

Suit No. 20-2544
SAN MARCOS CISD VS. ESTELLA TAYLOR, ET AL

Account No. R21956

Lot C, Block 1, B. W. Breeding Addition, City of San Marcos, Hays County, Texas, according to the plat of of said addition of record in Volume O, Page 202, Deed Records of Hays County, Texas, SAVE & EXCEPT those portions of Lot C described in Volume 88, Page 566, Deed Records of Hays County, Texas, and Volume 1199, Page 423, Official Public Records of Hays County, Texas

PURCHASER

Greenwood Brothers Living Trust
John Cornelius Greenwood, Cranz Edward Greenwood
Ralph Edmund Greenwood, Johnny Lee Greenwood Jr.
1918 W Placita Rancho Naranja
Oro Valley, Arizona 85737

OFFER AMOUNT: Five Thousand and 00/100ths Dollars (\$5,000.00)

Judgment Date	Tax Years in Judgment & Judgment Amount	Adjudged Value	Tax Sale Date	Post-Judgment Tax Recovered	¹ Costs of Suit and Sale Recovered	Judgment Tax Recovered	² Global Rate of Judgment Tax Recovered	³ Total Tax Recovered
April 23, 2025	ISD 1996-2024 \$9,215.31 CITY 1996-2024 \$3,671.33 CO 1996-2024 \$2,894.26 TOTAL \$15,780.90	\$33,540	Nov. 4, 2025	2025 \$340.50 2025 \$218.51 2025 \$134.13 TOTAL \$693.14	Court Costs \$1,085.00 Publication Fee \$200.00 Abstract Fee \$45.00 Recording Fee \$29.00 Constable's Fees \$1,703.71 TOTAL \$3,062.71	ISD \$726.52 CITY \$289.44 CO \$228.17 TOTAL \$1,244.15	8%	\$1,937.29

Bid Approved: _____

Bid Rejected: _____

¹ Costs of Suit and Sale, consistent with statute, must be paid in full prior to any other distributors.

² The Judgment Recovery percent represents the percentage of the original judgment amounts actually recovered, if this bid is accepted. Post-judgment taxes, consistent with statute, are paid in full and are not included in the judgment recovery percentage.

³ Total Tax Recovered is the combined sum of the Judgment Tax Recovered, and the Post-Judgment Tax Recovered, if this bid is accepted.

APR 25 2025

SUIT NO. 20-2544

SAN MARCOS CONSOLIDATED
INDEPENDENT SCHOOL DISTRICT

VS.

ESTELLA TAYLOR, ET AL

§
§
§
§
§

AMANDA K. CALVERT
IN THE DISTRICT COURT
By: JA DEPUTY

428TH JUDICIAL DISTRICT

HAYS COUNTY, TEXAS

JUDGMENT

BE IT REMEMBERED that on April 23, 2025, came on to be heard in regular order the above numbered and entitled cause wherein **SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT is plaintiff, and HAYS COUNTY, COLLECTING TAXES FOR ITSELF AND FOR THE CITY OF SAN MARCOS, THE SPECIAL ROAD DISTRICT AND THE UPPER SAN MARCOS WATERSHED DISTRICT,** are Intervenor;

and wherein the Defendants are **Estella Taylor, Carolyn Bailey and Eddie L. Hampton,** if living, and if any or all of the above named defendant(s) be deceased, the unknown heirs of each or all of the said above named deceased persons; and the unknown owner or owners of the following described property; and the executors, administrators, guardians, legal representatives, devisees of the above named persons, and any and all other persons, including adverse claimants, owning or having any legal or equitable interest in or lien upon the below described property, who were duly served as required by law by means of citation by posting;

and the Court having appointed **W. Paul Parrash,** a licensed attorney, as attorney to represent all of the Defendant(s) named above who were served with process by means of citation by posting, and said attorney ad litem having answered on behalf of all such Defendant(s) who were cited by posting, this cause came on for trial;

and Plaintiff and Intervenor having moved the Court to dismiss from this suit any parties not named above, it was so ordered; and the parties submitted all matters of controversy, both of fact and of law, to the Court without the intervention of a jury, and the Court, having heard the pleadings, the evidence, and argument of counsel, is of the opinion and finds that the law and the facts are with the Plaintiff and Intervenor and who are entitled to judgment as follows:

IT IS THEREFORE ORDERED, ADJUDGED, and DECREED that there is due, owing, and unpaid to Plaintiffs the following amounts of delinquent taxes, accrued penalties, interest, attorney fees and costs for all delinquent years upon the following described property as set out below, together with additional penalties and interest at the rates prescribed by Subchapters A and C of Chapter 33, Property Tax Code, which accrue hereafter on all of said taxes from date of judgment until paid.

PROPERTY AND AMOUNTS OWED

ACCT. NO. 11-0780-0100-00103-3 (R21956); Lot C, Block 1, B. W. Breeding Addition, City of San Marcos, Hays County, Texas, according to the plat of of said addition of record in Volume O, Page 202, Deed Records of Hays County, Texas, SAVE & EXCEPT those portions of Lot C described in Volume 88, Page 566, Deed Records of Hays County, Texas, and Volume 1199, Page 423, Official Public Records of Hays County, Texas

Adjudged value: \$33,540.00

SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT	
Year(s) Due: 1996 - 2024	\$9,215.31
HAYS COUNTY	
Year(s) Due: 1996 - 2024	\$2,894.26
CITY OF SAN MARCOS	
Year(s) Due: 1996 - 2024	\$3,671.33
TOTAL DUE:	\$15,780.90

IT IS FURTHER ORDERED, ADJUDGED, and DECREED:

That Plaintiff and Intervenor(s) also recover(s) judgment for all costs of suit and sale now or hereafter incurred, including abstractor's fees incurred in securing data and information as to the name, identity, and location of necessary parties and legal description of the above described property, in the total amount of **\$45.00** provided, however, that no personal money judgment is granted against any Defendant named herein unless otherwise provided below. The proceeds of any foreclosure sale in this cause shall be applied first to the payment of all accrued costs of suit and sale, and any residue shall be distributed as provided by law.

That a lien exists against each of the lots, tracts, or parcels of land, for the amount of the taxes, interest, penalties, abstractor's fees and costs of court found to be due on each particular lot, tract, or parcel of land, which lien is prior and superior to all claims, right, title, interest, or liens asserted by any Defendant(s), and that Plaintiff and Intervenor(s) have foreclosure of their liens on each of the lots, tracts, or parcels of land as against the Defendant(s) or any person claiming under the Defendant(s) by any right acquired during the pendency of this suit;

That, upon the request of any Plaintiff or Intervening taxing unit, an order of sale be issued by the Clerk directed to the Constable or any Sheriff of this County, commanding such officer to seize, levy upon, and advertise the sale of each of the tracts of land, and sell them to the highest bidder for cash, all to be done as under execution except as otherwise provided by Subchapter A of Chapter 34, TEX. TAX CODE, such order to have all the force and effect of a writ of possession as between the parties to this suit and any person claiming under the defendant(s) by any right acquired pending this suit;

That such order of sale provide that the property may be sold to a taxing unit that is a party to this suit or to any other person, other than a person owning an interest in the property or any party to this suit that is not a taxing unit, for (1) the adjudged value of the property as set by this Court in the amount shown above, or (2) the aggregate amount of the judgments against the property, whichever is less;

That such order of sale also specify that the property may not be sold to a person owning an interest in the property or to a person who is a party to the suit other than a taxing unit unless: (1) that person is the highest bidder at the tax sale, and (2) the amount bid by that person is equal to or greater than the aggregate amount of the judgments against the property, including all costs of suit and sale;

That the net proceeds of any sale of such property made hereunder to any purchaser other than a taxing unit who is a party to this suit shall be applied to satisfy the judgment and liens foreclosed herein, but any excess in the proceeds of sale over the amount of judgment, the costs of suit and sale and other expenses chargeable against the property, shall be paid into the registry of the court and disbursed therefrom as provided by law;

That the owner of such property, or anyone having an interest therein, or their heirs, assigns, or legal representatives, may redeem such property in the time and manner prescribed by law;

That the officer executing the order of sale shall make proper conveyance to the purchaser(s) of the land, as prescribed by law, subject to such right of redemption, that the clerk of this Court issue a Writ of Possession to the purchaser at the sale or to the purchaser's assigns no sooner than 20 days following the date on which the purchaser's deed from the officer making the sale is filed of record; and that the officer charged with executing the writ shall place the purchaser or the purchaser's assigns in possession of the property without further order from any court and in the manner provided by the writ, subject to any notice to vacate that may be required to be given to a tenant under Section 24.005(b), Property Code.


That **W. Paul Parrash**, appointed to act as Attorney Ad Litem for Defendant(s) cited by posting, filed his report describing the actions he took to locate and represent the interests of the defendant(s), and the Court having determined that the actions taken by the Attorney Ad Litem as described in the report were sufficient to discharge the attorney's duties to the defendant(s). The Attorney Ad Litem is hereby allowed the sum of \$ 350.00 as attorney's fees, such sum to be taxed as court costs herein, to be paid by Defendant(s).

If you are an individual (not a company), your money or property may be protected from being taken to pay this judgment. Find out more by visiting www.texaslawhelp.org/exempt-property. *Si usted es una persona física (y no una compañía), su dinero o propiedad pudieran estar protegidos de ser embargados como pago de esta deuda decretada en juicio en contra suya. Obtenga mayor información visitando el sitio www.texaslawhelp.org/exempt-property.*

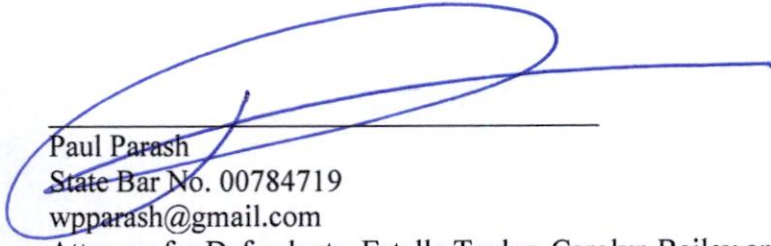
SIGNED on the 23rd day of April, 2025.

Judge Presiding

Approved:



Michael Choate
State Bar No. 24059233
michael.choate@lgbs.com
Attorney for Plaintiff, San Marcos CISD



Paul Parash
State Bar No. 00784719
wpparash@gmail.com
Attorney for Defendants, Estella Taylor, Carolyn Bailey and Eddie L. Hampton
who were served by means of citation by posting

Tacie Zelhart
State Bar No. 24036176
zelhart@mvalaw.com
Attorney for Intervenors

Approved:

Michael Choate
State Bar No. 24059233
michael.choate@lgbs.com
Attorney for Plaintiff, San Marcos CISD

W Paul Parash

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Michael Choate
State Bar No. 24059233
michael.choate@lgbs.com
Attorney for Plaintiff, San Marcos CISD

Paul Parash
State Bar No. 00784719
wpparash@gmail.com
Attorney for Defendants, Estella Taylor, Carolyn Bailey and Eddie L. Hampton
who were served by means of citation by posting



Tacie Zelhart
State Bar No. 24036176
zelhart@mvalaw.com
Attorney for Intervenors

NOTICE OF SALE

STATE OF TEXAS

X

X

COUNTY OF HAYS

X

BY VIRTUE OF ORDERS OF SALE

issued pursuant to judgment decrees in the District Courts of Hays County, Texas, by the Clerk of said Courts in the hereinafter numbered and styled suits and to me directed and delivered as Constable of said County, I have seized, levied upon, and will, on the first Tuesday in November 2025, the same being the 4th day of said month, at the steps of the Hays County Government Center in the City of San Marcos, Texas, between the hours of 10AM and 4PM on said day, beginning at 10AM, 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 Hays and the State of Texas, to-wit:

	Suit No. / Style Of Case / Tax ID# / Property Description / Judgment Date / Adjudged Value	Minimum Bid	Post-Jmt Taxes Due
1	Suit No. 21-1892, San Marcos CISD vs. Danny Lee, et al; PID# R86170; Lot 4, Block "B", Eaglepoint Subdivision, Hays County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 377, Plat Records of Hays County, Texas, together with a 32 X 76 Oak Creek Manufactured Home, 1998 Southern Star Model, elected as real property and described in Volume 3627, Page 305, Official Public Records of Hays County, Texas. / Judgment Date 06/06/2023, Adjudged Value \$138,504.00 / CAD Situs Address: 220 Grandview, San Marcos TX	\$2,368.40	Est. 2025 \$500.00
2	Suit No. 20-2544, San Marcos CISD vs. Estella Taylor, et al; PID# R21956; Lot C, Block 1, B. W. Breeding Addition, City of San Marcos, Hays County, Texas, according to the plat of of said addition of record in Volume O, Page 202, Deed Records of Hays County, Texas, SAVE & EXCEPT those portions of Lot C described in Volume 88, Page 566, Deed Records of Hays County, Texas, and Volume 1199, Page 423, Official Public Records of Hays County, Texas / Judgment Date 04/23/2025, Adjudged Value \$33,540.00 / CAD Situs Address: Centre Street, San Marcos, TX	\$19,377.85	Est. 2025 \$700.00
3	Suit No. 21-1249, Hays CISD vs. David Harold Johnston, et al; PID# R36410; 1.131 acres, more or less, out of Lot 4, Niederwald Estates, an addition to Hays County, Texas, as described in deed dated September 22, 2010, in Volume 3975, Page 579, Official Public Records of Hays County, Texas / Judgment Date 4/28/2025, Adjudged Value \$224,600.00 / CAD Situs Address: 205 Engelke, Niederwald, TX	\$11,852.68	Est. 2025 \$6,000.00
4	Suit No. 22-0112, Hays CISD vs. Fidel S. Franco, et al; PID# R93939; 5.026 acres, more or less, M. B. Atkinson Survey, Abstract 21, Hays County, Texas, described in Instrument No.9923400, Official Public Records of Hays County, Texas, subject to that certain 0.156 acre easement described in Volume 2581, Page 362, Official Public Records of Hays County, Texas / Judgment Date 04/23/2025, Adjudged Value \$596,380.00 / CAD Situs Address: 492 Creekside Trail, Kyle, TX	\$1,552.20	Est. 2025 \$2,700.00
5	Suit No. 23-0099, San Marcos CISD vs. Harold E. Burleson, et al; PID# R42633; Lot 72, South End Addition, an addition to the City of San Marcos, Hays County, Texas, according to the map or plat thereof, recorded in Volume 55, Page 600, Deed Records of Hays County, Texas / Judgment Date 4/28/2025, Adjudged Value \$127,590.00 / CAD Situs Address: Georgia Street, San Marcos, TX	\$7,952.21	Est. 2025 \$2,600.00

(any volume and page references, unless otherwise indicated, being to the Deed Records, Hays 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, 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 rendered in the above styled and numbered cause, 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.

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. ESTIMATED POST JUDGMENT TAXES ARE OR WILL BE DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF JUDGMENT. ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. For more information, contact your attorney or LINEBARGER GOGGAN BLAIR & SAMPSON, LLP, at (512) 634-3717.

Dated at San Marcos, Texas, this the Sept 12 day of September, 2025.


Constable David Peterson
Pct. 1, Hays County, Texas

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

CONSTABLE'S TAX DEED

STATE OF TEXAS X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Hays County, dated August 6, 2025 on a certain judgment rendered in said Court on 23rd day of April, 2025, in a certain suit **NUMBER 20-2544, San Marcos Consolidated Independent School District vs. Estella Taylor, Et Al**, I, Constable David Peterson, Constable of said County, did upon August 6, 2025, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on Wednesday, October 8, 2025, in the SAN MARCOS DAILY RECORD, a newspaper published in the County of Hays, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday in November, 2025, beginning at 10:00 AM sold said hereinafter described land or lots at public venue, at the xxx of the Courthouse of said County, at which sale the premises hereinafter described were struck off to:

**SAN MARCOS CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, TRUSTEE
712 STAGECOACH TRAIL STE 1120
SAN MARCOS, TX 78666**

for the use and benefit of itself and Hays County and City of San Marcos, there being no bid, other than the bid on behalf of the trustee taxing unit, for as much as the adjudged value of the said property or the amount of the taxes, interest, penalties and costs.

NOW, THEREFORE, I, Constable David Peterson, Sheriff aforesaid, by virtue of the authority vested in me by law have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said San Marcos Consolidated Independent School District, in trust, for the use and benefit of itself and Hays County and City of San Marcos and their assigns all of the estate, right, title and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

Lot C, Block 1, B. W. Breeding Addition, City of San Marcos, Hays County, Texas, according to the plat of of said addition of record in Volume O, Page 202, Deed Records of Hays County, Texas, SAVE & EXCEPT those portions of Lot C described in Volume 88, Page 566, Deed Records of Hays County, Texas, and Volume 1199, Page 423, Official Public Records of Hays County, Texas

TO HAVE AND TO HOLD the above- described premises unto the said San Marcos Consolidated Independent School District, as trustee, its successors and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

This conveyance is made expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 1 day of ~~November~~ ^{December}, 2025.

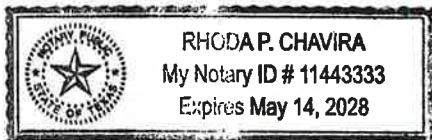
Constable David Peterson
Hays County, Texas

STATE OF TEXAS X

COUNTY OF HAYS X

Before me, the undersigned authority, on this day personally appeared Constable David Peterson, Sheriff of Hays County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 1 day of ~~November~~ ^{December}, 2025.



Rhoda P Chavira

Printed Name: Rhoda P Chavira
Notary Public, State of Texas

My Commission Expires: May 14, 2028

After recording return to:

LGBS, LLP
Attn: Kelley Sims
P. O. Box 17428
Austin, TX 78760-7428

THE STATE OF TEXAS

COUNTY OF HAYS

I hereby certify that this instrument was FILED on the date and the time stamped hereon by me and was duly RECORDED in the Records of Hays County, Texas.

25044597 DEED
12/04/2025 01:30:59 PM Total Fees: \$29.00

 Elaine H. Cárdenas

Elaine H. Cárdenas, MBA, PhD, County Clerk
Hays County, Texas



January 20, 2025

LGBS, LLP Trustee
Attention: Kelley Sims
P. O. Box 17428
Austin, Texas 78760

Dear Ms. Sims,

Please accept this letter as our formal offer to purchase the tax foreclosure property located in Hays County, Texas, referenced as #20-2544, and commonly known as 712 Centre Street, San Marcos, Texas 78666.

We hereby submit an offer in the amount of Five Thousand Dollars (\$5,000.00) for the above-referenced property. This offer is made with the understanding that all terms and conditions of the tax foreclosure sale will apply, and that acceptance is subject to confirmation that we are the winning bidder.

Enclosed please find our check in the amount of \$5,000.00, submitted in accordance with the trustee's requirements.

In the event our bid is accepted, title to the property is to be vested as follows:

The Greenwood Brothers Living Trust

Please prepare all conveyance and trustee documents accordingly.

If additional documentation or information is required to complete this transaction, please advise. We appreciate your time and consideration and look forward to your response.

Sincerely,

John Cornelius Greenwood

Signature: John Greenwood

Date: 1/17/26

Cranz Edward Greenwood

Signature: Cranz Greenwood

Date: 1-17-26

Ralph Edmund Greenwood

Signature: Ralph Greenwood

Date: 1-17-26

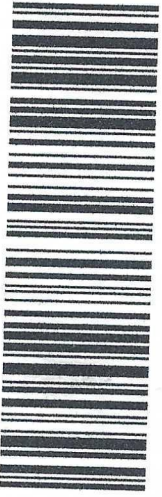
Johnny Lee Greenwood Jr.

Signature: J. Greenwood Jr.

Date: 1/17/26

*Shenwood Brothers
1918 W Packer Ranch Rd Navajo
Oro Valley, AZ 85737*

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



9589 0710 5270 2904 5385 1B



LGBS, LLP Trustee

Attn: Kelley Sims

P.O. Box 17428

Austin, TX 78760

Retail

UNITED STATES POSTAL SERVICE

RDC 99

78760

\$10.48

U.S. POSTAGE PAID
FCM LETTER
TUCSON, AZ 85737
JAN 20, 2026

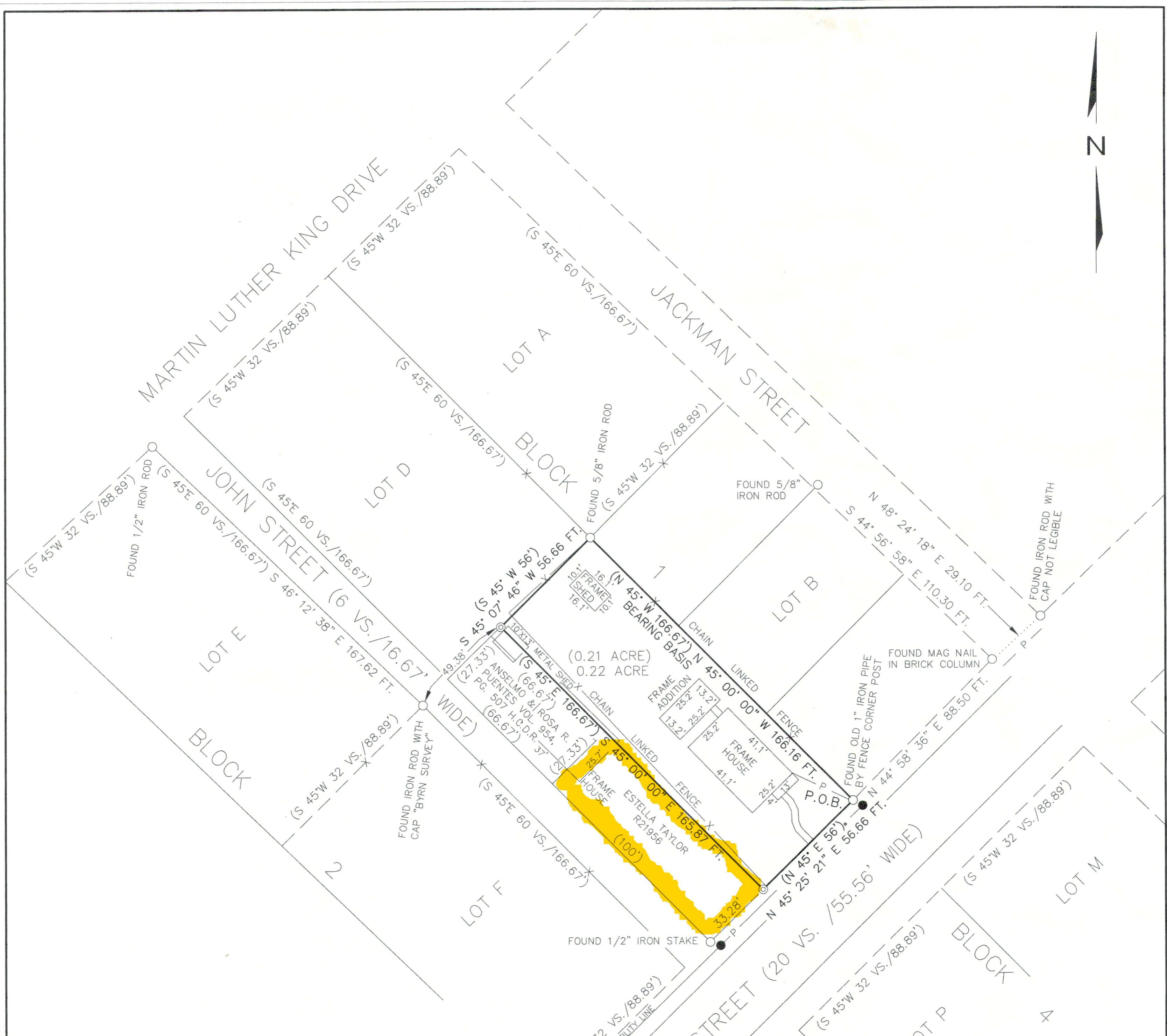
S2324K505499-15

**RETURN RECEIPT
REQUESTED**

1-800-742828

Re: 20-2544





NOTE : THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE EASEMENTS OR OTHER MATTERS NOT SHOWN.

RECORD INFORMATION WAS OBTAINED FROM THE HAYS COUNTY CLERK'S OFFICE AND THE HAYS COUNTY CENTRAL APPRAISAL DISTRICT OFFICE, AND IS SHOWN IN PARENTHESIS.

⊙ = SET 5/8" IRON ROD WITH CAP "ELISANDRO LEOS RPLS 3959"

25.7' X 37' FRAME HOUSE ENCLOSED BY 1.60 FEET.

Elisandro Leos Surveying
800 Peaceful Valley Road
Kyle, TX 78640-4422
512-295-3197
Cell: 512-567-4349
eleosurveying@hotmail.com
Firm Registration #10022900

I Elisandro Leos, do hereby certify that the above plat represents a survey made on the ground, by me, and shows the facts as found at the time of the survey, that there are no visible and or apparent encroachments or easements other than shown. This survey is NULL AND VOID without the original signature, in blue ink, and impression seal.

Elisandro Leos
Elisandro Leos - R.P.L.S. 3959



SURVEY PLAT
OF
THE NORTHEAST 0.22 ACRE PART OF LOT C,
BLOCK 1 IN B.W. BREEDING SUBDIVISION OF
RECORD IN BOOK 0, PAGE 202 OF THE HAYS
COUNTY DEED RECORDS, BEING THE SAME
TRACT OF LAND DESCRIBED IN A DEED OF
RECORD IN VOLUME 361, PAGE 498 HAYS
COUNTY DEED RECORDS.

IN THE CITY OF SAN MARCOS, HAYS COUNTY,
TEXAS
SURVEYED : NOVEMBER 12, 2020
SURVEYED FOR : JOHNNY GREENWOOD
ADDRESS : 708 CENTRE STREET
SCALE : 1" = 30 FEET

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS

X

X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HAYS

X

That **San Marcos Consolidated Independent School District, Trustee, The City of San Marcos, and Hays County, on behalf of itself as well as those other political subdivisions for whose taxes it may collect**, acting through the presiding officer of each governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called Grantors, for and in consideration of the sum of Five Thousand and 00/100ths Dollars (\$5,000.00) cash in hand paid by

**The Greenwood Brothers Living Trust
1918 W Placita Rancho Naranjo
Oro Valley, Arizona 85737**

hereinafter called Grantee, the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said Grantee all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Cause No. 20-2544, styled San Marcos Consolidated Independent School District vs. Estella Taylor et al, in the district court of said county, and of record as Document No. 25044597, Official Public Records of Hays County, Texas**, said property being located in Hays County, Texas, and described as follows:

**Lot C, Block 1, B. W. Breeding Addition, City of San Marcos, Hays County, Texas, according to the plat of said addition of record in Volume O, Page 202, Deed Records of Hays County, Texas, SAVE & EXCEPT those portions of Lot C described in Volume 88, Page 566, Deed Records of Hays County, Texas, and Volume 1199, Page 423, Official Public Records of Hays County, Texas
(Currently CAD No. 11-0780-0100-00103-3 (R21956))**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants

running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF **San Marcos Consolidated Independent School District, Trustee**, has caused these presents to be executed this _____ day of _____, 2026.

SAN MARCOS CONSOLIDATED INDEPENDENT
SCHOOL DISTRICT

BY: _____
Anne Halsey
President of the Board of Trustees

STATE OF TEXAS **X**

COUNTY OF HAYS **X**

This instrument was acknowledged before me on this _____ day of _____, 2026, by Annie Halsey, President of the Board of Trustees for the San Marcos Consolidated Independent School District.

Notary Public, State of Texas
Commission Expires: _____

IN TESTIMONY WHEREOF **The City of San Marcos** has caused these presents to be executed this _____ day of _____, 2026.

THE CITY OF SAN MARCOS

BY: _____
Mayor Jane Hughson

STATE OF TEXAS X

COUNTY OF HAYS X

This instrument was acknowledged before me on this _____ day of _____, 2026, by Jane Hughson, Mayor of the City of San Marcos, Texas.

Notary Public, State of Texas
Commission Expires: _____

IN TESTIMONY WHEREOF **Hays County, on behalf of itself as well as those other political subdivisions for whose taxes it may collect**, has caused these presents to be executed this _____ day of _____, 2026.

HAYS COUNTY

BY: _____
Judge Ruben Becerra

STATE OF TEXAS X

COUNTY OF HAYS X

This instrument was acknowledged before me on this _____ day of _____, 2026, by Ruben Becerra, County Judge of Hays County, Texas.

Notary Public, State of Texas
Commission Expires: _____

Filed by & Return to:

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P. O. 17428
Austin, TX 78760-7428