

NOTICE OF SALE

STATE OF TEXAS

X

BY VIRTUE OF ORDERS OF SALE

X

COUNTY OF LLANO

X

DATED NOVEMBER 12, 2021

and issued pursuant to judgment decrees of the District Court of Llano County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suits and to me directed and delivered as Sheriff of said County, I have on the 18th day of November, 2021, seized, levied upon, and will, on the first Tuesday in January 2022, the same being the 4th day of said month, at the South steps of the Courthouse of said County, in the City of Llano, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 10:00 a.m., 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:

	Suit No. / Style Of Case / TAX ID# / Property Description / Judgment Date / Adjudged Value	Minimum Bid	Estimated Post-Jmt Tax
1	Suit No. 19465, Llano County, et al vs. Abran Perez, et al; Tax ID# R41641 (R69489); Lots 180 and 185, Royal Oaks Estates Subdivision, Unit 11, Llano County, Texas, together with any improvements situated thereon and described in Volume 202, Page 305, and Volume 203, Page 155, Deed Records of Llano County, Texas. Judgment Date 01/07/21 Adjudged Value \$86,320.00	\$2,629.22	2021 \$204.00
2	Suit No. 20156, Llano County, et al vs. Clinton Mosley, et al; Tax ID# R28530; Lot W5041, Horseshobay West Subdivision, Village of Llano County, Texas, described in Volume 1342, Page 9, Official Public Records of Llano County, Texas. Judgment Date 02/08/18 Adjudged Value \$3,660.00	\$1,052.92	2018-2021 \$480.00
3	Suit No. 20520, Llano County, et al vs. Alfred Geis, et al; Tax ID# R20101; Lot 3056, Horseshoe Bay Applehead Subdivision, Llano County, Texas, according to the plat thereof recorded in Volume 6, Page 39, Plat Records of Llano County, Texas. Judgment Date 07/30/21 Adjudged Value \$9,960.00	\$2,609.34	2021 \$321.00
4	Suit No. 20520, Llano County, et al vs. Alfred Geis, et al; Tax ID# R26013; Lot 22072, Horseshoe Bay Subdivision, Llano County, Texas, according to the plat thereof recorded in Volume 2, Page 57, Plat Records of Llano County, Texas. Judgment Date 07/30/21 Adjudged Value \$2,750.00	\$1,515.29	2021 \$65.00
5	Suit No. 20616, Llano County, et al vs. The Unknown Beneficiaries, Successors and Assigns of The Alice T. Holt Management Trust, et al; Tax ID# R32457; Lot 20027, Horseshoe Bay Subdivision, Llano County, Texas, according to the plat thereof recorded in Volume 2, Page 48, Plat Records of Llano County, Texas. Judgment Date 07/30/21 Adjudged Value \$5,000.00	\$2,323.56	2021 \$118.00
6	Suit No. 20978, Llano County, et al vs. Karen Garrison, et al; Tax ID# R36862; Lots 9 and 10, Block 48, Llano Improvement and Furnace Company Addition, including any improvements there on, Town of Llano, Llano County, Texas, described in Volume 1067, Page 231, Official Public Records of Llano County, Texas. Judgment Date 07/30/21 Adjudged Value \$16,630.00	\$10,781.98	2021 \$555.00
7	Suit No. 21164, Llano County, et al vs. Travis Victor Rainoshek, et al; Tax ID# R28427; Lots 21 and 22, Block H, Granite Shoals Cabin Sites Subdivision, Llano County, Texas, according to the plat of record in Volume 87, Page 521, Deed Records of Llano County, Texas. Judgment Date 07/30/21 Adjudged Value \$4,000.00	\$1,617.33	2021 \$52.00
8	Suit No. 21164, Llano County, et al vs. Travis Victor Rainoshek, et al; Tax ID# R22983; Lots 21 and 22, Block I, Granite Shoals Cabin Sites Subdivision, Llano County, Texas, according to the plat of record in Volume 87, Page 521, Deed Records of Llano County, Texas. Judgment Date 07/30/21 Adjudged Value \$4,000.00	\$1,392.33	2021 \$52.00


9	Suit No. 21624, Llano County, et al vs. V. Kent Maree, et al; Tax ID# R5355; Lot 3A, Granite Lake Development Subdivision, Llano County, Texas, according to the plat of record in Volume 20, Page 38, Plat Records of Llano County, Texas. Judgment Date 07/30/21 Adjudged Value \$216,990.00	\$16,954.31	2021 \$3,355.00
10	Suit No. 21624, Llano County, et al vs. V. Kent Maree, et al; Tax ID# R5046; Lot 1, Granite Lake Development Subdivision, Llano County, Texas, described in Volume 1161, Page 262, Official Public Records of Llano County, Texas. Judgment Date 07/30/21 Adjudged Value \$58,910.00	\$2,895.23	2021 \$772.00
11	Suit No. 21624, Llano County, et al vs. V. Kent Maree, et al; Tax ID# R5214; Lot 2, Granite Lake Development Subdivision, Llano County, Texas, described in Volume 1532, Page 1556, Official Public Records of Llano County, Texas. Judgment Date 07/30/21 Adjudged Value \$18,750.00	\$2,431.99	2021 \$279.00
12	Suit No. 21624, Llano County, et al vs. V. Kent Maree, et al; Tax ID# R5480; Lot 4A, Granite Lake Development Subdivision, Llano County, Texas, described in Volume 1532, Page 1556, Official Public Records of Llano County, Texas. Judgment Date 07/30/21 Adjudged Value \$18,750	\$2,206.99	2021 \$279.00
13	Suit No. 21630, Llano County et al vs. Lonnie D. Gilliland, et al; Tax ID# R11450; 1.248 acre, more or less, situated in the John Bratton Survey #2, Abstract 39, Llano County, Texas, described in Clerk's File #19-03679, Official Public Records of Llano County, Texas, including any improvements thereon. Judgment Date 05/06/21 Adjudged Value \$379,860.00	\$15,628.19	2021 \$5,171.00

(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, 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 rendered in the above styled and numbered cause, 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.

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. THERE MAY BE POST JUDGMENT TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF JUDGMENT AS SHOWN ABOVE. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. THERE For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP, at (512) 634-3717.

Dated at Llano, Texas, this the 18th day of November, 2021.



Sheriff Bill Blackburn
Llano County, Texas