

NOTICE OF SALE

STATE OF TEXAS  
LIVE OAK COUNTY

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§  
§

BY VIRTUE OF AN ORDER OF SALE

and issued pursuant to judgment decree(s) of the District Court of Live Oak 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 October 1, 2025, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in November, 2025, the same being the 4th day of said month, at the North Door, 301 Houston Street of the Courthouse of the said County, in the City of George West, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day, beginning at 01:30 PM, 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 Live Oak 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	L-05-0132-TX-A 05/05/25	16039 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. TONY MUNGIA	75% undivided Interest in Lot 45, Block "T", Arrowhead, Section 9, also known as Lake Vista, a subdivision in Live Oak County, Texas, as described in Volume 440, Page 367, Deed Records of Live Oak County, Texas.	\$760.00	\$760.00
2	L-05-0132-TX-A 05/05/25	16040 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. TONY MUNGIA	75% undivided Interest in Lot 46, Block "T", Arrowhead, Section 9, also known as Lake Vista, a subdivision in Live Oak County, Texas, as described in Volume 440, Page 367, Deed Records of Live Oak County, Texas.	\$760.00	\$760.00
3	L-05-0132-TX-A 05/05/25	16041 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. TONY MUNGIA	75% undivided Interest in Lot 47, Block "T", Arrowhead, Section 9, also known as Lake Vista, a subdivision in Live Oak County, Texas, as described in Volume 440, Page 367, Deed Records of Live Oak County, Texas.	\$760.00	\$760.00
4	L-05-0132-TX-A 05/05/25	16645 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. TONY MUNGIA	75% undivided Interest in Lot 93, Lake Vista Vagabond Village, Section 11 also known as Arrowhead, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 22, Plat Records of Live Oak County, Texas.	\$760.00	\$760.00
5	L-05-0132-TX-A 05/05/25	16646 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. TONY MUNGIA	75% undivided Interest in Lot 94, Lake Vista Vagabond Village, Section 11 also known as Arrowhead, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 22, Plat Records of Live Oak County, Texas.	\$760.00	\$760.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	L-17-0028-TX-A 06/16/25	8594 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. REBECCA N. ADLER, ET AL	Lot 2, Block 9, Division "E", City of Oakville, Live Oak County, Texas, as described in Volume 17, Page 98, Deed Records of Live Oak County, Texas.	\$2,030.00	\$2,030.00
7	L-18-0007-TX-A 05/05/25	16400 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. PETE L. CABRAL, ET AL	Lot 7, Block 2, Lake Vista Vagabond Village, Section 1, an addition to Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 15, Plat Records of Live Oak County, Texas.	\$23,860.00	\$8,386.57
8	L-18-0017-TX-A 06/16/25	1777 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. EULALIO GARZA	Lots 4 and 5, Block 5A, Atascosa Addition an addition to the Town of Three Rivers, Live Oak County, Texas, as described in Volume 171, Page 38, Deed Records of Live Oak County, Texas.	\$61,820.00	\$22,020.41
9	L-19-0029-TX-A 05/05/25	9525 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. GRIFCO ENTERPRISES INC., ET AL	0.47 acre, more or less, out of Tract 12, Washington Heights Addition, an addition to the City of George West, Live Oak County, Texas, as described in deed dated January 16, 2020, from Patsy Cates Horn to Cody Carlton Horn, in Volume 411, Page 281, Official Records of Live Oak County, Texas.	\$291,856.00	\$74,324.03
10	LTX200008 06/16/25	12802 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. FRANK H. THERKILDSON, ET AL	Lot 2, Shady Grove Subdivision, Live Oak County, Texas, according to the map or plat thereof recorded in Volume 2, Page 43, Plat records of Live Oak County, Texas; SAVE & EXCEPT however, all that certain tract of land containing 1.30 acre, more or less, out of said Lots 2 and 3.	\$103,590.00	\$22,397.98
11	LTX200008 06/16/25	12803 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. FRANK H. THERKILDSON, ET AL	Lot 3, Shady Grove Subdivision, Live Oak County, Texas, according to the map or plat thereof recorded in Volume 2, Page 43, Plat records of Live Oak County, Texas; SAVE & EXCEPT however, all that certain tract of land containing 1.30 acre, more or less, out of said Lots 2 and 3.	\$3,380.00	\$1,477.75
12	LTX200025 06/16/25	9249 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. GLORIA ANN MARTIN, ET AL	The South 1/2 of Lot 24, Block 23, Holman Addition, an addition to the City of George West, Live Oak County, Texas, as described in Volume 221, Page 124, Official Records of Live Oak County, Texas.	\$16,420.00	\$16,420.00



Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
13	LTX210005 06/16/25	1440 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. EARL M. MILAM JR., ET AL	Lots 9 and 10, Block 28, City of Three Rivers, Live Oak County, Texas, according to the map or plat thereof, recorded in Volume "T", Page 1, Deed Records of Live Oak County, Texas.	\$69,110.00	\$17,809.07
14	LTX220006 06/16/25	6963 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. JANIE SEPEDA, ET AL	0.356 acre, more or less, W. H. Rogers Survey, Abstract 401, Live Oak County, Texas, as described in deed of trust dated June 10, 2002, from San J. Sepeda to Wells Fargo Bank Texas, N. A., in Volume 416, Page 283, Deed of Trust Records of Live Oak County, Texas.	\$15,900.00	\$8,967.53
15	LTX220010 05/05/25	12574 OCTOBER 01, 2025	LIVE OAK COUNTY APPRAISAL DISTRICT VS. J. C. SMITH, ET AL	Lot 17, Rivercreek Acres, Section "A", a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 78, Plat Records of Live Oak County, Texas.	\$14,850.00	\$8,911.83
16	LTX230005 06/09/25	18953 OCTOBER 01, 2025	MATHIS INDEPENDENT SCHOOL DISTRICT AND LIVE OAK COUNTY APPRAISAL DISTRICT VS. YSIDRO VILLARREAL, ET AL	Lot 10, Block 2, Sunset Villa Subdivision, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 41, Plat Records of Live Oak County, Texas.	\$18,900.00	\$10,723.46
17	LTX230005 06/09/25	18954 OCTOBER 01, 2025	MATHIS INDEPENDENT SCHOOL DISTRICT AND LIVE OAK COUNTY APPRAISAL DISTRICT VS. YSIDRO VILLARREAL, ET AL	Lot 11, Block 2, Sunset Villa Subdivision, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 41, Plat Records of Live Oak County, Texas.	\$18,900.00	\$10,948.85
18	LTX230005 06/09/25	18955 OCTOBER 01, 2025	MATHIS INDEPENDENT SCHOOL DISTRICT AND LIVE OAK COUNTY APPRAISAL DISTRICT VS. YSIDRO VILLARREAL, ET AL	Lot 12, Block 2, Sunset Villa Subdivision, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 41, Plat Records of Live Oak County, Texas.	\$18,900.00	\$10,968.87
19	LTX230010 06/09/25	18875 OCTOBER 01, 2025	MATHIS INDEPENDENT SCHOOL DISTRICT AND LIVE OAK COUNTY APPRAISAL DISTRICT VS. RENE SOTO	31545, 3018875; Lots 9, Block 1, Sunset Villa Subdivision, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 41, Plat Records of Live Oak County, Texas.	\$8,440.00	\$6,919.16
20	LTX230010 06/09/25	18876 OCTOBER 01, 2025	MATHIS INDEPENDENT SCHOOL DISTRICT AND LIVE OAK COUNTY APPRAISAL DISTRICT VS. RENE SOTO	31546, 3018876; Lots 10, Block 1, Sunset Villa Subdivision, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 41, Plat Records of Live Oak County, Texas.	\$8,440.00	\$6,575.05

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
21	LTX230010 06/09/25	18877 OCTOBER 01, 2025	MATHIS INDEPENDENT SCHOOL DISTRICT AND LIVE OAK COUNTY APPRAISAL DISTRICT VS. RENE SOTO	31547, 3018877; Lots 11, Block 1, Sunset Villa Subdivision, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 41, Plat Records of Live Oak County, Texas.	\$8,440.00	\$6,575.05
22	LTX230010 06/09/25	18878 OCTOBER 01, 2025	MATHIS INDEPENDENT SCHOOL DISTRICT AND LIVE OAK COUNTY APPRAISAL DISTRICT VS. RENE SOTO	31548, 3018878; Lots 12, Block 1, Sunset Villa Subdivision, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 41, Plat Records of Live Oak County, Texas.	\$8,440.00	\$6,575.05

(any volume and page references, unless otherwise indicated, being to the Deed Records, Live Oak 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 George West, Texas, October 1, 2025

\_\_\_\_\_  
 Sheriff Larry R. Busby  
 Live Oak County, Texas

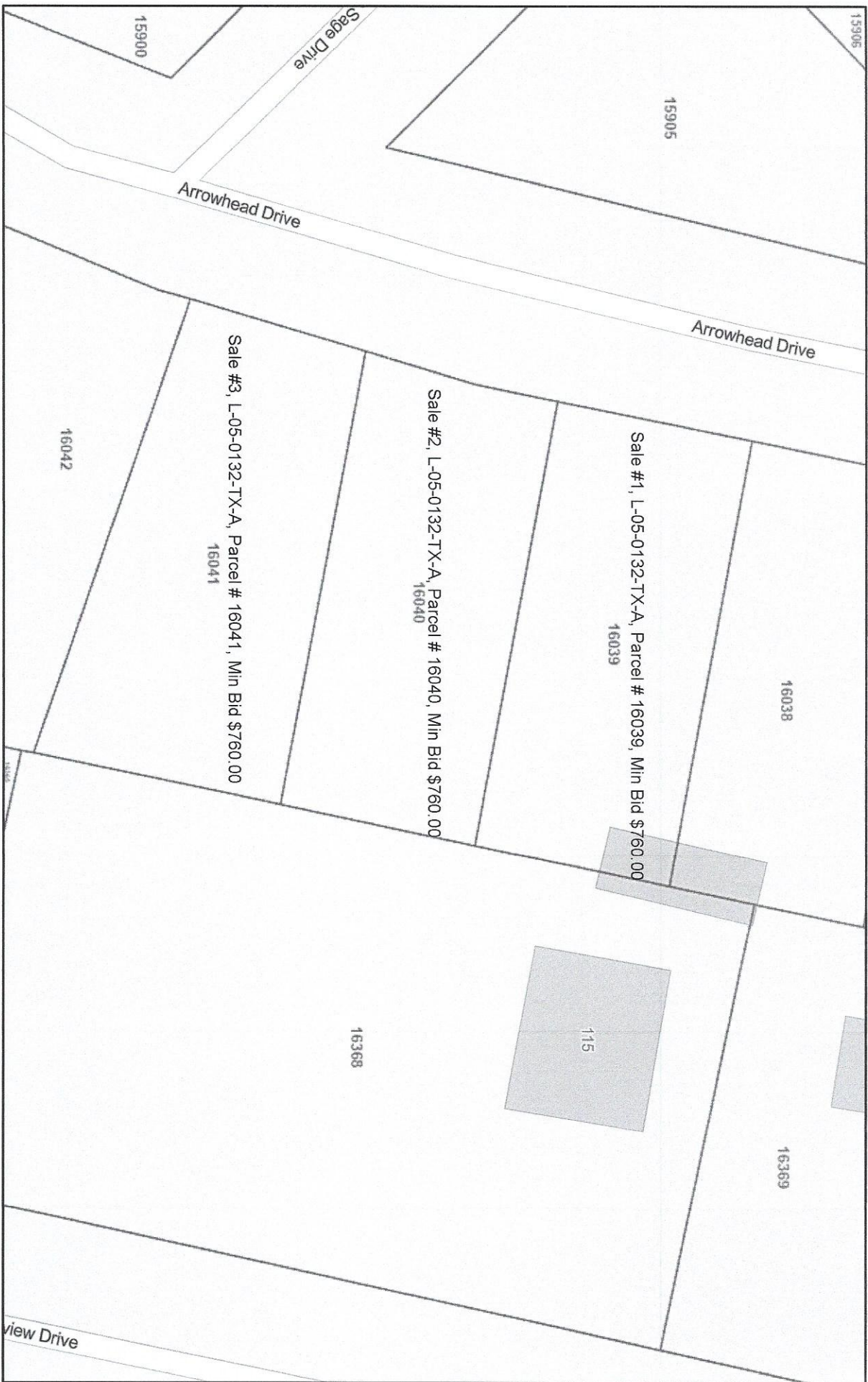
By \_\_\_\_\_  
 Deputy

**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 (361) 888-6898



Sale #'s 1-3, L-05-0132-TX-A, PID's 16039-41, Min. Bid \$760 each

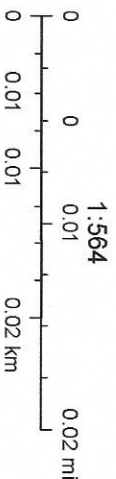


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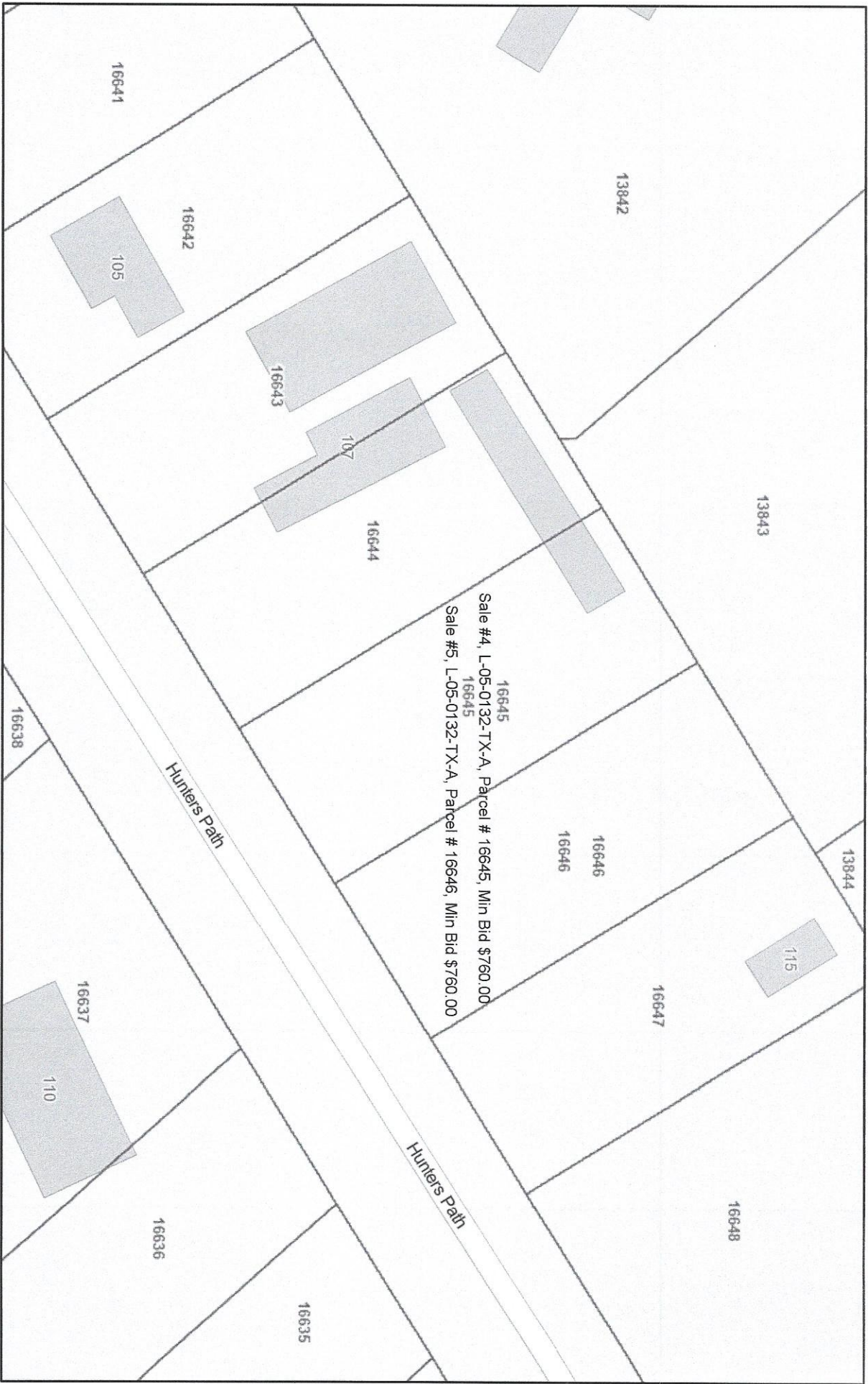


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# Sale #'s 4 & 5, L-05-0132-TX-A, PID's 16645-46, Min. Bid \$760 each

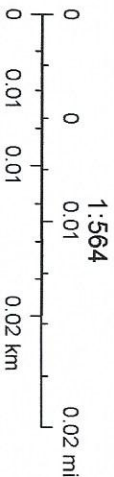


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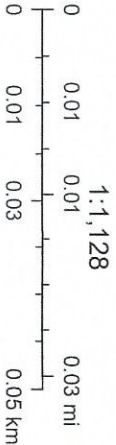
Sale #6 L-17-0028-TX-A Parcel 8594 MIN. BID \$2,030.00



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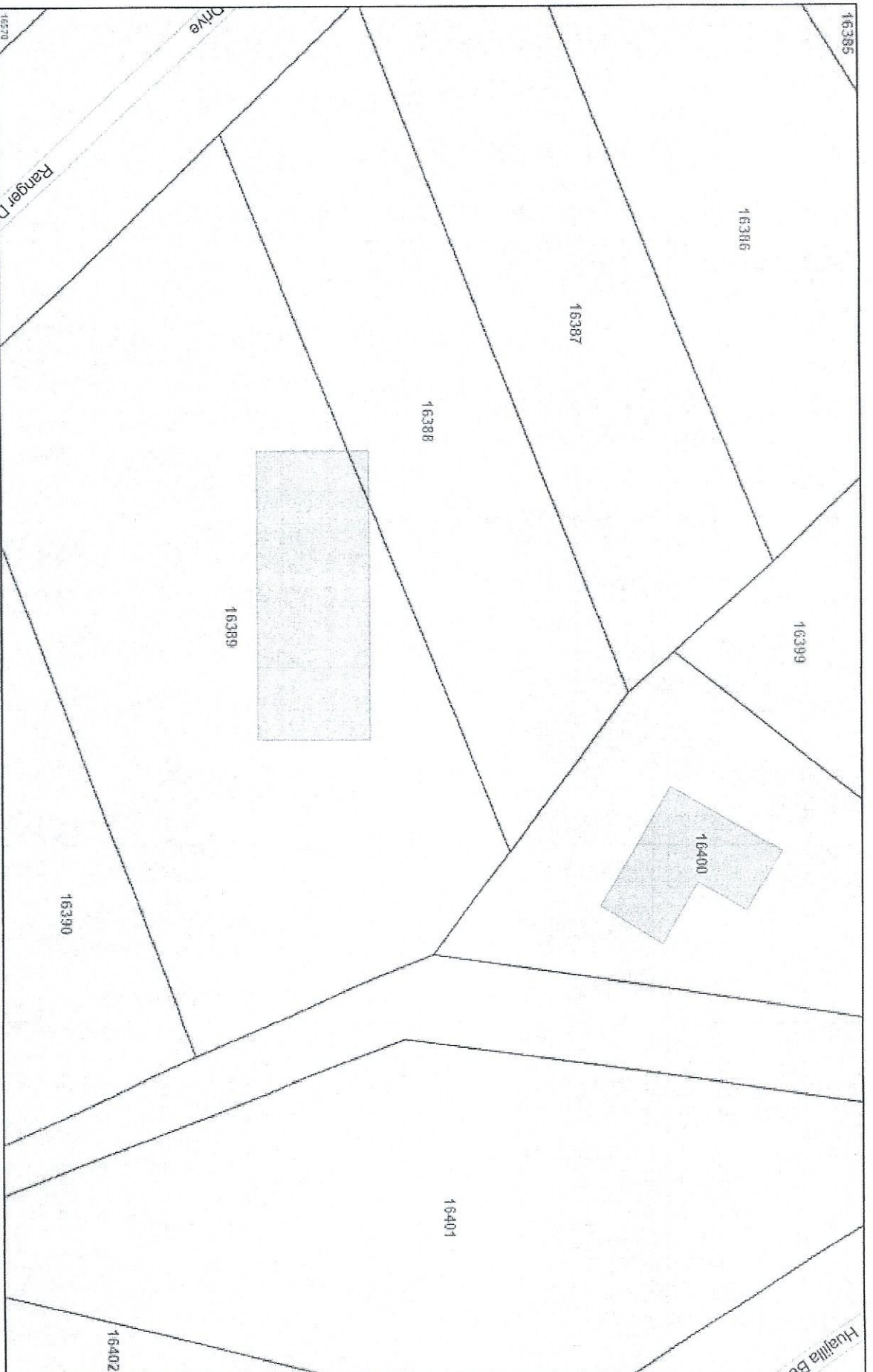
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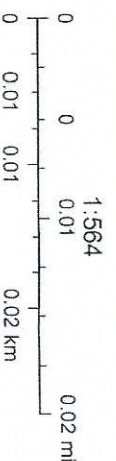


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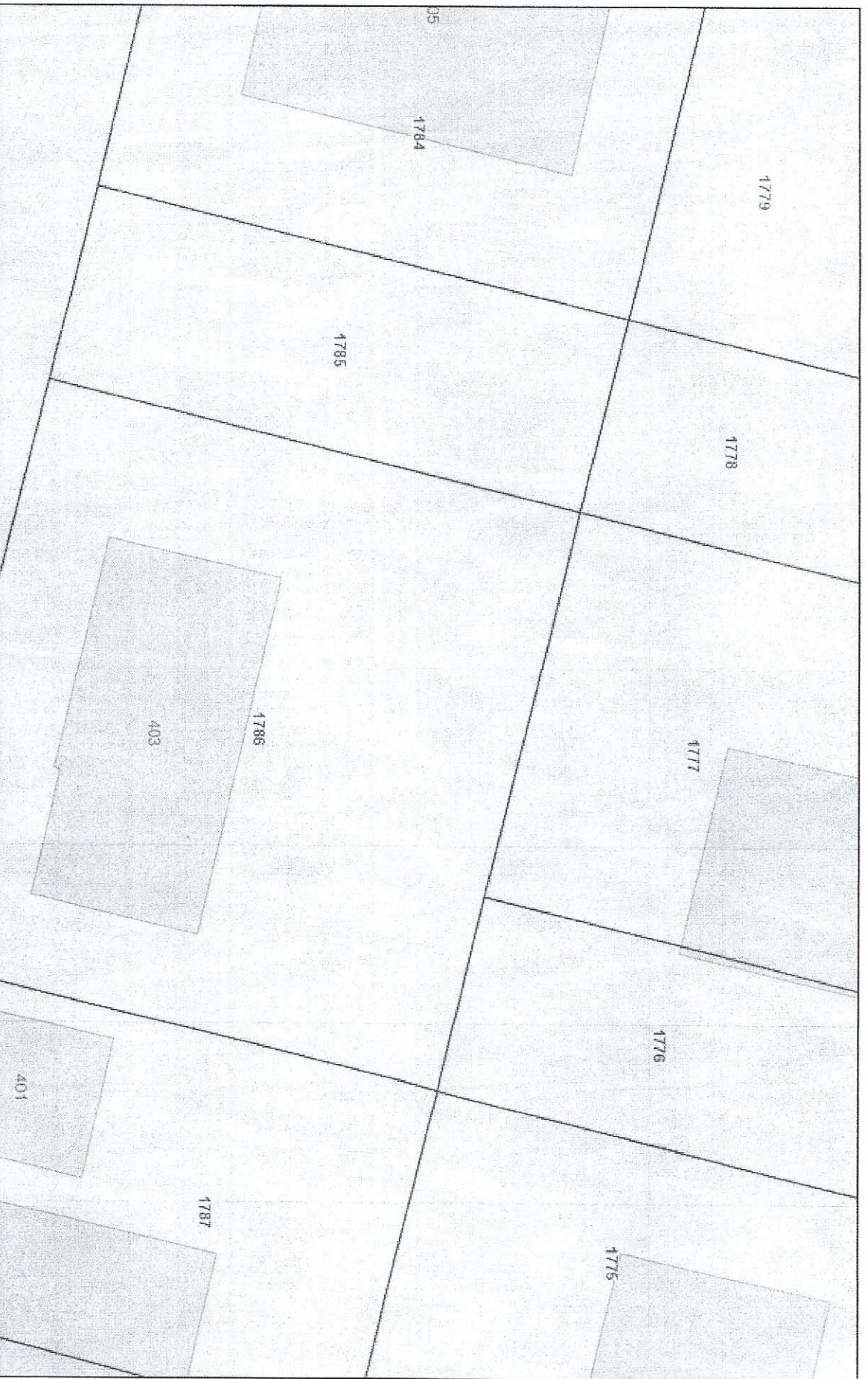
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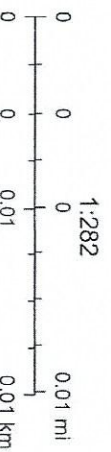


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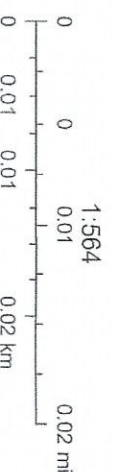
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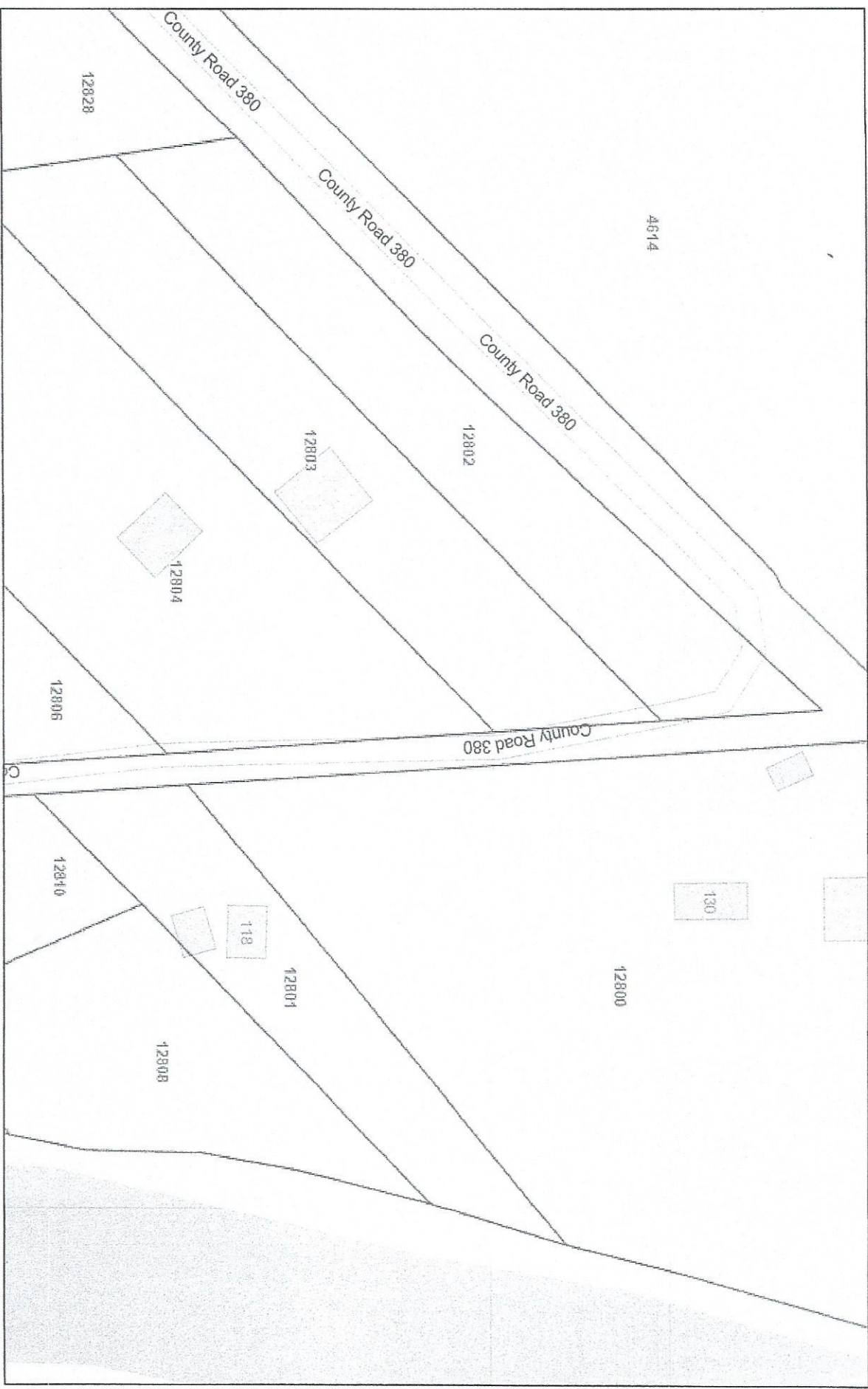
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Sale #10 LTX200008 Parcel 12802 MIN. BID \$22,397.98

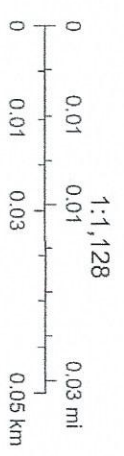


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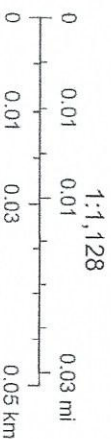
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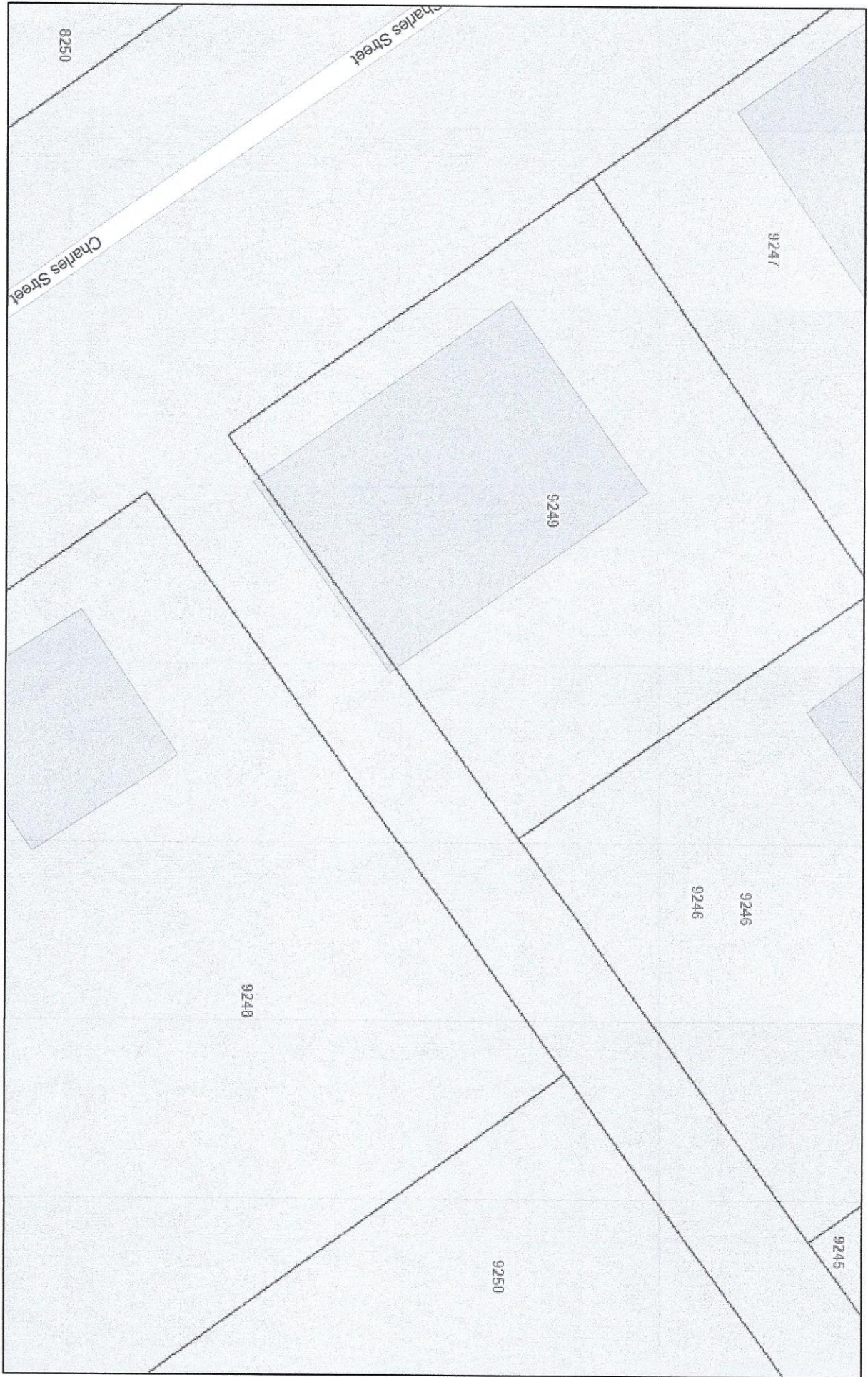
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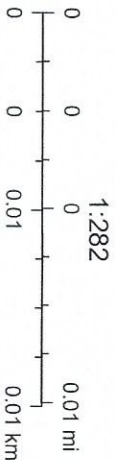
Sale #12 LTX200025 Parcel 9249 MIN. BID \$16,420.00



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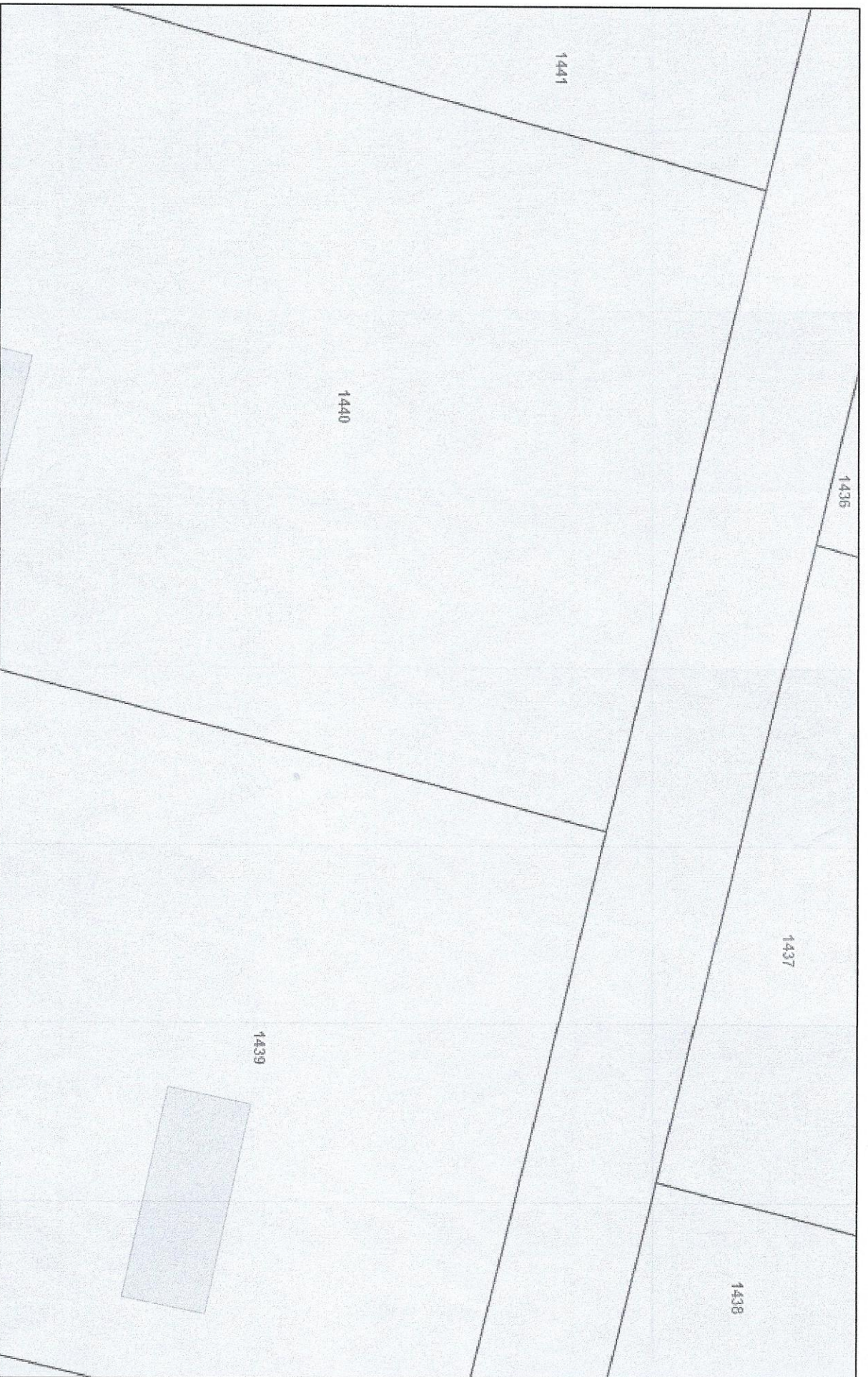
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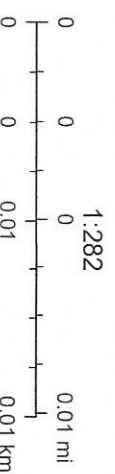
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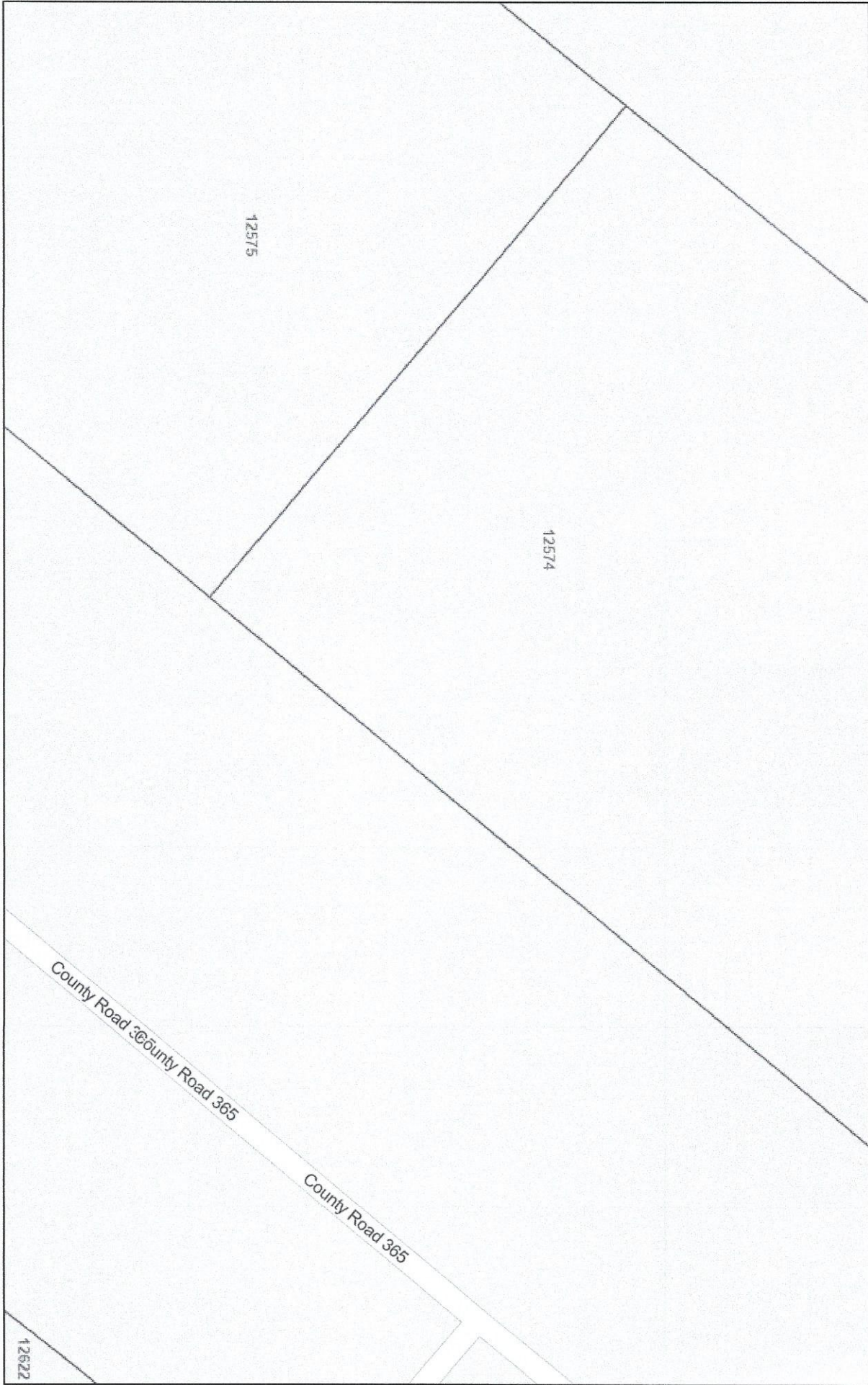
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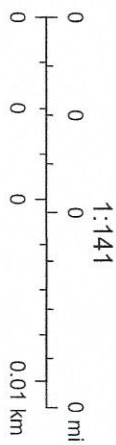
Sale #15 LTX220010 Parcel 12574 MIN. BID \$8,911.83



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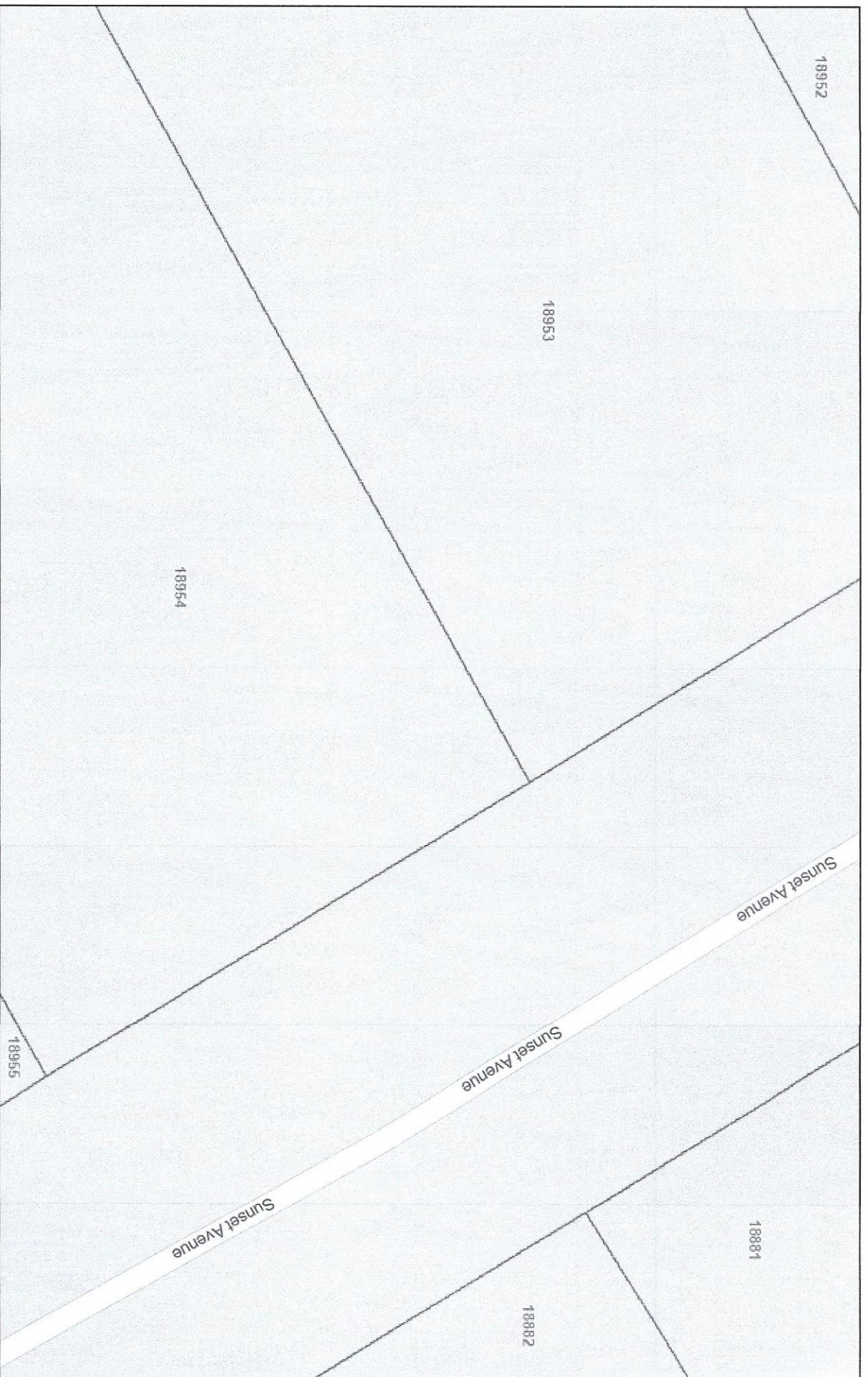
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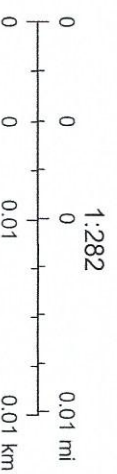
# Sale #16 LTX230005 Parcel 18953 MIN. BID \$10,723.46



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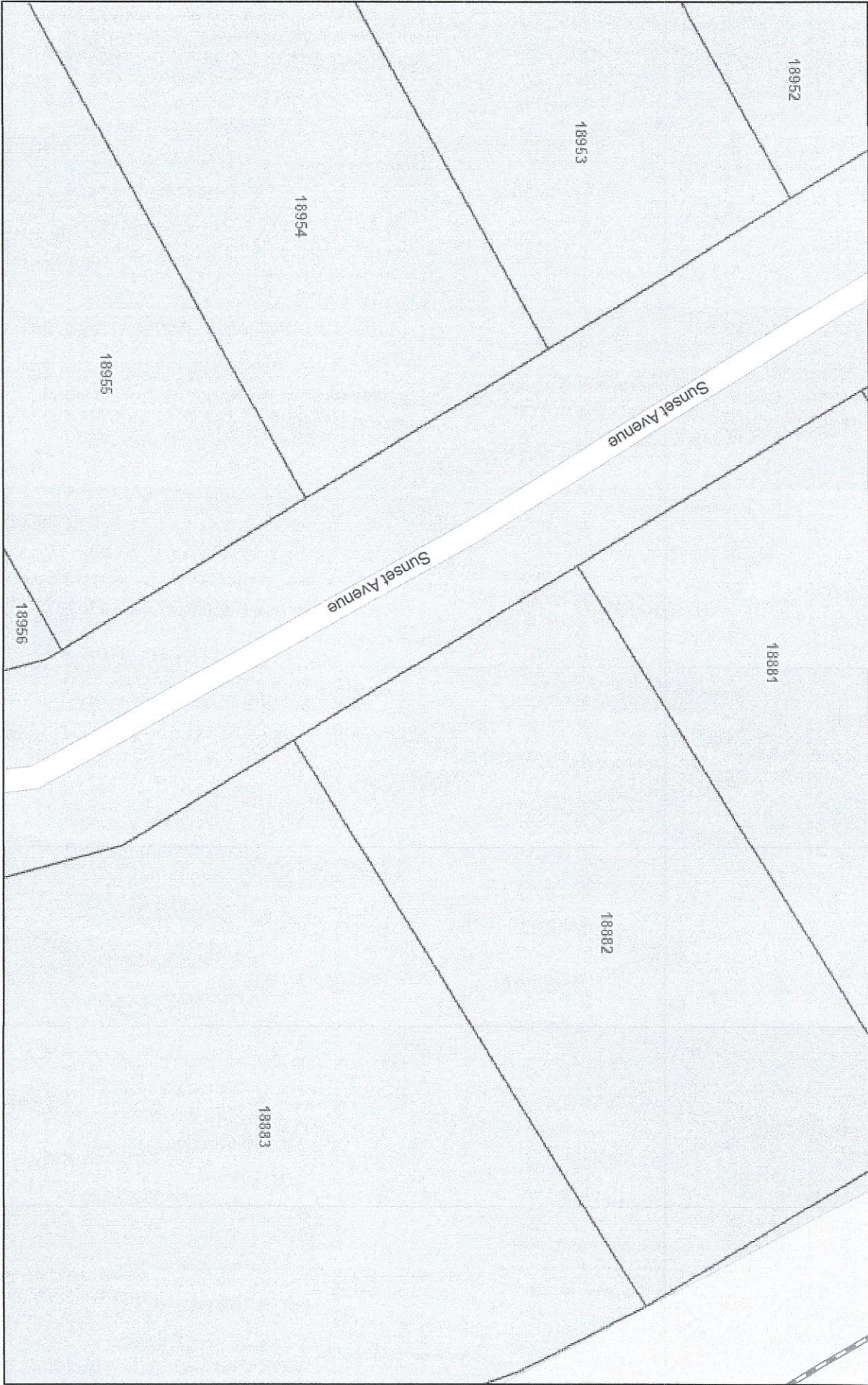
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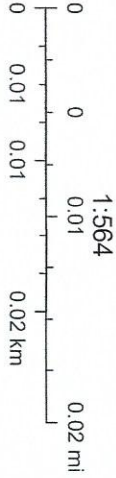
Sale #17 LTX230005 Parcel 18954 MIN. BID \$10,948.85



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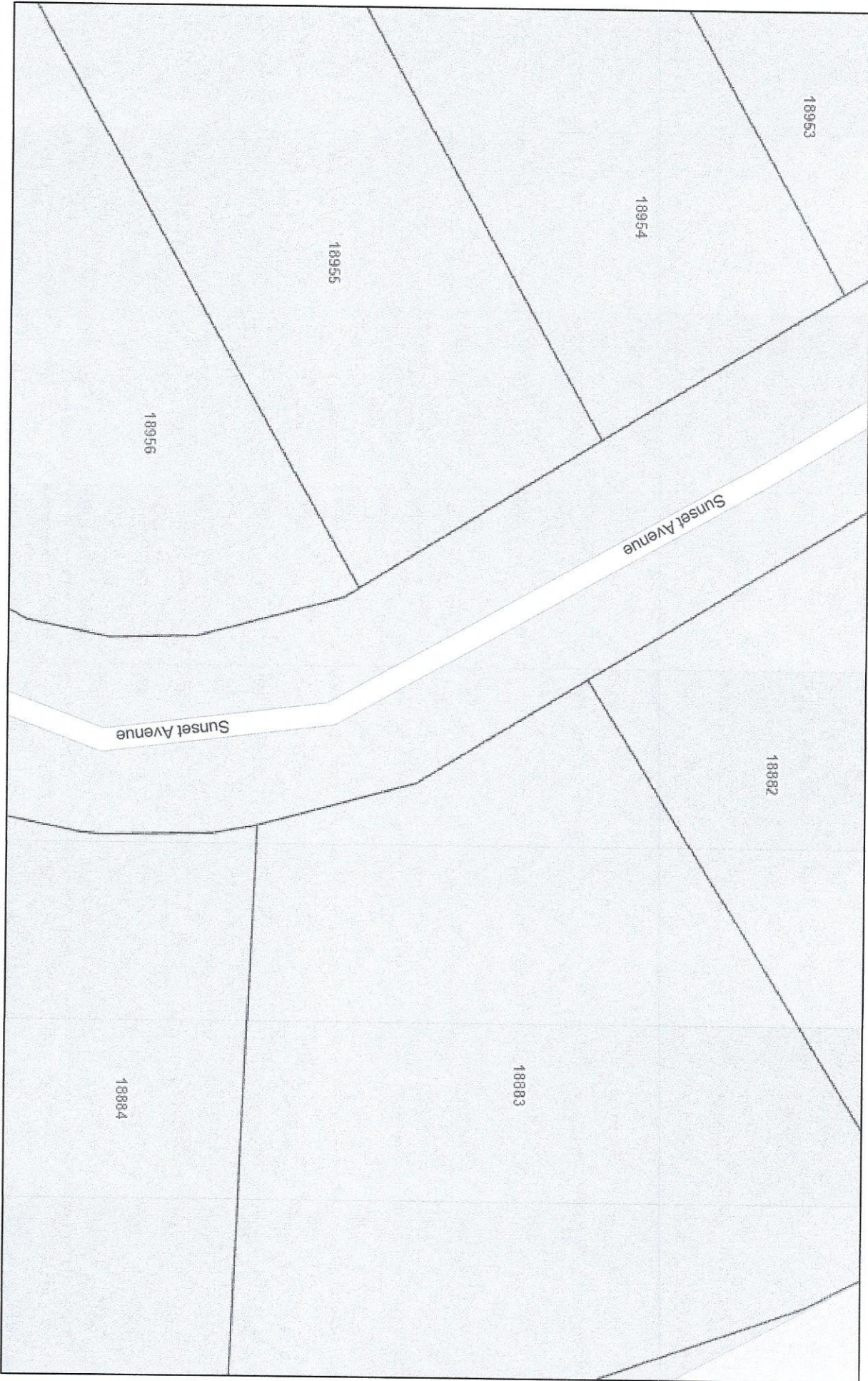
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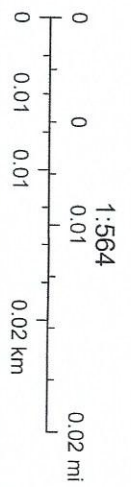
Sale #18 LTX230005 Parcel 18955 MIN. BID \$10,968.87



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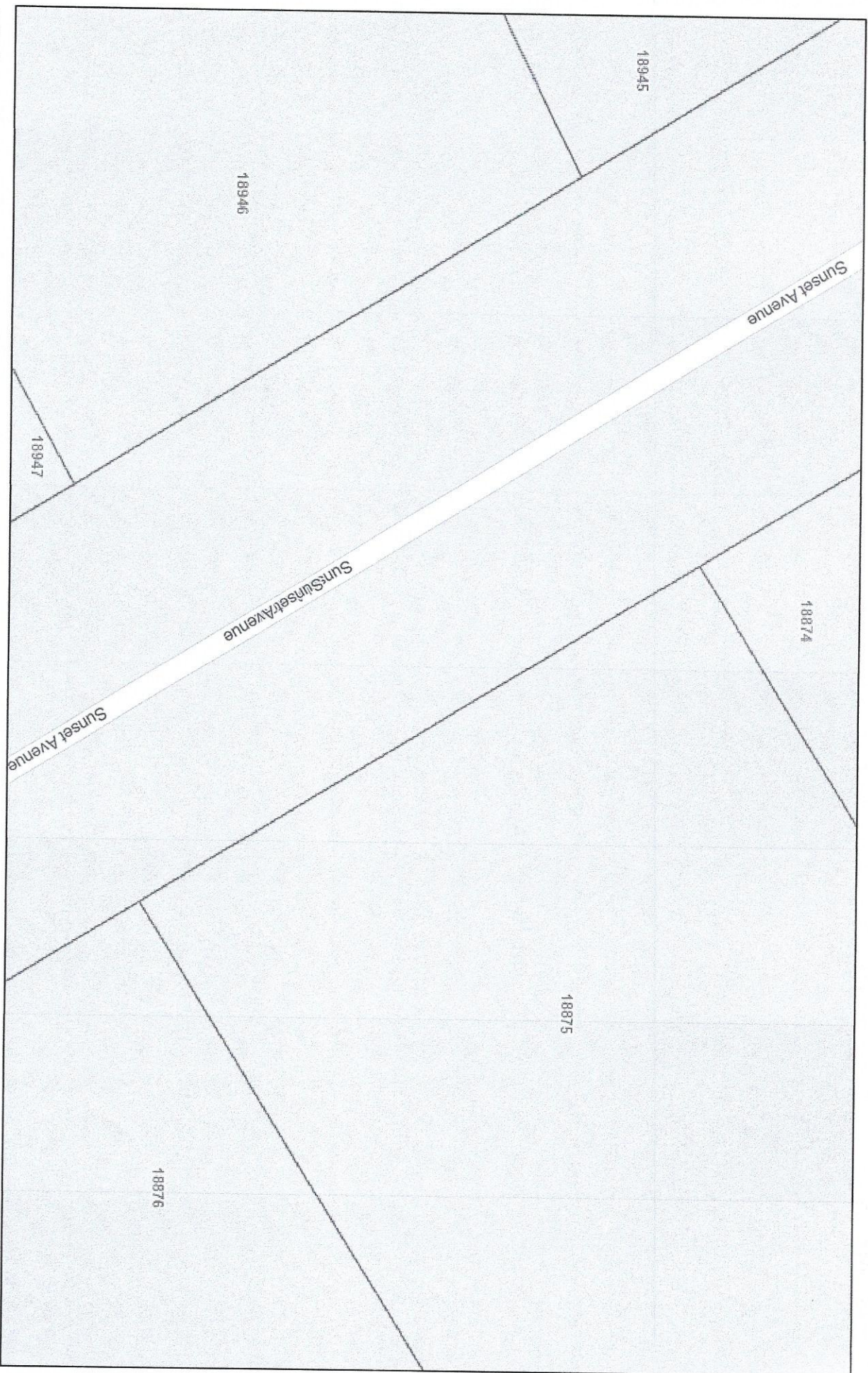
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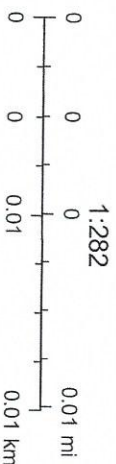
# Sale #19 LTX230010 Parcel 18875 MIN. BID \$6,919.16



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Sale #20-22 LTX230010 Parcels 18876-18878 MIN. BID \$6,575.05 EACH

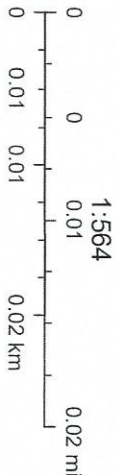


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