

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 March 2, 2020, seized, levied upon, and will, on the first Tuesday in April, 2020, the same being the 7th 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	20422 07/25/19	R000017608 MARCH 02, 2020	LLANO COUNTY, ET AL VS. CHARLIE F. POSPISIL, JR., ET AL	Lots 624, Royal Oaks Estates Subdivision, Unit 6, Llano County, Texas, including any improvements thereon, described in Volume 305, Page 894, Deed Records of Llano County, Texas	\$17,270.00	\$2,378.64
2	20422 07/25/19	R000017627 MARCH 02, 2020	LLANO COUNTY, ET AL VS. CHARLIE F. POSPISIL, JR., ET AL	Lots 625, Royal Oaks Estates Subdivision, Unit 6, Llano County, Texas, described in Volume 310, Page 70, Deed Records of Llano County, Texas	\$4,940.00	\$1,132.29
3	20759 07/25/19	R000034216 MARCH 02, 2020	LLANO COUNTY, ET AL VS. NANCY WAMSLEY	0.234 acre, more or less, J. C. Ragsdale Survey No. 219, A- 614, including any improvements thereon, Llano County, Texas, described in Volume 1560, Page 4055, Official Public Records of Llano County, Texas	\$128,300.00	\$8,897.29
4	20810 08/22/19	R000006263 MARCH 02, 2020	LLANO COUNTY, ET AL VS. ROBERT TRACY BERG, ET AL	Lots 8 and 10, Mountain View Ranchettes Subdivision, including any improvements thereon, Llano County, Texas, described in plat of record in Volume 1, Page 78, Plat Records of Llano County, Texas	\$32,840.00	\$2,975.71
5	20863 07/25/19	R000051357 MARCH 02, 2020	LLANO COUNTY, ET AL VS. TONY LOEL HARDEN	The North 40 feet of Lots 15 and 16, Llano Improvement and Furnace Company's Addition, City of Llano, Llano County, Texas, described in Volume 1091, Page 826, Official Public Records of Llano County, Texas.	\$34,170.00	\$2,407.44

(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, March 2, 2020

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

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

**Notes:**

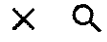
The Minimum Bid is the lesser of the amount awarded in the judgment plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the judgments against 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) 634-3701.



E Wallace



Search Here: 34216



55503

Show search results for 342...

30486



19719

Hickory St



19720

34216



33326

24473

36108



19718



E Brown St

31631

37410

5135

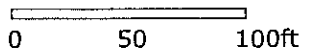
74048

38094

37314

Peach St

30°44'45"N 98°40'14"W



# COUNTY OF LLANO MOUNTAIN VIEW RANCHETTES

SECTION—ONE

JUNE-1968

STATE OF TEXAS  
COUNTY OF LLANO  
JUNE 4, 1968

FIELD NOTES OF THE PERIMETER OF "MOUNTAIN VIEW RANCHETTES" SECTION ONE,  
BEING A SUB DIVISION OF 126 ACRES OUT OF AND PART OF THE PACIFICA BUSTAMENTE SURVEY NO. 401,  
ARST. NO. 30 IN LLANO COUNTY, TEXAS IN THE VICINITY OF THE TOWN OF KINGSLAND AND BEING PART OF  
THAT LANDS CONVEYED BY FRANK REIDER AND F.D. GLASS JR. TO GALAXIE LAND CORPORATION, OF RECORD  
IN VOL. 50 PAGE 34, OF THE DEED OF TRUST RECORDS OF LLANO COUNTY, TEXAS AND BEING PART OF THAT  
TRACT OF LAND CONVEYED BY GALAXIE LAND CORPORATION TO RYTEL COMPANY OF LLANO COUNTY, TEXAS BY  
SALES CONTRACT AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A SPIKE IN STONE MOUND IN THE NORTH LINE OF AUSTIN STREET PROJECTED FROM ROYAL  
OAKS ESTATES UNIT 4 SECTION 1, OF RECORD IN VOL. 1 PAGE 40 BY THE PLAT RECORDS OF LLANO  
COUNTY, TEXAS; WHICH POINT BEARS N 89 45 W 211.5 FT. AND S D 32 W 55 D 04 E 151.2 FT.  
FROM THE S.E. CORNER OF THE J.B. LONG SURVEY 1257 AND IN THE WEST LINE OF THE EAST 1/2 OF THE P.  
BUSTAMENTE SURVEY NO. 401;  
THENCE WITH NORTH LINE OF SAID AUSTIN STREET, N 89 54 W 499.1 FT. TO EAST LINE OF GAME TRAIL,  
A 50.0 FT. STREET AND BEING THE EAST LINE OF ROYAL OAKS ESTATES UNIT 4 SECTION 1;  
THENCE WITH SAID LINE S 0 04 E 1250.0 FT. TO SPIKE IN THE NORTH LINE OF RIDGEWAY STREET OF  
ROYAL OAKS ESTATES UNIT 7;  
THENCE WITH SAID LINE OF RIDGEWAY STREET, N 89 54 E 485.4 FT. TO SPIKE IN FENCE FOR YES  
WEST LINE OF THE EAST 1/2 OF SAID P. BUSTAMENTE SURVEY NO. 401;  
THENCE WITH SAID LINE AND FENCE N 0 32 E 1/2 N 0 04 W 1250.0 FT. TO THE BEGINNING  
AND CONTAINING 126 ACRES;

I, E.H. LANNING REGISTERED PUBLIC SURVEYOR NO. 1366 IN THE STATE OF TEXAS DO HEREBY CERTIFY  
THAT THE FOREGOING PLAT WAS PREPARED BY ME FROM AN ACTUAL SURVEY MADE ON THE GROUND IN THE  
MONTH OF JUNE OF 1968, THAT THE CORNERS, LIMITS AND BOUNDARIES ARE JUST AS I FOUND AND  
SET THEM ON THE GROUND, SHOW AND DESCRIBE THEM HEREOF;

WITNESS MY HAND AND SEAL THIS THE 5<sup>th</sup> DAY OF JUNE A.D. 1968



E.H. LANNING REGISTERED PUBLIC SURVEYOR NO. 1366 CO. SURVEYOR, LLANO CO., TEXAS

STATE OF TEXAS  
COUNTY OF LLANO  
I KNOW ALL MEN BY THESE PRESENTS; THAT WE, RYTEL COMPANY OF LLANO COUNTY,  
TEXAS ARE THE OWNERS OF THE LAND SHOWN HEREOF AS "MOUNTAIN VIEW RANCHETTES" SECTION ONE;  
AND DO HEREBY IN ALL THINGS ACCEPT AND ADOPT SUCH MAP AND PLAT AS SHOWN HEREOF AND DO HEREBY  
DEDICATE THE STREETS AS SHOWN HEREOF TO THE USE OF THE PUBLIC FOREVER;

WITNESS OUR HANDS THIS THE 5<sup>th</sup> DAY OF JUNE A.D. 1968

Bebe M. Wandell  
MRS. BEBE WANDELL, PRESIDENT.

Tom Riley  
TOM RILEY, SECT. TEXAS.

STATE OF TEXAS  
COUNTY OF LLANO  
BEFORE ME THE UNDER SIGNED AUTHORITY, A NOTARY PUBLIC  
IN AND FOR SAID COUNTY AND STATE, ON THIS DAY PERSONALLY APPEARED MRS. BEBE  
WANDELL AND TOM RILEY, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SIGNED  
TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME  
FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED;

WITNESS MY HAND AND OFFICIAL SEAL THIS THE 5<sup>th</sup> DAY OF JUNE A.D. 1968

Francis M. Randolph  
NOTARY PUBLIC, LLANO COUNTY, TEXAS;

STATE OF TEXAS  
COUNTY OF LLANO  
I KNOW ALL MEN BY THESE PRESENTS; THAT WE, GALAXIE LAND CORPORATION  
OF LLANO COUNTY, TEXAS, THE LEAS HOLDERS OF THE LANDS SHOWN ON THE ANNEXED  
MAP AND PLAT OF MOUNTAIN VIEW RANCHETTES SECTION ONE, DO HEREBY IN ALL THINGS  
ACCEPT AND ADOPT SUCH MAP AND PLAT AS SHOWN HEREOF AND DO HEREBY DEDICATE THE  
STREETS AS SHOWN HEREOF TO THE USE OF THE PUBLIC FOREVER;

WITNESS OUR HANDS THIS THE 5<sup>th</sup> DAY OF JUNE A.D. 1968

Lacy Cox  
LACY COX, PRESIDENT;

Mrs. Mary Turner  
MRS. MARY TURNER, ASST. SECT.

STATE OF TEXAS  
COUNTY OF LLANO  
BEFORE ME THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY  
AND STATE, ON THIS DAY PERSONALLY APPEARED LACY COX AND MARY TURNER, KNOWN TO ME TO BE THE  
PERSONS WHOSE NAMES ARE SIGNED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY  
SIGNED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED;

WITNESS MY HAND AND OFFICIAL THIS THE 5<sup>th</sup> DAY OF JUNE A.D. 1968

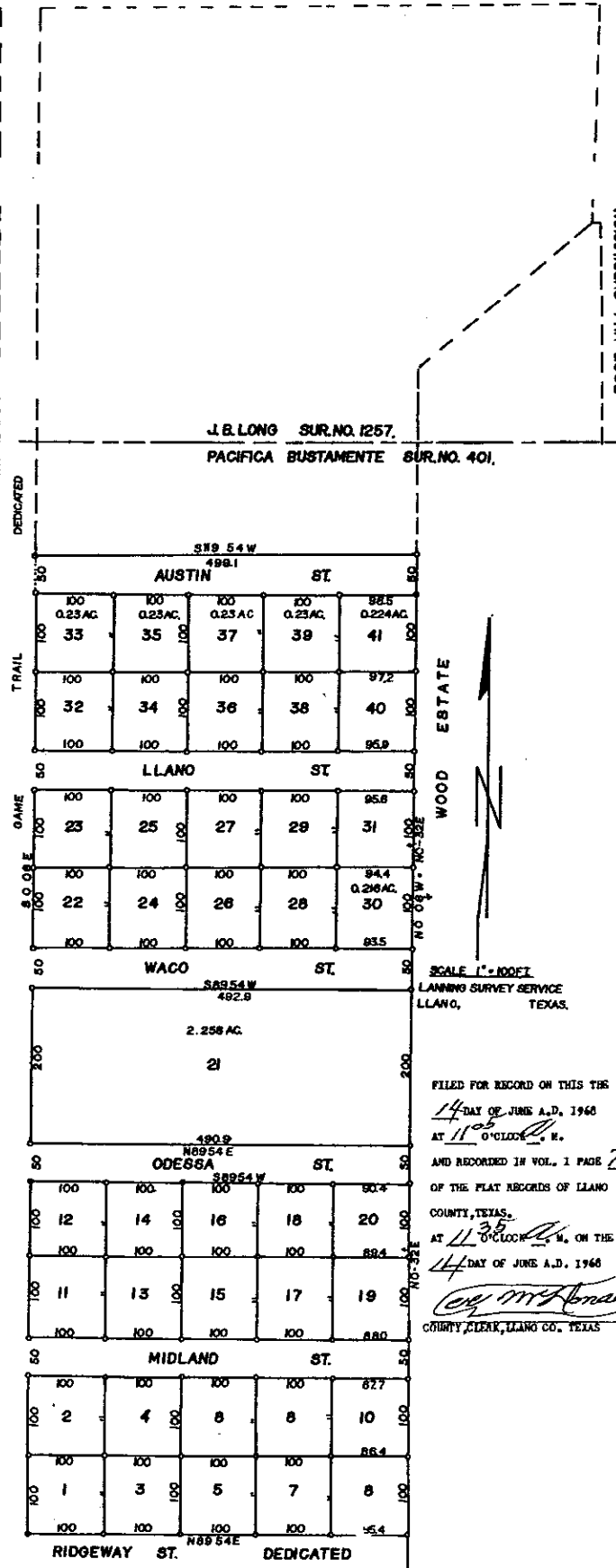
Francis M. Smith  
NOTARY PUBLIC, LLANO COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF LLANO  
I, J.P. McWILLIAMS, COUNTY JUDGE OF LLANO COUNTY, TEXAS DO HEREBY CERTIFY THAT  
THE ATTACHED MAP AND PLAT OF MOUNTAIN VIEW RANCHETTES SECTION ONE, AS SHOWN HEREOF, AFTER HAVING  
BEEN DULY PRESENTED TO THE COMMISSIONERS COURT OF LLANO COUNTY, TEXAS AND BY SAID COURT, DULY  
CONSIDERED AND FOUND TO COMPLY WITH THE STATUTES AND LAWS OF THE STATE OF TEXAS WAS APPROVED  
FOR FILING IN THE PROPER RECORDS OF THE COUNTY CLERK'S OFFICE OF LLANO COUNTY, TEXAS;

TO CERTIFY WHICH THE UNDERSIGNED AS COUNTY JUDGE, OF LLANO COUNTY, TEXAS, HEREBY AFFIX HIS NAME,  
ATTESTED BY THE SEAL OF SAID COURT;

ON THIS THE 14<sup>th</sup> DAY OF JUNE A.D. 1968

J.P. McWilliams  
J.P. McWILLIAMS, COUNTY JUDGE OF LLANO COUNTY, TEXAS



ROYAL OAKS ESTATES UNIT 7

SCALE 1"=100'  
LANNING SURVEY SERVICE  
LLANO, TEXAS.

FILED FOR RECORD ON THIS THE  
14 DAY OF JUNE A.D. 1968  
AT 11:05 O'CLOCK P.M.

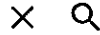
AND RECORDED IN VOL. 1 PAGE 76  
OF THE PLAT RECORDS OF LLANO  
COUNTY, TEXAS.  
AT 11:35 O'CLOCK P.M. ON THE  
14 DAY OF JUNE A.D. 1968

Francis M. Smith  
COUNTY CLERK, LLANO CO., TEXAS



Search Here: ▾

51357



Show search results for 513...



Dallas St



5379



A- 690

35431

20583

20593

50002

58376

35490

35474

35458

51357

20748

58377

Sheffield Ave

E Ellis St

30°45'28"N 98°40'20"W

