

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 22, 2025, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in October, 2025, the same being the 7th day of said month, Pursuant to Texas Tax Code 34.01, and as further provided in the Resolution To Allow Online Auctions For Tax Foreclosure Sales And To Adopt Rules Governing Online Auctions adopted by vote of Commissioners Court of Llano County, Texas, on August 8, 2022, and recorded as instrument number 2206609 in the Official Real Property Records of Llano County, Texas. The sale shall be conducted as an ONLINE AUCTION at the following URL: <https://llano.texas.sheriffsaleauctions.com>, 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 being 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	21265 05/08/25	R000014578 AUGUST 22, 2025	LLANO COUNTY, ET AL VS. JENS P WHEATON	Lots 1, 2, 3, and 4, Block "E", Unit 1, Granite Shoals Cabin Sites, a subdivision in Llano County, Texas, according to the map or plat thereof, recorded in Volume 87, Page 521, Deed Records of Llano County, Texas.	\$30,000.00	\$3,806.55
2	22306 06/05/25	R000031240 AUGUST 22, 2025	LLANO COUNTY, ET AL VS. CHRISTOPHER B BEAN, ET AL	Lot 23099-A, Hacienda Townhouse, City of Horseshoe Bay, Llano County, Texas, described in Volume 1494, Page 202, Official Public Records of Llano County, Texas	\$10,000.00	\$2,636.65
3	22306 06/05/25	R000031253 AUGUST 22, 2025	LLANO COUNTY, ET AL VS. CHRISTOPHER B BEAN, ET AL	Lot 23099-C, Hacienda Townhouse, City of Horseshoe Bay, Llano County, Texas, described in Volume 1550, Page 720, Official Public Records of Llano County, Texas	\$10,000.00	\$2,852.65
4	22306 06/05/25	R000031259 AUGUST 22, 2025	LLANO COUNTY, ET AL VS. CHRISTOPHER B BEAN, ET AL	Lot 23099-D, Hacienda Townhouse, City of Horseshoe Bay, Llano County, Texas, described in Volume 1527, Page 4223, Official Public Records of Llano County, Texas	\$10,000.00	\$2,852.65
5	23014 06/05/25	R000027442 AUGUST 22, 2025	LLANO COUNTY, ET AL VS. MALLARINA THORNTON, AKA MALLARINA MAE THORNTON, ET AL	Lot 9040, in Horseshoe Bay, a subdivision located in Llano County, Texas, According to Plat Number 9.1, recorded in Volume 2, Page 32, of the Map or Plat Records of Llano County, Texas	\$39,380.00	\$5,234.18
6	22826 05/08/25	R000028303 AUGUST 22, 2025	LLANO COUNTY, ET AL VS. JORGE PRIETO, AKA JORGE LUIS PRIETO, ET AL	Lot W5025, Horseshoe Bay West, a subdivision in the City of Horseshoe Bay, Llano County, Texas, as described in Volume 1580, Page 0774, Official Public Records of Llano County, Texas.	\$28,000.00	\$4,056.89

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
7	20692 05/08/25	R000030183 AUGUST 22, 2025	LLANO COUNTY, ET AL VS. LATSMANAN PONNUSAMY, AS ADMINISTRATOR OF THE ESTATE OF DATUK KHAW BIAN CHENG, DECEASED, ET AL	Lot 4042, Horseshoe Bay Subdivision, Section 4.1, Llano County, Texas, described in Volume 342, Page 691, Deed Records of Llano County, Texas	\$50,320.00	\$10,250.52
8	20692 05/08/25	R000030176 AUGUST 22, 2025	LLANO COUNTY, ET AL VS. LATSMANAN PONNUSAMY, AS ADMINISTRATOR OF THE ESTATE OF DATUK KHAW BIAN CHENG, DECEASED, ET AL	Lot 4041, Horseshoe Bay Subdivision, Section 4.1, Llano County, Texas, described in Volume 342, Page 690, Deed Records of Llano County, Texas	\$51,440.00	\$10,418.76
9	20692 05/08/25	R000030164	LLANO COUNTY, ET AL VS. LATSMANAN PONNUSAMY, AS ADMINISTRATOR OF THE ESTATE OF DATUK KHAW BIAN CHENG, DECEASED, ET AL	Lot 4040, Horseshoe Bay Subdivision, Section 4.1, Llano County, Texas, described in Volume 342, Page 413, Deed Records of Llano County, Texas	\$55,810.00	\$6,722.84

(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 22, 2025

Marquis Cantu 8-18-2025
 Sheriff Marquis Cantu
 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