar and search bar area. Includes a search box with the text "Type here to search" and a system tray on the right showing the date and time: "3:45 PM 7/20/2013".

#6 R27114 - Lot 27114

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: \_\_\_\_\_