

CITATION BY POSTING

CAUSE NO. CV25-243

THE COUNTY OF BOSQUE, TEXAS

PLAINTIFF

VS.

NICK HEUTZENROEDER, 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: **HARRY L. BROWN**
MILLIE R. BROWN

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 \$3,960.80, 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

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

Nicholas E. Goettsche
State Bar Number 24086725
negoettsche@mvalaw.com
ATTORNEYS FOR PLAINTIFF
The County of Bosque, Texas



BY: *Ayusena Aljo*
(~~Clerk~~/Deputy Clerk)

CAUSE NO. CV25-243

THE COUNTY OF BOSQUE, TEXAS
PLAINTIFF
VS.
NICK HEUTZENROEDER, ET AL
DEFENDANT

IN THE DISTRICT COURT
220TH JUDICIAL DISTRICT
BOSQUE COUNTY, TEXAS

RETURN ON CITATION BY POSTING
IN DELINQUENT TAX SUIT

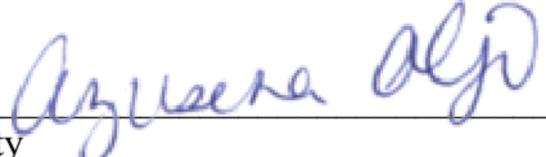
Came to hand on the 3rd day of March, 2026 at 10:00 o'clock AM/~~PM~~ and I executed the Citation by Posting by posting same at the Courthouse door of the Bosque County Courthouse in Meridian, Texas, on the 3rd day of March, 2026, which is at least 28 days prior to the return day fixed in the citation.

District Clerk's office

My name is Azusena Alvizo 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.

District Clerk 
~~Sheriff~~ Bosque County, Texas

By 
Deputy

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:

Nick Heutzenroeder (Personal Liability) (Interest in Tracts 1-2)

Jessica Heutzenroeder (Personal Liability) (Interest in Tracts 1-2)

4SES, LLC, a Texas limited liability company, Lienholder (No Personal Liability) (Lien on Tract 1)

Waco Carbonic Company, Inc., a Texas corporation, Judgment Lienholder (No Personal Liability) (Lien on Tract 1)

Harry L. Brown (No Personal Liability) (Interest in Tract 1)

Millie R. Brown (No Personal Liability) (Interest in 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: R10977

Property Description: 8.990 Acres, more or less, out of the James McCullough Survey, Abstract 519, assessed on tax rolls as part of Lots 21 and 22, Block 40, Lot 9, Block 9, part of Lots 5 and 6, Block 9, Lots 5, 6 and 7, Block 10, Original Town of Iredell, City of Iredell, Bosque County, Texas and a Manufactured Home, Label #TEX0167710/711, Serial #781480S11147A/B

Approximate Property Address: 309 N Somervelle, Iredell, Texas 76649-4739

Deed Reference: Document #2020-02960, Official Public Records, Bosque County, Texas

Assessed Name: HEUTZENROEDER, NICK & JESSICA

\$4,493.09	Due to The County of Bosque, Texas For Tax Years: 2021-2025
\$1,152.16	Due to Bosque County Hospital District For Tax Years: 2021-2025
\$76.25	Due to Middle Trinity Groundwater Conservation District For Tax Years: 2021-2025
\$395.06	Due to Bosque County Emergency Services District No. 1 For Tax Years: 2021-2025
\$6,116.56	TOTAL DUE (03/2026)

Tract: 2

Account Number: R11184

Property Description: Lots 6 and 7, Block 20, Original Town Iredell, City of Iredell, Bosque County, Texas

Approximate Property Address: 457 Somerville St, Iredell, Texas

Deed Reference: Document #2023-03724, Official Public Records, Bosque County, Texas

Assessed Name: HEUTZENROEDER, NICK

\$118.87 Due to The County of Bosque, Texas
For Tax Years: 2024-2025

\$33.61 Due to Bosque County Hospital District
For Tax Years: 2024-2025

\$1.98 Due to Middle Trinity Groundwater Conservation District
For Tax Years: 2024-2025

\$10.84 Due to Bosque County Emergency Services District No. 1
For Tax Years: 2024-2025

\$165.30 TOTAL DUE (03/2026)

TOTAL AMOUNTS DUE:

\$6,281.86 Due to The County of Bosque, Texas

\$275.00 Title Research Fee

\$6,556.86 TOTAL DUE (03/2026)

\$6,615.24 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: 111876525
Filing Code Description: No Fee Documents
Filing Description: Citation by Posting - Affidavit
Status as of 3/3/2026 10:18 AM CST

Case Contacts

Name	BarNumber	Email	TimestampSubmitted	Status
ASHLEY BROWNING		constable_clerk@bosquecounty.us	3/2/2026 12:26:24 PM	SENT
John Fisher	7063000	txlaw.fisher@gmail.com	3/2/2026 12:26:24 PM	SENT