

NOTICE OF SALE

STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

LLANO COUNTY

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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 September 4, 2019, seized, levied upon, and will, on the first Tuesday in October, 2019, the same being the 1st 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	20524 06/27/19	R000024628(1065 000140420) SEPTEMBER 04, 2019	LLANO COUNTY, ET AL VS. GWENDOLYN R. CROWDER, ET AL	Lot 14042, Horseshoe Bay ✓ Subdivision, Llano County, Texas, according to the plat thereof recorded in Volume 2, Page 44, Plat Records of Llano County, Texas	\$2,500.00	\$1,472.00
2	20559 06/27/19	R000018763 SEPTEMBER 04, 2019	LLANO COUNTY, ET AL VS. MOHAMMAD MINHAS, ET AL	Lot W4099, Horseshoe Bay West Subdivision, Village of Horseshoe Bay, Llano County, Texas, described in Volume 1372, Page 261, Official Public Records of Llano County, Texas	\$4,360.00	\$1,072.00
3	20559 06/27/19	R000034855 SEPTEMBER 04, 2019	LLANO COUNTY, ET AL VS. MOHAMMAD MINHAS, ET AL	Lot W24005, Horseshoe Bay West Subdivision, Village of Horseshoe Bay, Llano County, Texas, described in Volume 1372, Page 297, Official Public Records of Llano County, Texas	\$4,790.00	\$989.00
4	20559 06/27/19	R000034867 SEPTEMBER 04, 2019	LLANO COUNTY, ET AL VS. MOHAMMAD MINHAS, ET AL	Lot W24006, Horseshoe Bay West Subdivision, Village of Horseshoe Bay, Llano County, Texas, described in Volume 1375, Page 267, Official Public Records of Llano County, Texas	\$4,790.00	\$889.00
5	20559 06/27/19	R000018779 SEPTEMBER 04, 2019	LLANO COUNTY, ET AL VS. MOHAMMAD MINHAS, ET AL	Lot W4100, Horseshoe Bay West Subdivision, Village of Horseshoe Bay, Llano County, Texas, described in Volume 1372, Page 267, Official Public Records of Llano County, Texas	\$5,270.00	\$909.00
6	20814 06/27/19	R000070959	LLANO COUNTY, ET AL VS. THE UNKNOWN OWNERS, HEIRS, SUCCESSORS AND ASSIGNS OF LOTS 7, 8, 9, 10 AND 11, BLOCK H3, MILLER'S ADDITION, TOWN OF LLANO, LLANO COUNTY, TEXAS	Lots 7, 8, 9, 10 and 11, Block H3, Miller's Addition, Town of Llano, Llano County, Texas, described in Volume J, Page 611, Deed Records of Llano County, Texas	\$4,000.00	\$1,895.00

(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(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, September 4, 2019

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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.





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Lot W 24005 + W 24006 HSB West # 20559

STATE OF TEXAS:  
COUNTY OF LlANO:

KNOW ALL MEN BY THESE PRESENTS: That LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION, a corporation originated and existing under the laws of the State of Texas, acting herein by its duly authorized President, Wayne Hurd, does hereby subdivide 8.097 acres out of the Levi Mercer Survey No. 2 in Llano County, Texas, and being out of that certain tract of land described in two Deed Records, Llano County, Texas; does hereby adopt this map or plat of said subdivision to be known as HORSESHOE BAY WEST, PLAT NO. W24.1 and does hereby dedicate the streets and easements as shown herein to the use of the public.

IN WITNESS WHEREOF, the said LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION, aforesaid has caused the premises to be signed by Wayne Hurd, its said President, and its seal, and signature affixed by its Secretary on the 15th day of Sept., 1989.

ATTACHED  
  
Sam Tardis, Secretary

LAKE LYNDON B. JOHNSON IMPROVEMENT CORPORATION

By: Wayne Hurd, President

STATE OF TEXAS:  
COUNTY OF LlANO:

Before me, the undersigned a Notary Public in and for the County and State, on this day personally appeared Wayne Hurd, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged that the same was for the purpose and consideration therein stated.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of Sept., 1989. Notary Public in and for the State of Texas

STATE OF TEXAS:  
COUNTY OF LlANO:

The attached plat of a portion of the Levi Mercer Survey No. 2 and being out of that certain tract of land described in two Deed to Buena Vista Corporation of Beaumont and recorded in Volume 186, Page 210 and Volume 186, Page 241 of the Llano County Deed Records, Llano County, Texas, known as HORSESHOE BAY WEST, PLAT NO. W24.1, was found to comply with the Statutes and Laws of the State of Texas and was approved for filing thereof in the Plat Records of Llano County, Texas.

TO CERTIFY WHICH, the undersigned, as County Judge of Llano County, Texas, this 15th day of September, 1989.

ATTEST:

H.A. Kassener, County Clerk, Llano County, Texas

J. Howard Coleman, County Judge, Llano County, Texas

STATE OF TEXAS:  
COUNTY OF LlANO:

I, H.A. Kassener, County Clerk of County Court of said County, do hereby certify that the foregoing instrument with its Certification of Authentication was filed for record on the 15th day of September, 1989, at 10:00 o'clock A.M. and was duly recorded this 15th day of September, 1989, at 10:00 o'clock A.M. in Volume 8, Page 24.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of September, 1989. H.A. Kassener, H.A. Kassener, County Clerk, Llano County, Texas

STATE OF TEXAS:  
COUNTY OF LlANO:

I, J.L. Thompson, County Surveyor of Llano County, Texas, have checked, the accompanying plat of HORSESHOE BAY WEST, PLAT NO. W24.1 and hereby affirm that it does meet all the requirements of Llano County as stated in Volume 11, Page 564 of the Commissioners Court minutes of Llano County, Texas.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of Sept., 1989. J.L. Thompson, County Surveyor, Llano County, Texas

STATE OF TEXAS:  
COUNTY OF LlANO:

"This plat has been filed under and pursuant to that certain Declaration ("Declaration") dated July 1, 1971, recorded in Volume 177, Pages 280 et seq. of the Deed Records of Llano County, Texas, and recorded in Volume 189, Page 131 of the Deed Records of Llano County, Texas, and those certain supplemental and Amended Declaration and Reservation recorded respectively in Volume 180, Page 722 et seq., Volume 194, Pages 422 et seq., and Volume 207, Pages 50 et seq. of the Deed Records of Llano County, Texas, and recorded respectively in Volume 193, Page 643 et seq., Volume 210, Page 240 et seq., and Volume 223, Page 771 et seq. of the Deed Records of Burnet County, Texas, and all land included and covered by this plat is hereby committed to the Declaration of all amendments thereto, which is incorporated herein and made a part hereof for all purposes."

STATE OF TEXAS:  
COUNTY OF BURNET:

I, Donald Sherman, a Registered Public Surveyor in the State of Texas, do hereby certify that this plat of HORSESHOE BAY WEST, PLAT NO. W24.1, was prepared from an actual survey made on the ground under my supervision, and that said plat is a true and correct representation of same as I located its component parts on the ground.

WITNESS MY HAND AND OFFICIAL SEAL this 15th day of September, 1989. Donald Sherman, R.P.S. No. 1877

STATE OF TEXAS:  
COUNTY OF LlANO:

The attached plat of HORSESHOE BAY WEST, PLAT NO. W24.1, complies with the requirements of Lake LBJ Municipal Utility District and was approved for filing thereof in the Plat Records of Llano County, Texas.

TO CERTIFY WHICH, the undersigned as District General Manager this 15th day of September, 1989.

S. G. Williams, District General Manager

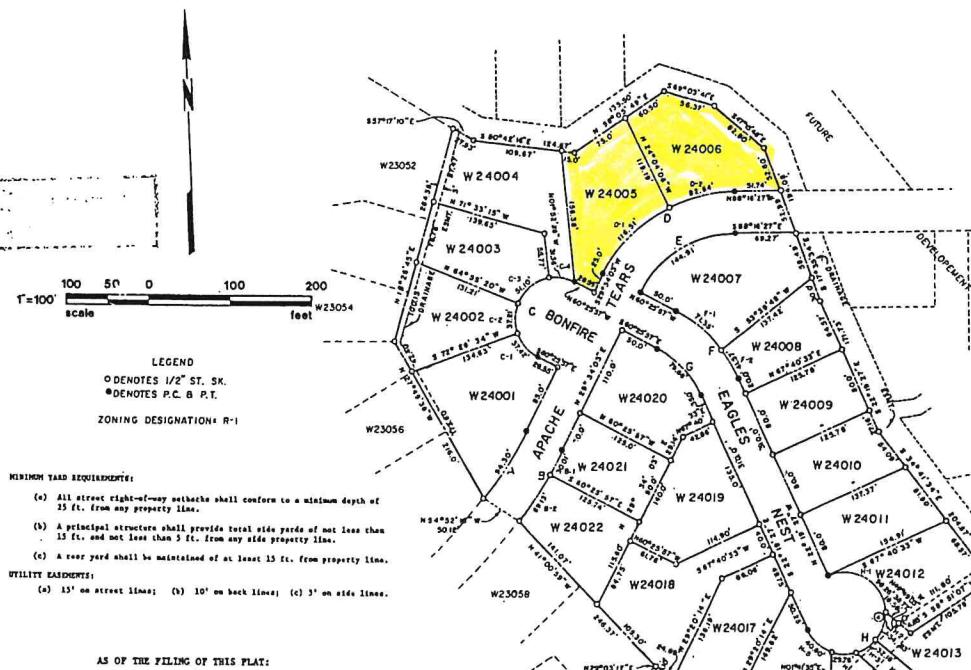
CURVE DATA

No.	Deute.	Radius	Arc	Yard	Chord	Radial Line from
A	59° 38' 37"	352.337	91.30	43.26	318.337	N 50° 46' 45" W
B	59° 38' 37"	49.441	49.441	24.24	317.887	N 50° 46' 45" W
C	160° 00' 00"	50.001	157.34	78.67	49.441	N 50° 46' 45" W
D	51° 09' 00"	182.377	110.451	57.00	182.377	N 50° 46' 45" W
E	51° 09' 00"	182.377	144.914	80.511	182.377	N 50° 46' 45" W
F	51° 09' 00"	182.377	144.914	80.511	182.377	N 50° 46' 45" W
G	51° 09' 00"	182.377	73.165	41.377	182.377	N 50° 46' 45" W
H	370° 00' 00"	50.001	351.621	83.33	50.001	N 50° 46' 45" W
J-1	59° 48' 16"	609.337	30.01	13.01	609.337	N 50° 46' 45" W
J-2	59° 48' 16"	602.221	58.92	24.60	602.221	N 50° 46' 45" W
J-3	45° 52' 32"	104.421	104.421	52.21	104.421	N 50° 46' 45" W
G-1	45° 52' 32"	50.001	97.21	48.31	50.001	N 50° 46' 45" W
G-2	45° 52' 32"	50.001	97.21	48.31	50.001	N 50° 46' 45" W
G-3	45° 52' 32"	50.001	51.10	26.53	50.001	N 50° 46' 45" W
P-1	34° 21' 31"	182.377	60.287	34.47	182.377	N 50° 46' 45" W
P-2	34° 21' 31"	182.377	82.647	41.031	182.377	N 50° 46' 45" W
P-3	34° 21' 31"	182.377	82.647	41.031	182.377	N 50° 46' 45" W
P-4	34° 21' 31"	182.377	20.897	10.45	182.377	N 50° 46' 45" W
P-5	34° 21' 31"	182.377	74.877	38.45	182.377	N 50° 46' 45" W
P-6	34° 21' 31"	182.377	13.877	6.877	182.377	N 50° 46' 45" W
P-7	34° 21' 31"	182.377	56.001	28.767	182.377	N 50° 46' 45" W
P-8	34° 21' 31"	182.377	56.001	28.767	182.377	N 50° 46' 45" W
P-9	34° 21' 31"	182.377	40.801	21.49	182.377	N 50° 46' 45" W



Willis and Associates

LAND SURVEYORS &amp; PLANNERS

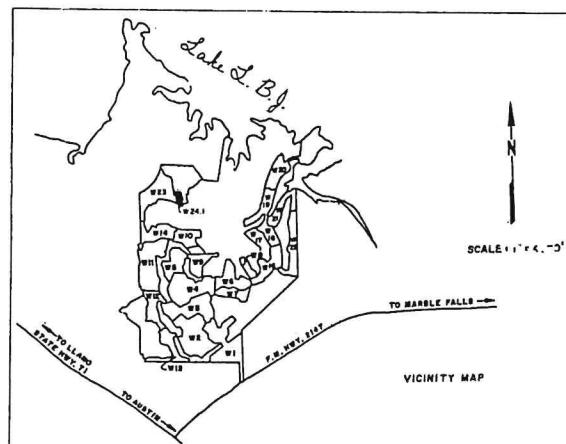
210 main • marble falls, Texas • 76864  
(512) 883-3888

AS OF THE FILING OF THIS PLAT:

ALL OF THE LAND COVERED BY THIS PLAT IS SUBJECT TO AN ADDITIONAL BASE MAINTENANCE FEE EQUAL TO \$235.26 PER LOT, TRACT OR DWELLING UNIT THEREIN, AND THE DOLLAR AMOUNT PER LOT, TRACT, OR DWELLING UNIT OF SAID FEE IS HEREBY ALLOCATED INITIALLY TO THE FOLLOWING FUND: MAINTENANCE DECLARATION: \$224.25 TO THE GOLF COURSE MAINTENANCE FUND; \$94.96 TO THE PROPERTY OWNERS FUND; AND \$6.07 TO THE ASSESSMENT FUND.

DRAINAGE ESNT.  
① 53° 57' 15" W 40.48'  
② 54° 01' 30" 134.07'  
③ 53° 57' 15" 43.79'  
④ 54° 01' 30" 136.42'

SE. CORNER OF THE —  
LEVI MERCER SURVEY  
HOLDERS 222.3375' x  
8,708.50'



HORSESHOE BAY WEST  
PLAT NO. W 24.1  
8.097 ACRES  
out of the  
LEVI MERCER SURVEY NO.-2  
LLANO COUNTY, TEXAS

5/6/11

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