

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 April 30, 2026, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in June, 2026, the same being the 2nd 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 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 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-06-0115-TX-A 11/17/25	8755 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. LEONARDO V. CABALLERO, ET AL	2.49 acres, more or less, being the an undivided 1/2 interest in and to 4.98 acres out of the Hillside Acres Subdivision, a subdivision in Live Oak County, Texas; said 4.98 acres being Lot 2, Cenizo Acres, an unrecorded subdivision, as described in deed dated November 11, 1985, from Garth D. Herro, Sr. to Remigio V. Caballero etal, in Volume 392, Page 333, Deed Records of Live Oak County, Texas.	\$15,880.00	\$13,316.16
2	L-17-0057-TX-A 05/05/25	4422 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. 550 INVESTMENTS COMPANY LLC	1.31 acre, more or less, situated in the William O'Docharty Survey, Abstract 33, Live Oak County, Texas, as described in deed dated November 27, 2012, from Vance E. Roberts et ux to 550 Investments Company LLC, in Volume 239, Page 50, Official Records of Live Oak County, Texas.	\$75,631.00	\$36,783.41
3	L-19-0018-TX-A 11/17/25	1353 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. BILLY B. CULLEN, MD., REVOC LIVING TRUST, ET AL	Lots 6, 7, and 8, Block 12, 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.	\$19,990.00	\$12,866.59
4	LTX200009 06/16/25	9007 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. JOSE M. TORRES, ET AL	The Southeast 1/2 of Lots 5 and 6, Block 23, City of George West, Live Oak County, Texas, according to the map or plat thereof, recorded in Volume "V", Page 35, Deed Records of Live Oak County, Texas.	\$21,840.00	\$12,760.30
5	LTX210006 05/05/25	974 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. BETTY JOYCE LENARD, ET AL	Lots 3 and 4, Block 114, Murray Hill Addition, an addition to the City of Three Rivers, Live Oak County, Texas, as described in Volume 304, Page 441, Deed Records of Live Oak County, Texas.	\$46,619.00	\$17,104.25

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
6	LTX210033 05/05/25	1154 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. JESUS PEREZ, ET AL	Lots 3, 4, and 5, Block 8, Ross Murray Addition, an addition to the City of Three Rivers, Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 139, Plat Records of Live Oak County, Texas.	\$246,000.00	\$4,255.45
7	LTX210035 11/17/25	8278 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. NORMA JEAN BANDA, ET AL	Lot 22, Sunrise Ridge Addition, an addition to the City of George West, Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 80, Plat Records of Live Oak County, Texas.	\$102,860.00	\$23,567.59
8	LTX220005 08/11/25	11993 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. PAULA MARIE RYAN, ET AL	and account # 47248; Lot 7, North Shore Ranch Estates, an addition to Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 25, Map Records of Live Oak County, Texas.	\$29,505.00	\$12,697.88
9	LTX220005 08/11/25	11992 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. PAULA MARIE RYAN, ET AL	and account # 47247; West 1/2 of Lot 6, North Shore Ranch Estates, an addition to Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 25, Map Records of Live Oak County, Texas.	\$14,753.00	\$6,668.63
10	LTX220021 11/17/25	12209 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. T W TOLLEFSON, ET AL	Lot 1, Block "G", Pernitas Point Subdivision, Unit 2, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 51, Plat Records of Live Oak County, Texas.	\$9,000.00	\$6,263.23
11	LTX220021 11/17/25	12221 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. T W TOLLEFSON, ET AL	Lot 14, Block "G", Pernitas Point Subdivision, Unit 2, a subdivision in Live Oak County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 51, Plat Records of Live Oak County, Texas.	\$1,840.00	\$1,666.31
12	LTX230021 11/17/25	8276 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. BALDEMAR GUTIERREZ, ET AL	Lot 20, Sunrise Ridge Addition to the City of George West, Live Oak County, Texas, according to the map or plat thereof, in Volume 2, Page 80, Plat Records of Live Oak County, Texas.	\$112,080.00	\$26,426.56
13	LTX240005 11/17/25	16616 APRIL 30, 2026	LIVE OAK COUNTY APPRAISAL DISTRICT VS. MARIA DIETRECH GUERRA	Lot 59, Section Vagabond 11 of Arrowhead, also known as Lake Vista, a subdivision in Live Oak County, Texas, as described in Volume 500, Page 210, Deed Records of Live Oak County, Texas.	\$900.00	\$900.00

(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, April 30, 2026

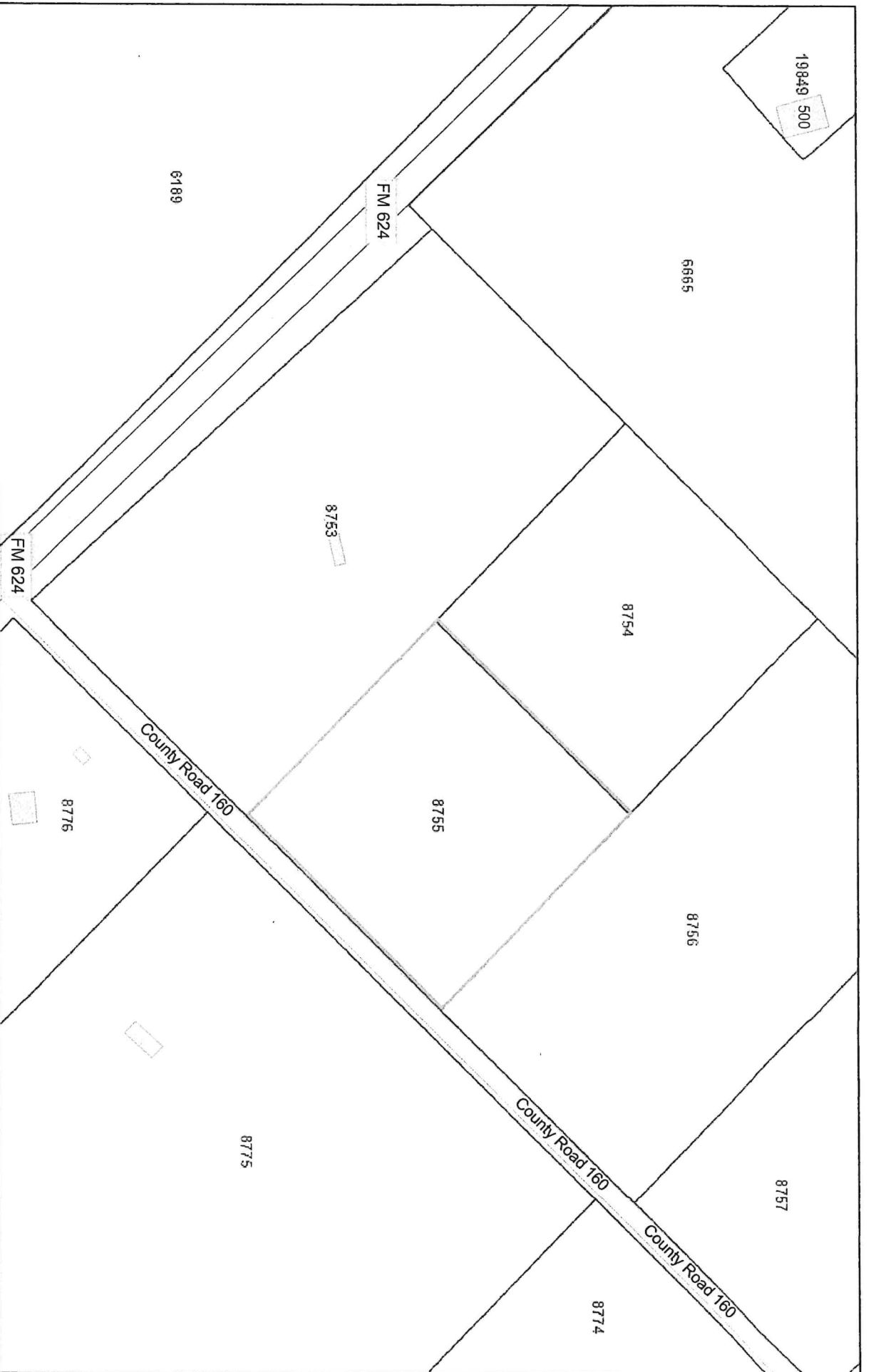
Sheriff Larry R. Busby
Live Oak County, Texas

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

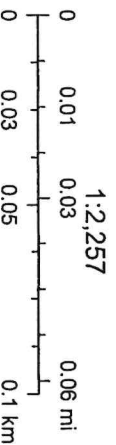
Sale #1 L-06-0115-TX-A Parcel 8755 Min. BID \$13,316.16



4/17/2026, 9:14:39 AM

History Line

Parcels



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Sale #2 L-17-0057-TX-A Parcel 4422 Min. BID \$36,783.41

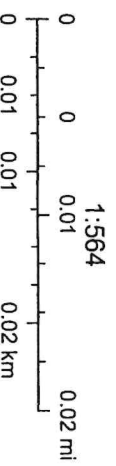


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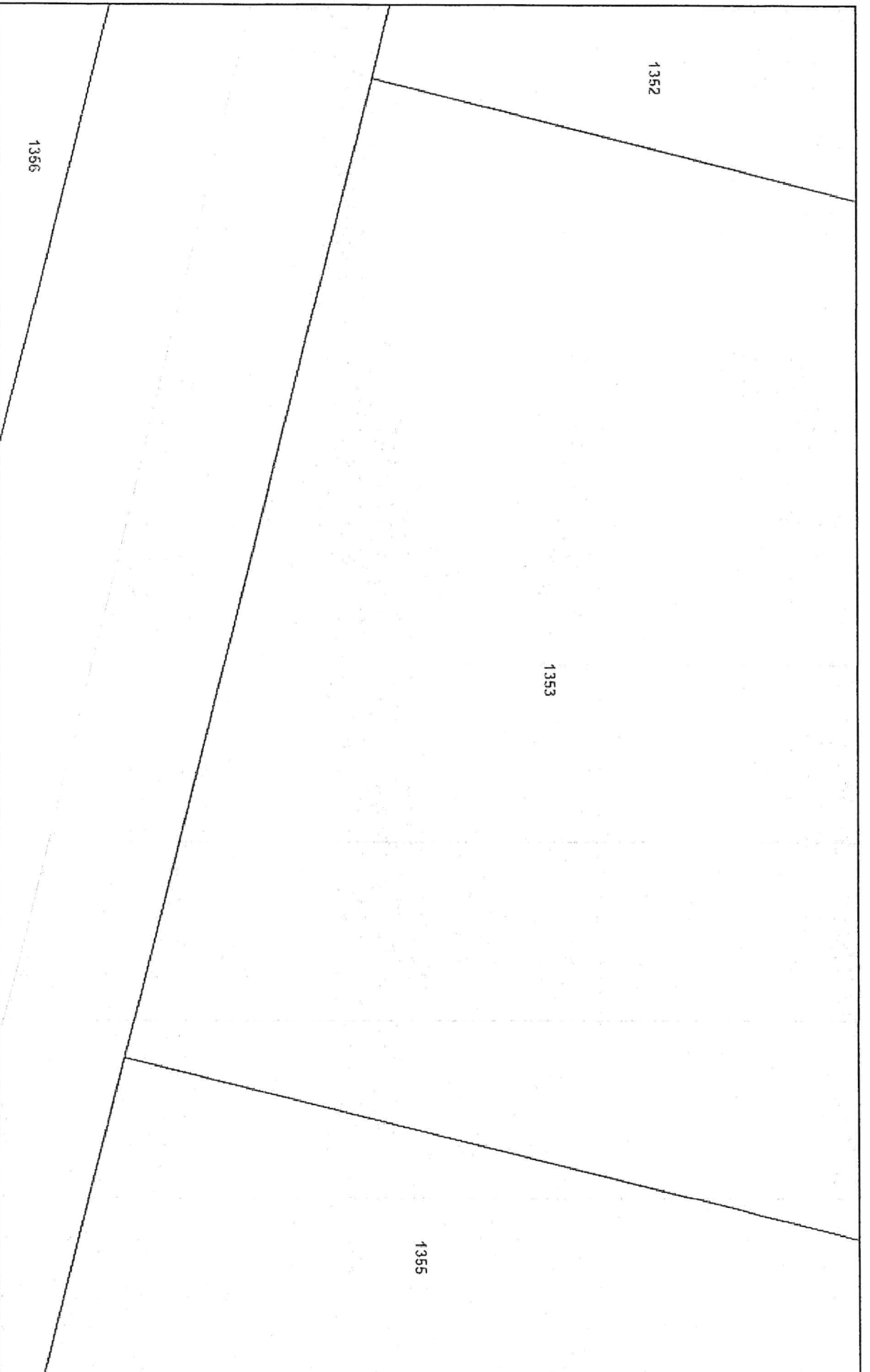


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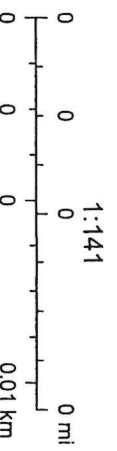


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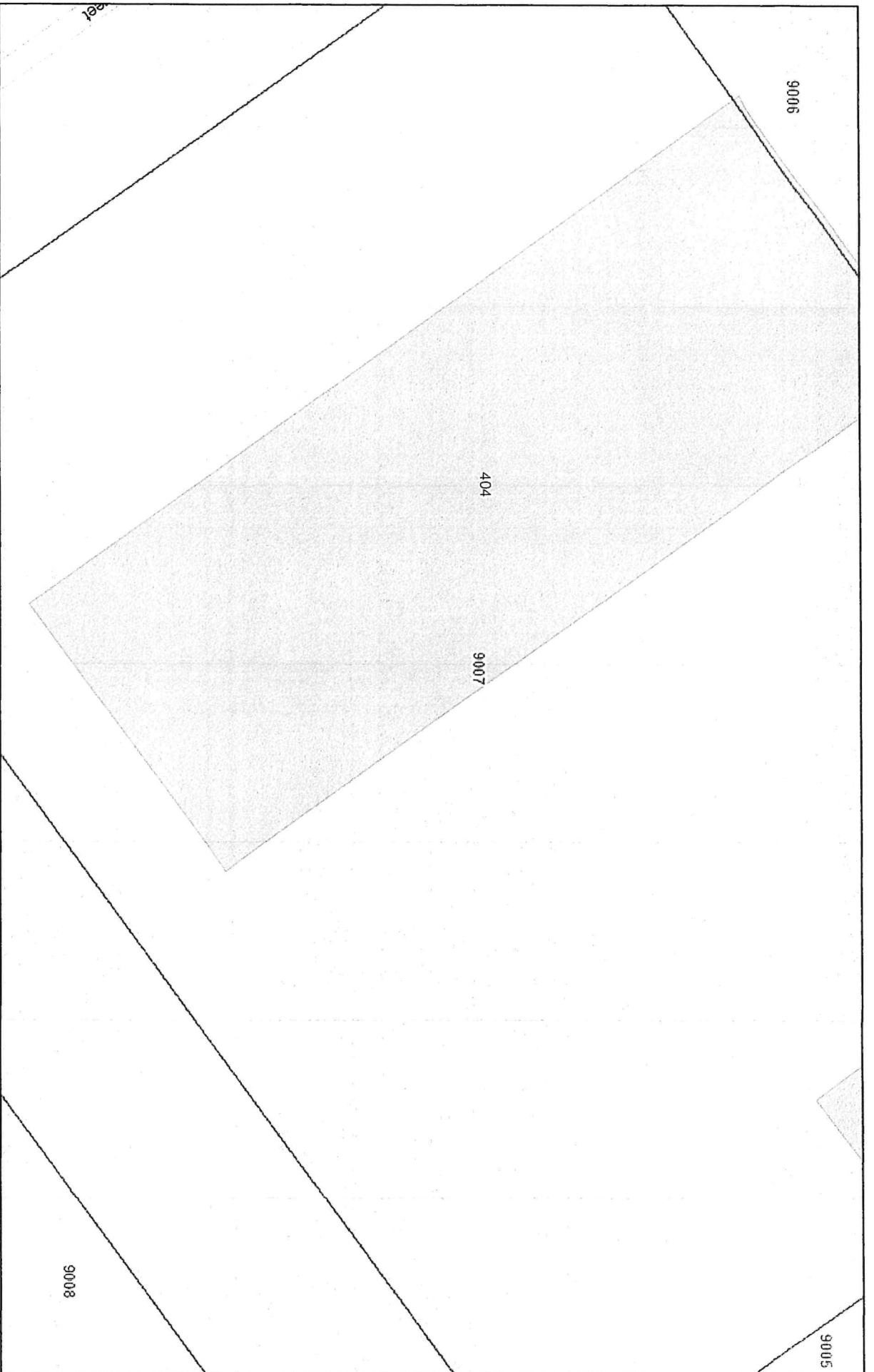


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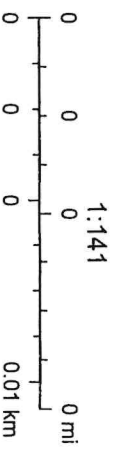


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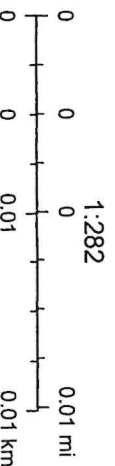


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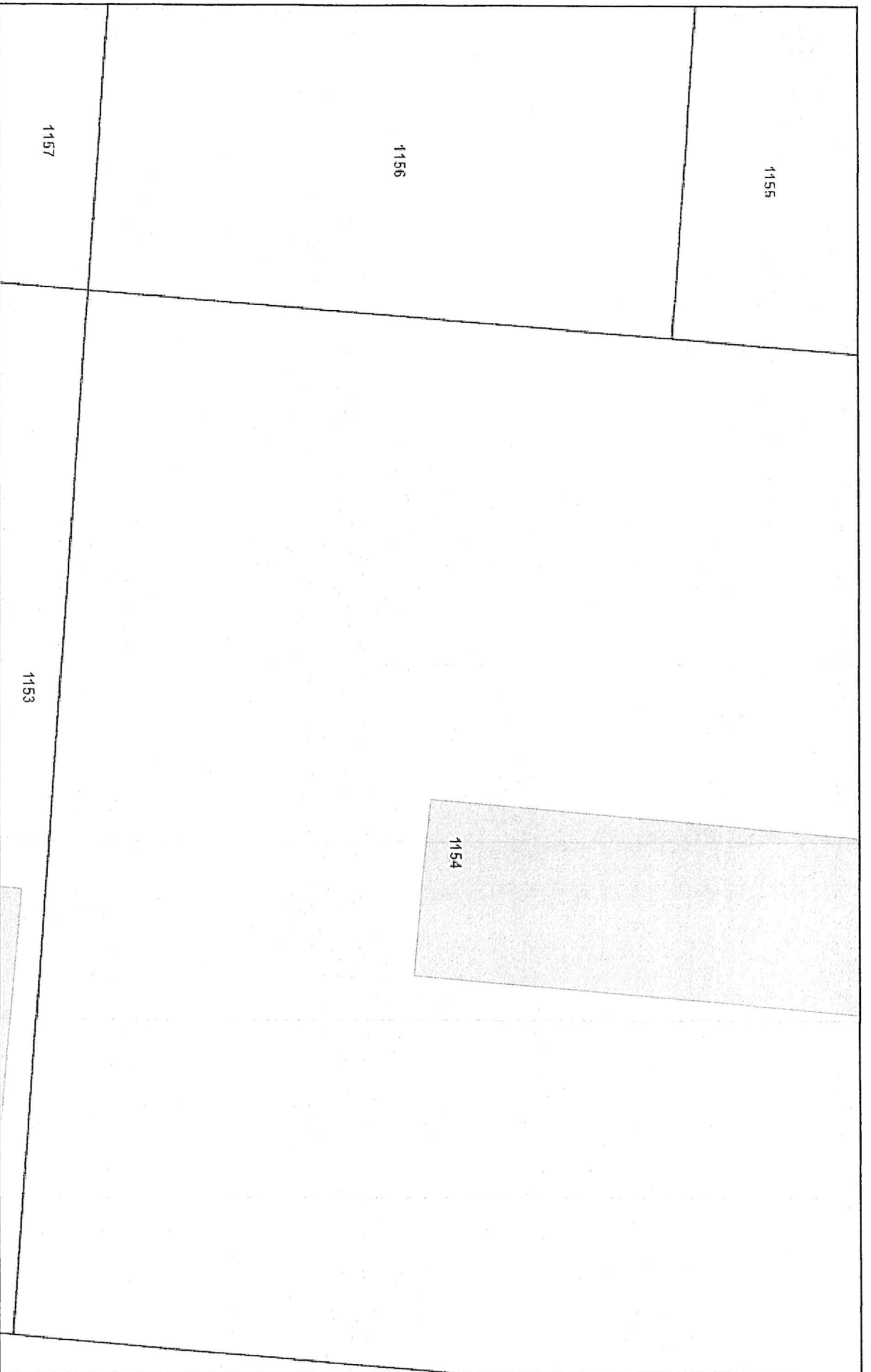


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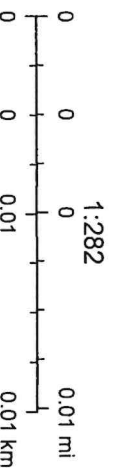


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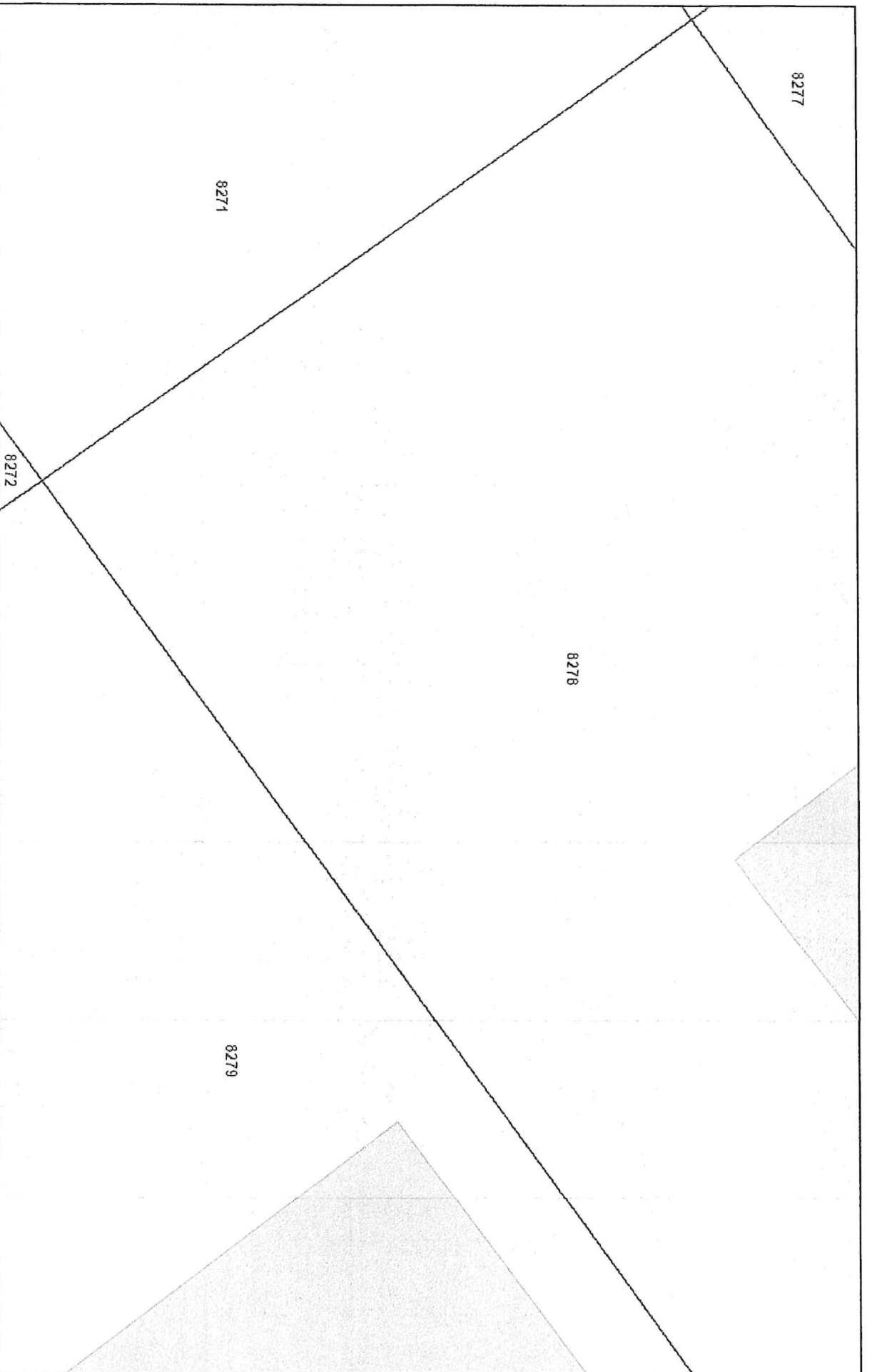


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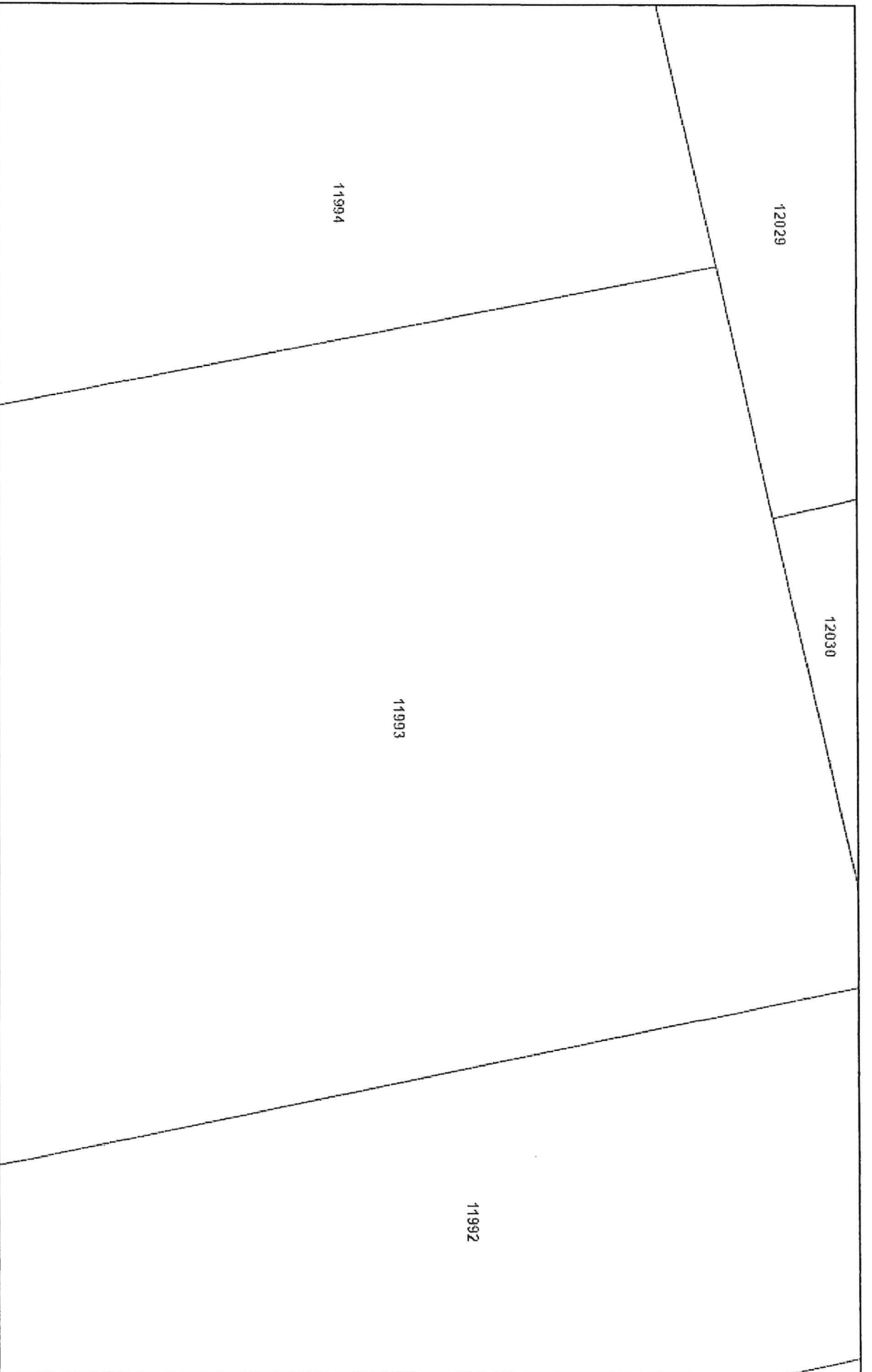
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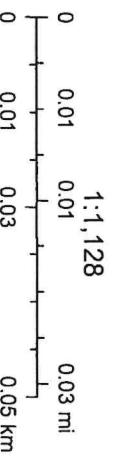


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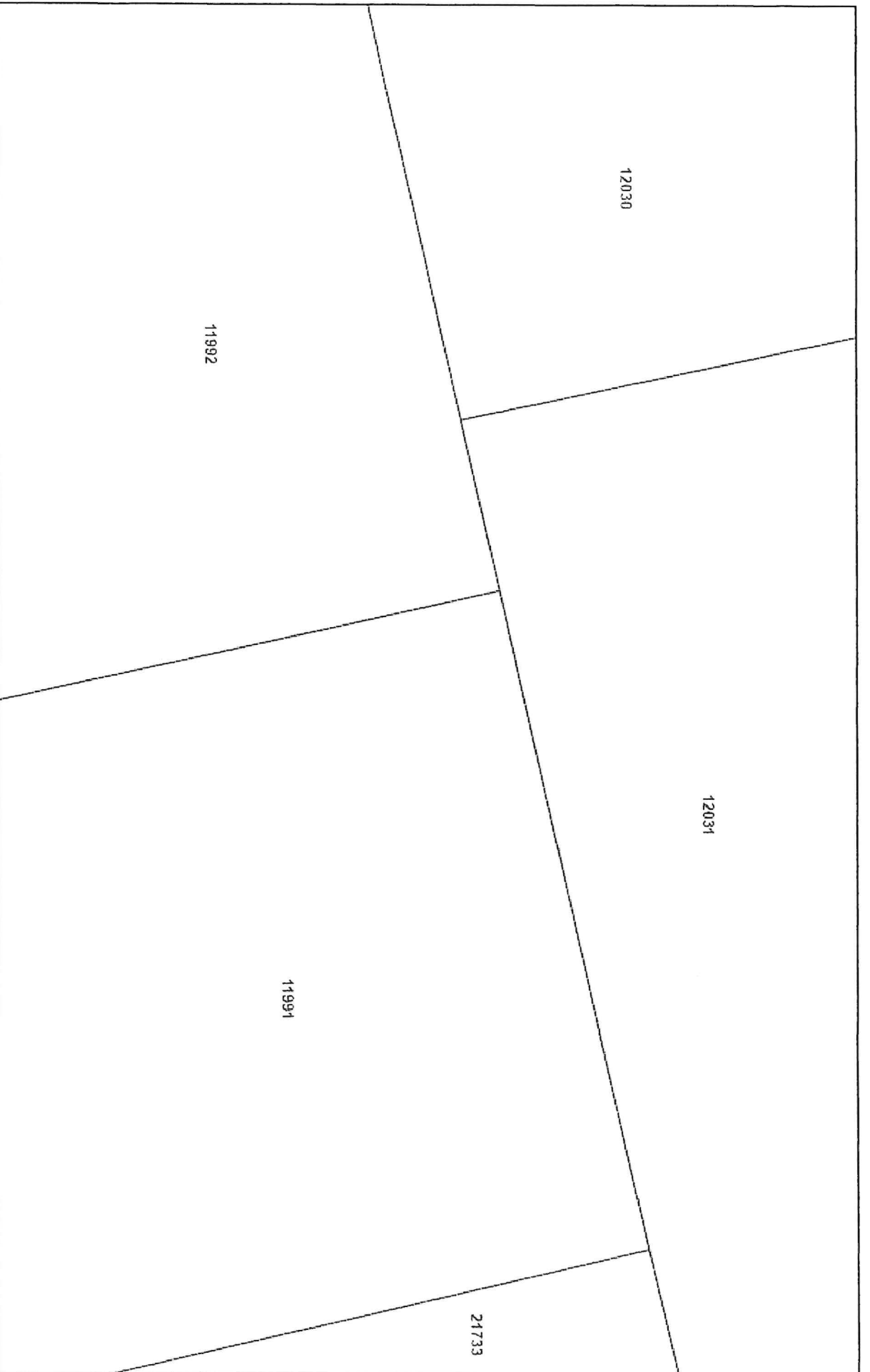


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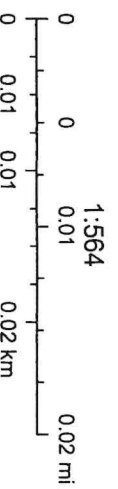


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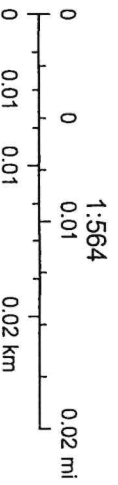
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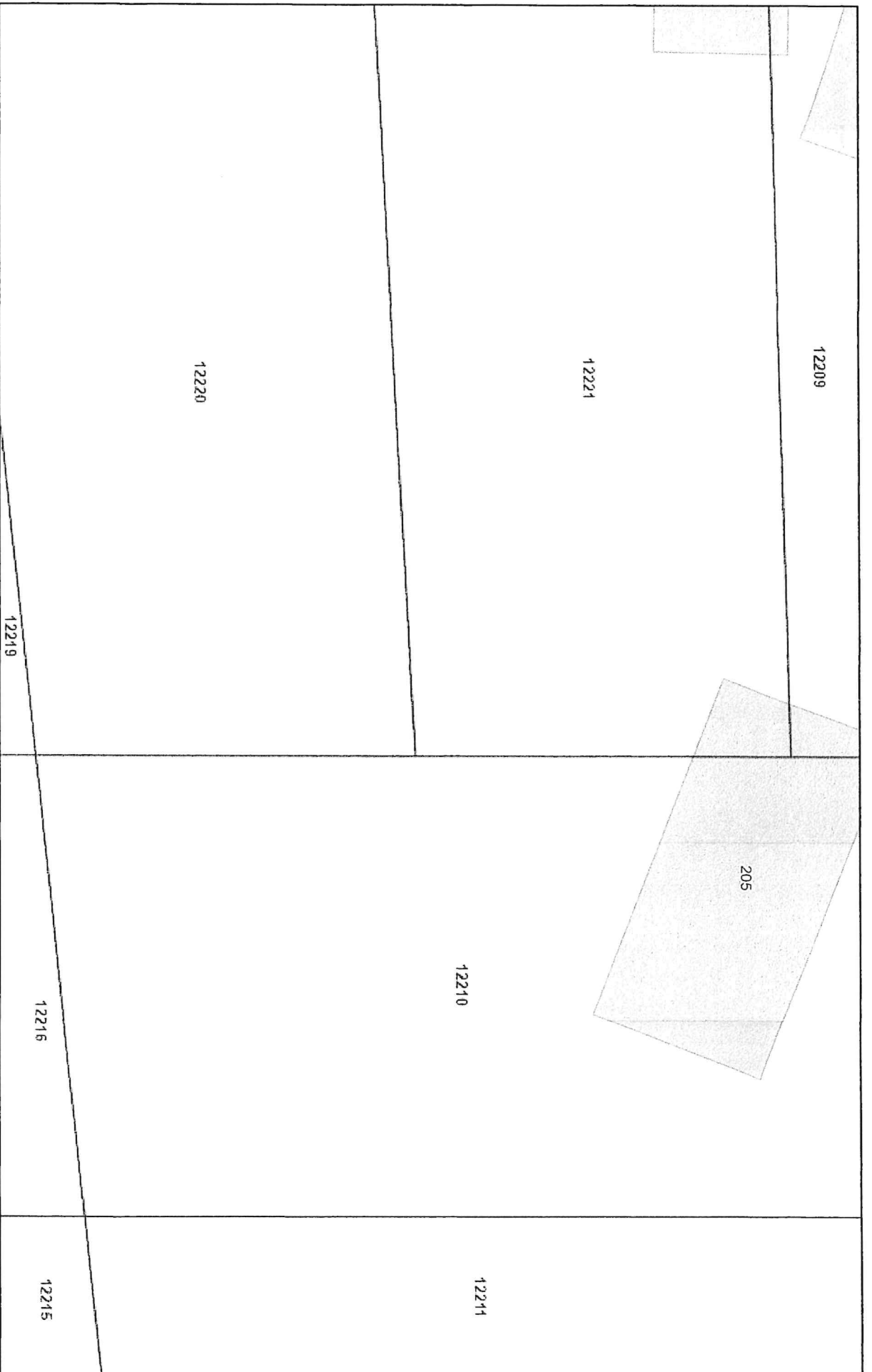


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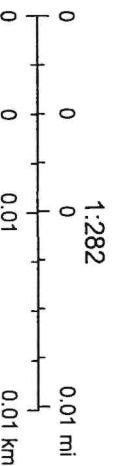
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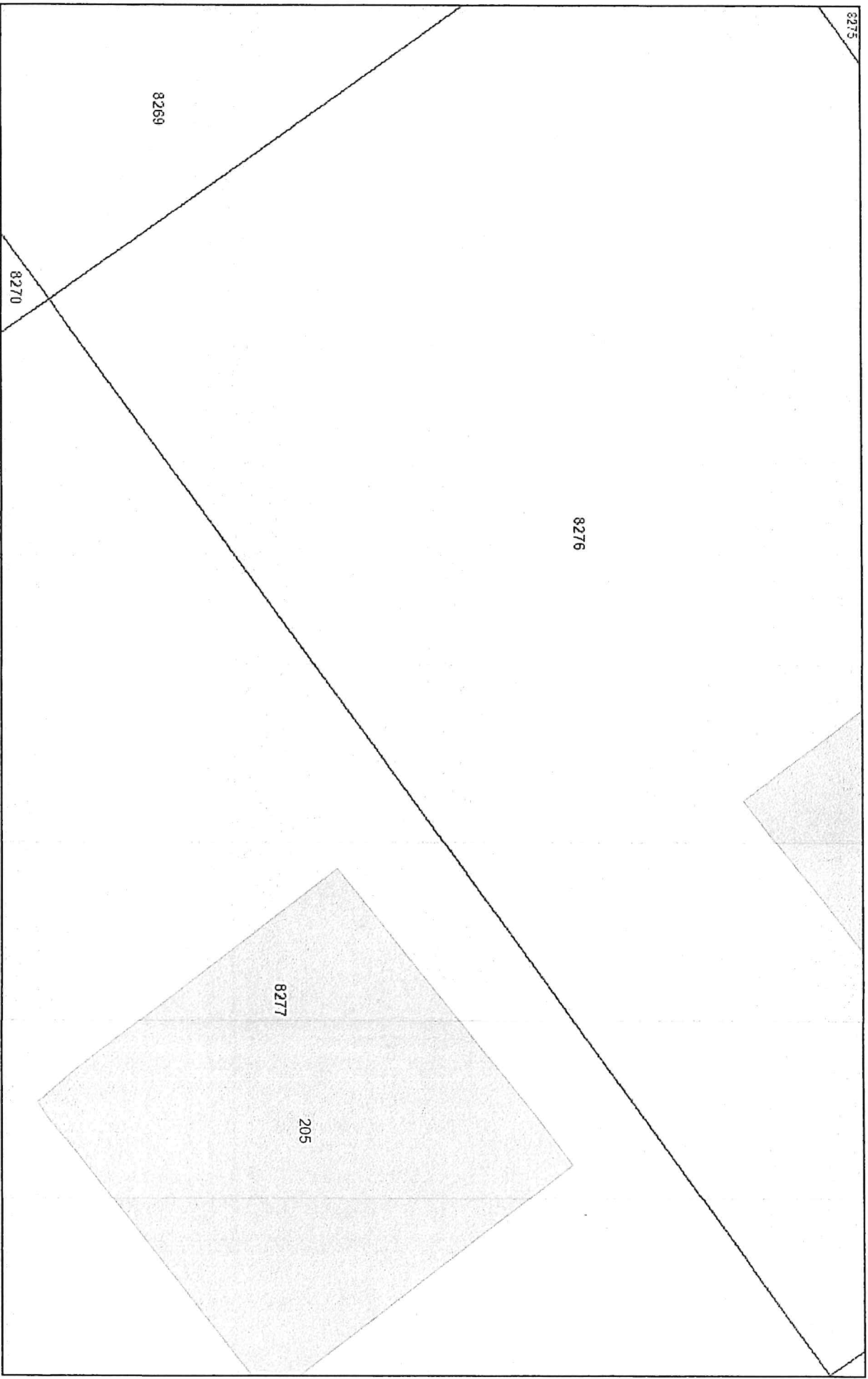


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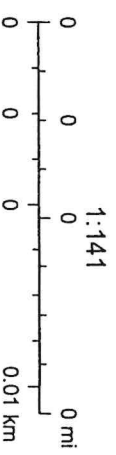
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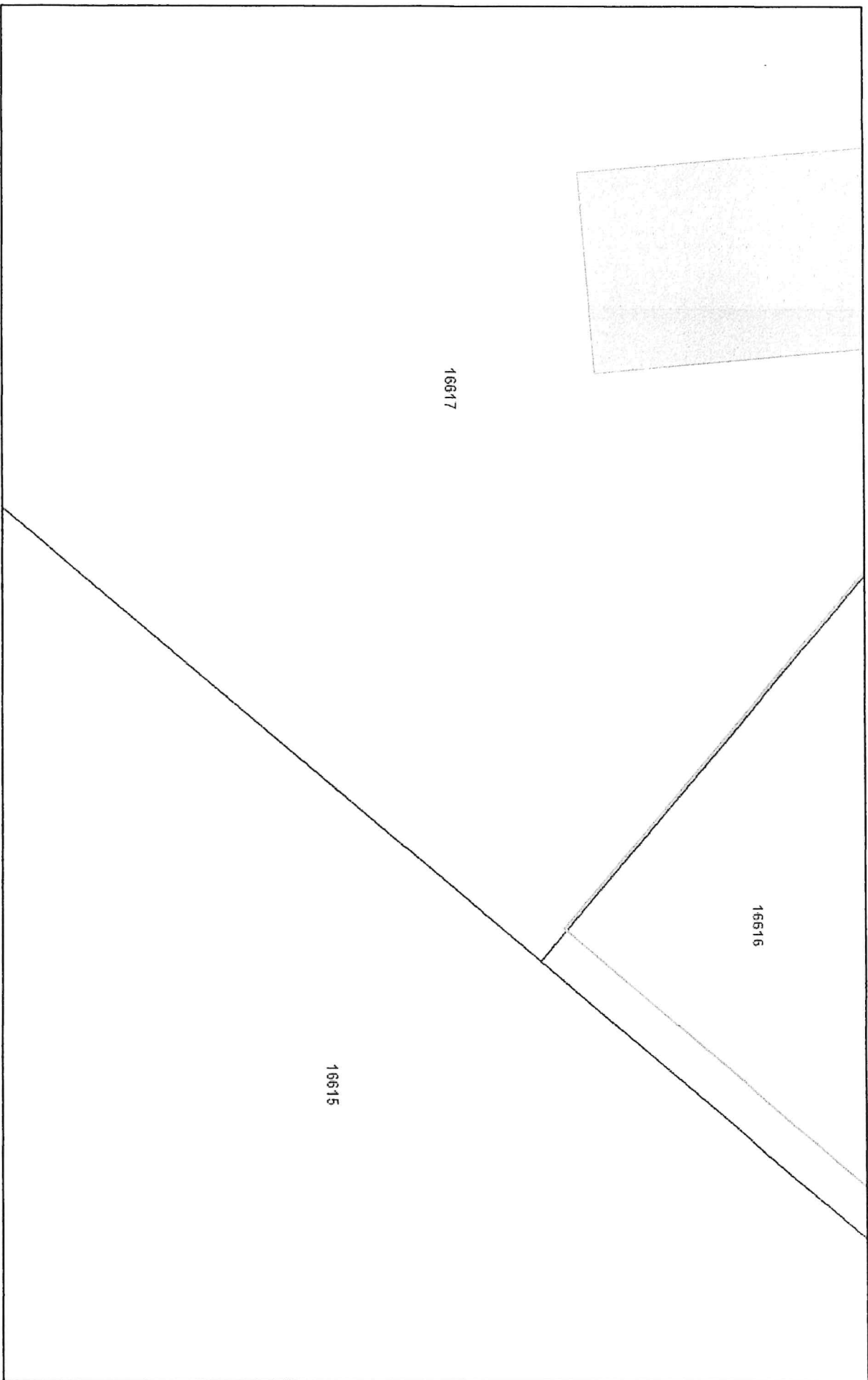


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Sale #13 LTX240005 Parcel 16616 Min. BID \$900

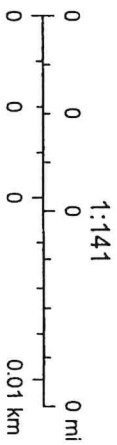


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