

NO. TXB22487

ALPINE INDEPENDENT SCHOOL DISTRICT	§	IN THE 394TH DISTRICT COURT
	§	
VS.	§	IN AND FOR
	§	
THERLONGE SCHEINZIR, ET AL	§	BREWSTER COUNTY, TEXAS

NOTICE BY POSTING

THE STATE OF TEXAS
BREWSTER COUNTY, TEXAS

IN THE NAME AND BY THE AUTHORITY OF THE STATE OF TEXAS
NOTICE IS HEREBY GIVEN AS FOLLOWS:

SEE EXHIBIT "A"

and the unknown owner or unknown owners, and any and all other persons, including adverse claimants, owning or having or claiming any legal or equitable interest in or lien upon the real property hereinafter described; the heirs and legal representatives and unknown heirs and legal representatives of each of the above named and mentioned persons who may be deceased; and the corporate officers, trustees, receivers and stockholders of any of the above named and mentioned parties which may be corporations, foreign or domestic, defunct or otherwise, together with the successors, heirs and assigns of such corporate officers, trustees, receivers or stockholders, own or have or claim an interest in the hereinafter described real property on which taxes are due, owing, unpaid and delinquent to said Plaintiffs, said year and amount set out in Plaintiff's Original Petition on file herein:

The properties are specifically described as follows:

SEE EXHIBIT "A"

You are notified that this suit has been brought against you by the ALPINE INDEPENDENT SCHOOL DISTRICT and BIG BEND REGIONAL HOSPITAL DISTRICT for the collection of delinquent taxes owed on said properties. This case was filed on the 4th day of August, 2025 and styled ALPINE INDEPENDENT SCHOOL DISTRICT VS. THERLONGE SCHEINZIR ET AL as attached hereto and incorporated herein. This suit is now pending in the 394th District Court of Brewster County, Texas, as TXB22487. The names of all taxing units which assess and collect taxes on the property hereinabove mentioned which have not been made parties to this suit are: Brewster County. These taxing units may intervene in this suit without any further notice to Defendants.

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, penalties, and costs allowed by law thereon, up to and including the day of sale herein, and the establishment and foreclosure of liens, if any, securing the payment of same, as provided by law. Any judgment entered by the court against any defendant shall only be in rem.

Said properties are delinquent to Plaintiff for taxes in the following amounts: SEE EXHIBIT "A", exclusive of interest, penalties, and costs, and there is included in this suit in addition to the taxes all said interest, penalties, and costs thereon, allowed by law up to and including the day of judgment herein.

All parties to this suit, including Plaintiff, Defendants and 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 sale, including all interest, penalties 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 pleading now on file and which may hereafter be filed in said cause by all other parties herein.

YOU ARE HEREBY COMMANDED TO APPEAR AND DEFEND SUCH SUIT at the hearing scheduled for the following time, place and date:

TIME: 9:00 A.M.
DATE: Monday, October 20, 2025
PLACE: 394th DISTRICT COURT
Brewster County, Texas
Via Zoom Video Conference <http://app.zconnect.io/r/N3K3CY>

and there 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 tax liens thereon for taxes due the Plaintiffs 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 suit. All defendants are hereby given notice their interest in said properties may be terminated as a result of the hearing and any subsequent sale of the properties.

A person claiming a property interest in property subject to foreclosure by this suit may contest Plaintiff's petition by filing with the clerk of the court a written response to the petition not later than the seventh (7th) day before the date scheduled for hearing on the petition and specifying in the response any affirmative defense of the person. A copy of the response must be served on the taxing unit's attorney of record in the manner required by Rule 21a, Texas Rules of Civil Procedure.

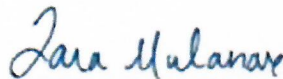
A person claiming an interest in the property subject to foreclosure by this suit may preserve their interest in the property by paying all delinquent taxes, penalties, interest, costs before the scheduled hearing on this petition. Said person may contact the following the following parties.

Taxing Unit's Name: BREWSTER COUNTY TAX OFFICE
107 WEST AVE E. #1
ALPINE, TX 79830
(432)837-6200 Ext. 209

who collects taxes on behalf of Alpine Independent School District and Big Bend Regional Hospital District.

Taxing Unit's Attorney: Tara R. Mulanax
PERDUE, BRANDON, FIELDER, COLLINS & MOTT,
L.L.P.
ATTORNEYS AT LAW
3115 West Loop 306, Ste 103
San Angelo, TX 76904
(325)262-4121

Dated this the 4th day of September, 2025.



Tara Mulanax
Attorney for the Plaintiff
tmulanax@pbfc.com

EXHIBIT - "A"

	Legal Description	Property	Value	Tax Due	Defendants
Tract 1:	E/2-SE/4-NE/4 OF SECTION 23, BLOCK 217, T & ST. L. RY. CO., TRACT 8702, BREWSTER COUNTY, TEXAS	R16838 YEARS DUE: 2008-2024	25,000.00	3,831.58	THERLONGE SCHEINZIR A/K/A JEANCLAUD THERLONGE SCHEINZIR 174 40 th STREET IRVINGTON, NJ 07111
Tract 2:	E/2-SW/4-NE/4 OF SECTION 23, BLOCK 217, T & ST. L. RY. CO., TRACT 8700, BREWSTER COUNTY, TEXAS	R16836 YEARS DUE: 2002-2024	25,000.00	5,046.36	THAINE HEPLER E JR 2500 ROSS ST CLOVIS, NM 88101
Tract 3:	N/2-S/2-NW/4-SW/4 & PT N/2-S/2- NE/4-SW/4 LYING WEST OF HWY 118 IN SECTION 29, BLOCK 216, T & ST. L. RY. CO., TRACT H-70, BREWSTER COUNTY, TEXAS	R15647 YEARS DUE: 2003, 2005-2024	17,169.00	3,194.93	PATRICIA H GRAVALOS DEC'D PATRICIA GRAVALOS, POTENTIAL HEIR PO BOX 1245 MEDINA, OH 44258 PATRICIA GRAVALOS, POTENTIAL HEIR 1122 NE KELLY GRESHAM, OR 97030 JOSEPH MICHAEL GRAVALOS, POTENTIAL HEIR 9313 JACEY CT EL PASO, TX 79925 PATRICIA ORTIZ GRAVALOS, POTENTIAL HEIR 456 STONEHENGE CIRCLE ROCKLEDGE, FL 32955
Tract 4:	PT N/2-S/2-S/2-SE/4 LYING WEST OF HWY 118 IN SECTION 5, BLOCK 217, T & ST. L. RY. CO., TRACT H-14, BREWSTER COUNTY, TEXAS	R16266 YEARS DUE: 2002-2005, 2014-2024	19,219.00	2,528.69	JACK M ROOT DEC'D & THELMA ROOT DEC'D JACK ROOT, JR., POTENTIAL HEIR 2100 FM 320 PALESTINE, TX 75803 JACK ROOT, JR., POTENTIAL HEIR 1149 FM 2419 PALESTINE, TX 75801 LAURA BROOKS, POTENTIAL HEIR 1007 W. SEARS DENISON, TX 75020
Tract 5:	N/2-S/2-NE/4-NW/4 & THAT PORTION OF THE N/2-S/2-NW/4-NW/4 LYING EAST OF HWY 118, SECTION 7, BLOCK 216, T & ST. L. RY. CO., TRACT H-148, BREWSTER COUNTY, TEXAS	R14692 YEARS DUE: 2002-2024	14,949.00	3,012.10	JOSEPH T SHIMP JR & STELLA SHIMP ESTATE CHARLES THOMPSON, POTENTIAL HEIR 11745 FM 3270 TYLER, TX 75708 CHARLES THOMPSON, POTENTIAL HEIR 11875 INGRAM MILLS RD BYHALIA, MS 38611

PROPERTY OWNERS'
ASSOCIATION OF TERLINGUA
RANCH, INC. (POATRI),
LIENHOLDER
PO BOX 638
TERLINGUA, TX 79852

Tract 6:	S/2-N/2-NE/4-NW/4 AND THAT PORTION OF S/2-N/2-NW/4-NW/4 LYING EAST OF STATE HWY 118 IN SECTION 7, BLOCK 216, T & ST.L.RY. CO., TRACT H-149, BREWSTER COUNTY, TEXAS.	R14693 YEARS DUE: 2002-2005, 2014-2024	15,619.00	2,414.31	LAZARO JESUS GONZALES 6602 FM 359 FULSHEAR, TX 77441 LAZARO JESUS GONZALES 3313 N 22ND WACO, TX 76708
Tract 7:	N/2-S/2-SE/4-SE/4 & THAT PORTION OF THE N/2-S/2-SW/4-SE/4 LYING EAST OF HWY 118 IN SECTION 18, BLOCK 216, T & ST.L.RY.CO., TRACT H-112, BREWSTER COUNTY, TEXAS	R15111 YEARS DUE: 2002-2005, 2014-2024	19,283.00	3,154.77	EMIL J & MAUDEMA KNEBEL ESTATE UNKNOWN HEIRS OF EMILL J & MAUDEMA KNEBEL
Tract 8:	THAT PORTION OF N/2-S/2-NW/4- NE/4 LYING EAST OF STATE HWY 118 IN SECTION 32, BLOCK 216, T & ST. L. RY. CO., TRACT H-58, BREWSTER COUNTY, TEXAS.	R15793 YEARS DUE: 2002-2005 2014-2024	13,944.00	1,668.05	SALVADOR TAMBORELLA, DEC'D RONALD TAMBORELLA, POTENTIAL HEIR 1708 HIGHLAND AVE METAIRIE, LA 70001
Tract 9:	N/2-N/2-SE/4-NE/4 OF SECTION 8, BLOCK 217, T & ST. L. RY. CO., TRACT F-240, BREWSTER COUNTY, TEXAS	R16292 YEARS DUE: 2002-2024	10,800.00	2,827.80	CHESTER R & JANIE B. KENNEDY ESTATE CHESTER KENNEDY, JR., POTENTIAL HEIR 749 AMADOR DR CHAPARRAL, NM 88081
Tract 10:	THE N/2-NW/4 OF SECTION 8, BLOCK 217, T & ST.L.RY. CO., TRACT 3500, AS DESCRIBED IN THE DEED RECORDED IN VOLUME 284, PAGE 375, OPR, BREWSTER COUNTY, TEXAS.	R16306 YEARS DUE: 2013-2024	24,000.00	6,492.34	GJS INTERNATIONAL LLC % CHISOS RANCH INC., CALVIN GLOVER, OFFICER 440 BLUE RIDGE RD ALPINE, TX 79830 GJS INTERNATIONAL, LLC 92 DAMASCUS RD BRANFORD, CT 06405
Tract 11:	W/2-N/2-SW/4-NE/4 IN SECTION 8, BLOCK 217, T & ST.L.RY. CO., TRACT 3147-A, BREWSTER COUNTY, TEXAS	R16298 YEARS DUE: 2002-2005, 2007-2024	15,000.00	2,620.72	HUGH E COOPER III & SHIRLEY COOPER, DEC'D JOHN EDWARDS COOPER, POTENTIAL HEIR 10146 PATTON DRIVE QUINLAN, TX 75474
Tract 12:	PULLED				
Tract 13:	W/2-SE/4-SW/4 OF SECTION 19, BLOCK NC, T & ST.L.RY.CO., TRACT 8539, BREWSTER COUNTY, TEXAS	R19983 YEARS DUE: 1987-2024	25,000.00	8,372.98	STEPHEN BUTLER 2520 PINE ST LAREDO, TX 78046 JONIE HETRICK A/K/A JONIE BUTLER A/K/A JONIE BUTLER HITCH A/K/A JONIE FREEMAN

2520 PINE ST
LAREDO, TX 78046

JONIE HETRICK
A/K/A JONIE BUTLER
A/K/A JONIE BUTLER HITCH
A/K/A JONIE FREEMAN
440 E SIMPSON AVE
GAIL, TX 79738

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PO BOX 638
TERLINGUA, TX 79852

Tract 14: E/2-SE/4-SE/4, SECTION 23, BLOCK
217, T & ST.L.RY. CO., TRACT 8685,
BREWSTER COUNTY, TEXAS

R16821

YEARS DUE:
2008-2024

25,000.00 3,922.05

GUY A ZEPHYR
38 S CHESTNUT ST
HAVERHILL, MA 01835

GUILETTE ZEPHRY
14060 NE 3RD CT APT 1
MIAMI, FL 33161

Tract 15: E/2-SE/4-SW/4 OF SECTION 24,
BLOCK 217, T & ST L RY.CO., TRACT
8596, BREWSTER COUNY, TEXAS.

R16851

YEARS DUE:
2002-2024

25,000.00 4,699.69

NORMAN HAMEL SHERMAN
SR ESTATE

UNKNOWN HEIRS OF NORMAN
HAMEL SHERMAN, SR.

Tract 16: E/2-SW/4-SE/4 OF SECTION 24,
BLOCK 217, T & ST L RY.CO., TRACT
8598, BREWSTER COUNTY, TEXAS.

R16853

YEARS DUE:
2002-2008,
2010-2024

25,000.00 4,505.99

JOHN J MILLER
%CORY MILLER
306 LAURENS WAY
KNIGHTDALE, NC 27545

JOHN J MILLER
11105 CAMP BOWIE WEST
ALED0, TX76008

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