

NOTICE OF SALE

STATE OF TEXAS

X

BY VIRTUE OF ORDERS OF SALE

X

COUNTY OF LLANO

X

DATED JULY 30, 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 30th day of July, 2021, seized, levied upon, and will, on the first Tuesday in September 2021, the same being the 7th 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. 20424, Llano County, et al vs. Morris McGuire, Deceased, et al; Tax ID #. R000072132; Lot 36, Deer Hills Subdivision, Llano County, Texas, described in Volume 633, Page 63, Official Public Records of Llano County, Texas. Judgment Date 10/22/20 Adjudged Value \$40,410.00	\$4,358.72	\$787.02 YR 2020
2	Suit No. 21182, Llano County, et al vs. Steve Csaki, et al; Tax ID# R000025392; Lot 22012, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 317, Page 102, Deed Records of Llano County, Texas Judgment Date 03/04/21 Adjudged Value \$2,880.00	\$2,209.05	N/A
3	Suit No. 21458, Llano County, et al vs. Justin Dunk, et al: Tax ID# R000020407; Lot 24097, Horseshoe Bay Subdivision, Llano County, Texas, according to plat 24.1, thereof, recorded in Volume 2, Page 71, Plat Records of Llano County, Texas. Judgment Date 04/01/21 Adjudged Value \$3,750.00	\$1,277.35	N/A
4	Suit No. 21458, Llano County, et al vs. Justin Dunk, et al: Tax ID# R000020415; Lot 24098, Horseshoe Bay Subdivision, Llano County, Texas, according to plat 24.1, thereof, recorded in Volume 2, Page 71, Plat Records of Llano County, Texas Judgment Date 04/01/21 Adjudged Value \$3,750.00	\$1,277.35	N/A
5	Suit No. 21458, Llano County, et al vs. Justin Dunk, et al: Tax ID# R000025620; Lot 14159, Horseshoe Bay Subdivision, Llano County, Texas, according to the plat recorded in Volume 2, Page 40, Plat Records of Llano County, Texas Judgment Date 04/01/21 Adjudged Value \$2,500.00	\$1,125.78	N/A
6	Suit No. 21458, Llano County, et al vs. Justin Dunk, et al: Tax ID# R000027438; Lot 22170, Horseshoe Bay Subdivision Llano County, Texas, according to the plat recorded in Volume 2, Page 57, Plat Records of Llano County, Texas. Judgment Date 04/01/21 Adjudged Value \$2,750.00	\$906.60	N/A
7	Suit No.21550, Llano County, et al vs. Dennis F. Houfek, et al; Tax ID# R000024281 Lot W23045, Horseshoe Bay West Subdivision, Llano County, Texas, according to the map or plat thereof recorded in Plat W23.1 in Volume 8, Page 17, Plat Records of Llano County, Texas. Judgment Date 04/01/21 Adjudged Value \$5,310.00	\$968.37	N/A
8	Suit No. 20742, Llano County, et al vs. Jose Crecenciano Villa; Tax ID# R000041950 Lots 314 and 315, Royal Oaks Estates, Subdivision, Unit 6, Llano County, Texas, together with any, improvements situated thereon and described in Volume 1546, Page 2754, Official Public Records of Llano County, Texas Judgment Date 06/03/21 Adjudged Value \$42,200.00	\$2,631.68	N/A

9	Suit No. 20708, Llano County, et al vs. Laszlo Szalczler; Tax ID# R000009932 Lot 617, Sunrise Beach II, Unit B, City of Sunrise Beach Village, Llano County, Texas, described in Volume 1398, Page 97, Official Public Records of Llano County, Texas. Judgment Date 05/06/21 Adjudged Value \$16,500.00	\$2,943.17	N/A
10	Suit No. 20708, Llano County, et al vs. Laszlo Szalczler; Tax ID# R000010111 Lot 619, Sunrise Beach II, Unit B, City of Sunrise Beach Village, Llano County, Texas, described in Volume 1398, Page 97, Official Public Records of Llano County, Texas. Judgment Date 05/06/21 Adjudged Value \$12,750.00	\$2,311.83	N/A
11	Suit No. 21322, Llano County, et al vs. Cristian Limon, Tax ID# R000073294 Lots 105 and 106, Royal Oaks Estates, Unit 6, Llano County, Texas, according to the plat recorded in Volume 1, Page 40, Plat Records of Llano County, Texas including any improvements thereon. Judgment Date 12/04/201 Adjudged Value \$103,820.00	\$5,965.05	\$2,560.03 YR 2020
12	Suit No. 21567, Llano County et al vs Steve Randall, et al; Tax ID# R000039022; Lot 9, Royal Oaks Estates, Unit 6, Llano County, Texas, according to the map or plat recorded in Volume 1, Page 40, Plat Records of Llano County, Texas. Judgment Date 04/01/21 Adjudged Value \$4,550.00	\$1,477.31	N/A
13	Suit No. 21567, Llano County et as vs. Steve Randall; Tax ID# R000039043 Lot 10, Royal Oaks Estates, Unit 6, Llano County, Texas, according to the map or plat recorded in Volume 1, Page 40, Plat Records of Llano County, Texas. Judgment Date 04/01/21 Adjudged Value \$4,550.00	\$1,232.31	N/A
14	Suit No. 21567, Llano County et as vs. Steve Randall; Tax ID# R000039959 Lot 94, Royal Oaks Estates, Unit 6, Llano County, Texas, according to the map or plat recorded in Volume 1, Page 40, Plat Records of Llano County, Texas. Judgment Date 04/01/21 Adjudged Value \$4,550.00	\$1,232.31	N/A
15	Suit No. 21630, Llano County et al vs. Lonnie D. Gilliland, et al; Tax ID# R000011450 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	\$15,890.65	N/A

(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 30th day of July, 2021.

Bill Blackburn
 Sheriff Bill Blackburn
 Llano County, Texas

By: Keyl
 Deputy