

NOTICE OF SALE

STATE OF TEXAS  
LLANO COUNTY

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BY VIRTUE OF AN ORDER OF SALE

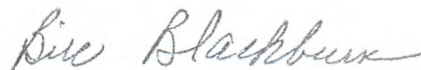
and issued pursuant to judgment decree(s) of the District Court of Llano County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) and to me directed and delivered as Sheriff or Constable of said County, I have on the 6<sup>th</sup> day of June, 2022, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in July, 2022, the same being the 5th 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, and will 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 #<br>Judgment Date | Acct #<br>Order Issue Date  | Style of Case  | Legal Description   | Minimum Bid | Post Judgment Taxes     |
|--------|--------------------------|-----------------------------|--|---|-------------|-------------------------|
| 1      | 20424<br>10/22/20        | R000072132<br>JUNE 03, 2022 | LLANO COUNTY, ET AL<br>VS. MORRIS MCGUIRE,<br>DECEASED, ET AL                          | Lot 36, Deer Hills Subdivision, Llano County, Texas, described in Volume 633, Page 63, Official Public Records of Llano County, Texas<br>Adjudged Value \$40,410.00   | \$1,939.93  | \$1,523.26<br>2020-2021 |
| 2      | 20798<br>11/12/21        | R000020640<br>JUNE 03, 2022 | LLANO COUNTY, ET AL<br>VS. RICARDO GARZA, ET<br>AL                                     | Lot W20038, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 318, Page 253, Deed Records of Llano County, Texas<br>Adjudged Value \$24,150.00  | \$6,154.63  | \$569.67<br>2021        |
| 3      | 20811<br>11/12/21        | R000036577<br>JUNE 03, 2022 | LLANO COUNTY, ET AL<br>VS. LAKE LYNDON B.<br>JOHNSON IMPROVEMENT<br>CORPORATION, ET AL | Lot 2023, Horseshoe Bay Subdivision, Llano County, Texas, according to the plat thereof, recorded in Volume 2, Page 26, Plat Records of Llano County, Texas<br>Adjudged Value \$7,500.00  | \$3,426.30  | \$248.87<br>2021        |
| 4      | 21105<br>03/31/22        | R000021676<br>JUNE 03, 2022 | LLANO COUNTY, ET AL<br>VS. JERRELL DAN<br>SAGEBIEL, ET AL                              | 0.332 acre, more or less, being a portion of Block 4, Old or Original Town of Llano on the North side of the Llano River, Llano County, Texas, and being those two tracts described in Volume 1480, Page 234, Official Public Records of Llano County, Texas, together with a 14 X 56 Manatee Manufactured Home bearing Label No. TEX0214168, Serial No. 2021114588, described in that certain Statement of Ownership and Location of record in Volume 1485, Page 474, Official Public Records of Llano County, Texas<br>Adjudged Value \$46,850.00 | \$9,253.66  | NA                      |
| 5      | 21119<br>11/12/21        | R000014898<br>JUNE 03, 2022 | LLANO COUNTY, ET AL<br>VS. KIMBERLY K DUNCAN   | Lot 114, Deer Hills Subdivision, Unit 1, Llano County, Texas, described in Volume 1489, Page 47; and Volume 1496, Page 552, including Manufactured Home Label #RAD1084219-20, Serial #TXFLW84A-B15453GH11, located at 8965 W. Ranch Road 1431, in Llano County, Texas, Official Public Records of Llano County, Texas<br>Adjudged Value \$164,620.00  | \$6,925.87  | \$3,396.09<br>2021      |

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|--------|--------------------------|-----------------------------|---|---|-------------|---------------------|
| 6      | 21453<br>03/31/22        | R000018303<br>JUNE 03, 2022 | LLANO COUNTY, ET AL<br>VS. JUAN MENDEZ, ET AL   | Lot W25074, Horseshoe Bay West, a subdivision in Llano County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 94, Plat Records of Llano County, Texas<br>Adjudged Value \$12,000.00  | \$2,409.20  | NA                  |
| 7      | 21390<br>03/31/22        | R000036234<br>JUNE 3, 2022  | LLANO COUNTY, ET AL<br>VS. CARMEN C. HENDRUS<br>, INDIVIDUALLY AND AS<br>INDEPENDENT<br>EXECUTRIX OF THE<br>ESTATE OF HARVEY<br>LEONARD HENDRUS,<br>DECEASED, ET AL | Lot 44006, Horseshoe Bay Subdivision, Llano County, Texas, described in Volume 601, Page 225, Official Public Records of Llano County, Texas<br>Adjudged Value \$5,770.00   | \$1,990.01  | NA                  |
| 8      | 21572<br>06/03/21        | R000024963<br>JUNE 03, 2022 | LLANO COUNTY, ET AL<br>VS. LEAH TRIBBLE, AKA<br>LEAH MARIE TRIBBLE  | All that certain tract of land out of Block 71, Barler Addition, an addition to the City of Llano, Llano County, Texas, including any improvements thereon, described as 0.139 acre, more or less, SAVE & EXCEPT however, that certain adjoining 20.00 foot alley; said 0.139 acre as described in deed dated April 17, 2014, from Brad Tribble et ux to Leah Tribble, in Volume 1550, Page 1546, Official Public Records of Llano County, Texas.<br>Adjudged Value \$69,230.00 | \$3,714.68  | \$827.35<br>2021    |
| 9      | 21624<br>07/30/21        | R000005355<br>JUNE 03, 2022 | LLANO COUNTY, ET AL<br>VS. V. KENT MAREE, ET<br>AL  | 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<br>Adjudged Value \$216,990.00  | \$6,644.72  | \$4,750.35<br>2021  |

(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, this the 6<sup>th</sup> day of June, 2022.



Sheriff Bill Blackburn  
Llano County, Texas

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 JUDGMENT. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP, attorney for Plaintiffs, at (512) 634-3721.