

CITATION BY POSTING

CAUSE NO. CV25-240

THE COUNTY OF BOSQUE, TEXAS

PLAINTIFF

VS.

ARTHUR GUINN, ET AL

DEFENDANT

IN THE DISTRICT COURT

220TH JUDICIAL DISTRICT

BOSQUE COUNTY, TEXAS

THE STATE OF TEXAS

COUNTY OF BOSQUE

In the name and by the authority
of the State of Texas, Notice is
hereby given as follows:

TO: **ARTHUR GUINN**

if living, and if any or all of the above-named defendants be dead, the unknown heirs of each or all of said above-named persons who may be dead, and the unknown heirs of the unknown heirs of said above-named persons, and the unknown owner or owners of the hereinafter described land, and the executors, administrators, guardians, legal representatives, legatees and devisees of the above-named persons, and any and all other persons, including adverse claimants, the unknown stockholders of any defunct corporations, their successors, heirs and assigns, owning or having or claiming any legal or equitable interest in or lien upon the **PROPERTY(S)** described on the attached Schedule A, delinquent to Plaintiff herein, for taxes, all of said **PROPERTY(S)** being located in said County and State, and said **PROPERTY(S)** being described on the attached Schedule A.

Which said **PROPERTY(S)** is delinquent to Plaintiff for taxes in the amount of \$978.02, exclusive of interest, penalties and costs, and there is included in this suit in addition to the taxes all interest, penalties and costs thereon, allowed by law up to and including the date of judgment herein.

You are notified that a lawsuit has been brought by the **PLAINTIFF**, named on the attached Schedule A, against **DEFENDANTS**, by petition filed on August 19, 2025, in the above-styled lawsuit for collection of taxes on said **PROPERTY(S)** and that said lawsuit is now pending in the Court referenced above, and the file number of said lawsuit is Cause Number listed above, that the names of all taxing units which assess and collect taxes on the **PROPERTY(S)** not made parties to this suit are **POTENTIAL INTERVENORS**.

Plaintiff and all other taxing units who may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the **PROPERTY(S)**, and in addition to the taxes all interest, attorney's fees, penalties, and costs allowed by law thereon up to and including the day of judgment herein, and the establishment and foreclosure of liens, if any, securing the payment of same, as provided by law.

Plaintiff and all other taxing units who may set up their tax claims herein seek recovery of delinquent ad valorem taxes on the property hereinabove described, and in addition to the taxes all interest, attorney's fees, penalties, and costs allowed by law thereon up to and including the day of judgment herein, and the establishment and foreclosure of liens, if any, securing the payment of same, as provided by law.

All parties to this suit, including Plaintiffs, Defendants, and any Intervenor and/or Potential Intervenor, shall take notice that claims not only for any taxes which were delinquent on said property at the time this suit was filed but all taxes becoming delinquent thereon, at any time thereafter up to the day of judgment, including all interest, penalties, attorney's fees, and costs allowed by law thereon, may, upon request, therefore be recovered herein without further citation or notice to any parties herein, and all said parties shall take notice of and plead and answer to all claims and pleadings now on file and which may hereafter be filed in said cause by all other parties herein, and all of those taxing units named on attached Schedule A who may intervene herein and set up their respective tax claims against said property.

You have been sued. You may employ an attorney. If you or your attorney does not file an answer with the clerk of the court who issued this citation by 10:00 a.m. on the Monday next following the expiration of 42 days after the issuance of this citation, a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org. You are hereby commanded to appear and defend such suit at or before 10:00 a.m. on the first Monday after the expiration of 42 days from and after the date of issuance of this citation as set out below, said appearance and answer date being the 20TH day of APRIL, 2026, (which is the return day of such citation), before the honorable Court, to be held at the courthouse of said county, then to show cause why judgment shall not be rendered for such taxes, penalties, interest and costs, and condemning said property and ordering foreclosure of the constitutional and statutory tax liens thereon for taxes due the PLAINTIFF and the taxing units parties hereto, and those who may intervene herein, together with all interest, penalties, and costs allowed by law up to and including the day of judgment herein, and all costs of this lawsuit.

This citation is issued and given under my hand and seal of said Court in the City of Meridian, Bosque County, Texas, this the 3RD day of MARCH, 2026.

Juanita Miller
CLERK OF THE DISTRICT COURT
P.O. Box 674
Meridian, Texas 76665-0674
(254) 435-2334
Fax: (254) 435-2152



BY: Stella Martinez
(~~Clerk~~/Deputy Clerk)

McCREARY, VESELKA, BRAGG & ALLEN, P.C.
P.O. Box 1269
Round Rock, Texas 78680-1269
(512) 323-3200
Fax: (512) 323-3205

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ATTORNEYS FOR PLAINTIFF
The County of Bosque, Texas

CAUSE NO. CV25-240

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RETURN ON CITATION BY POSTING
IN DELINQUENT TAX SUIT

Came to hand on the 3RD day of MARCH, 2026 at 10:00 o'clock AM/PM and I executed the Citation by Posting by posting same at the Courthouse door of the Bosque County Courthouse in Meridian, Texas, on the 3RD day of MARCH, 2026, which is at least 28 days prior to the return day fixed in the citation.

BOSQUE COUNTY DISTRICT CLERKS OFFICE

My name is STELLA MARTINEZ and I am an employee of the ~~Bosque County Sheriff's Office~~. I am executing this return as part of my assigned duties and responsibilities. I declare under penalty of perjury that the foregoing is true and correct pursuant to the provisions of Section 132.001(f) of Civil Practice and Remedies Code.

Returned to the District Court in Bosque County, Texas on this the 3RD day of MARCH, 2026.



[Signature]
~~Sheriff~~, Bosque County, Texas DISTRICT CLERK

By Stella Martinez
Deputy DISTRICT CLERK

SCHEDULE A

PLAINTIFF IS: The County of Bosque, Texas, collecting property taxes for itself and for Bosque County Hospital District, Middle Trinity Groundwater Conservation District and Bosque County Emergency Services District No. 1

POTENTIAL INTERVENORS ARE: City of Iredell, a municipal corporation and Iredell Independent School District, Texas

Defendants are:

Arthur Guinn (No Personal Liability) (Interest in Tract 1)

Josh Daniel Guinn aka Josh Guinn (Personal Liability) (Interest in Tract 1)

The United States of America, through its agency and instrumentality, the Internal Revenue Service, Lienholder (No Personal Liability) (Lien on Tract 1)

Capital One, N.A., a banking corporation, Lienholder (No Personal Liability) (Lien on Tract 1)

PLAINTIFF SEEKS a personal judgment for all amounts due against DEFENDANTS designated "Personal Liability". PLAINTIFF DOES NOT SEEK a personal judgment for any of the amounts due against DEFENDANTS designated "No Personal Liability". PLAINTIFF SEEKS foreclosure of the tax liens on the PROPERTY as to all the DEFENDANTS.

PROPERTY AND AMOUNTS DUE:

Tract: 1

Account Number: R32702

Property Description: 0.614 Acre, more or less, out of the James McCullough Survey, assessed on tax rolls as part of Block 25, Original Town of Iredell, City of Iredell, Bosque County, Texas

Approximate Property Address: 205 S Hamilton St, Iredell, Texas

Deed Reference: Document #2010-03261, Official Public Records, Bosque County, Texas

Assessed Name: GUINN, ARTHUR LTE

\$1,554.30	Due to The County of Bosque, Texas For Tax Years: 2014-2025
\$251.47	Due to Bosque County Hospital District For Tax Years: 2019-2025
\$29.55	Due to Middle Trinity Groundwater Conservation District For Tax Years: 2014-2025
\$126.67	Due to Bosque County Emergency Services District No. 1 For Tax Years: 2015-2025
\$1,961.99	TOTAL DUE (03/2026)

TOTAL AMOUNTS DUE:

\$1,961.99	Due to The County of Bosque, Texas
\$275.00	Title Research Fee
\$2,236.99	TOTAL DUE (03/2026)
\$2,249.91	TOTAL DUE (04/2026)

IN ADDITION TO THE DELINQUENT TAXES AND TITLE RESEARCH FEES, THERE ARE COURT COSTS WHICH MUST BE PAID. CONTACT THE DISTRICT CLERK'S OFFICE AT (254) 435-2334 FOR THE AMOUNT OF COURT COSTS THAT MUST BE PAID BEFORE THIS LAWSUIT CAN BE DISMISSED.

IF THIS LAWSUIT HAS NOT BEEN DISMISSED, DELINQUENT TAXES FOR SUBSEQUENT TAX YEARS ON THIS PROPERTY ARE AUTOMATICALLY INCLUDED IN THIS LAWSUIT ON THE FIRST DAY OF DELINQUENCY AND INCUR STATUTORY PENALTIES, INTEREST AND ATTORNEY FEES AUTHORIZED BY THE PROPERTY TAX CODE.

Automated Certificate of eService

This automated certificate of service was created by the eFiling system. The filer served this document via email generated by the eFiling system on the date and to the persons listed below. The rules governing certificates of service have not changed. Filers must still provide a certificate of service that complies with all applicable rules.

Paula Bowers on behalf of Nicholas Goettsche
Bar No. 24086725
pbowers@mvalaw.com
Envelope ID: 111875420
Filing Code Description: No Fee Documents
Filing Description: Citation by Posting - Affidavit
Status as of 3/3/2026 10:21 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
ASHLEY BROWNING		constable_clerk@bosquecounty.us	3/2/2026 12:10:48 PM	SENT