

Not Prepared by the District Clerk  
 District Clerk only certifies to the fact  
 the case is on file in this office.

NOTICE OF SALE

STATE OF TEXAS  
 FORT BEND COUNTY

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BY VIRTUE OF AN ORDER OF SALE

Filed  
 2/12/2026 7:54 AM  
 Beverley McGrew Walker  
 District Clerk  
 Fort Bend County, Texas  
 Tracy Tran

and issued pursuant to judgment decree(s) of the District Court of Fort Bend 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 FEBRUARY 18, 2026 seized, levied upon, and will offer for sale the following properties, on the first Tuesday in April, 2026, the same being the 7th day of said month, Patton Hall, 1521 Eugene Heimann Circle, Richmond, TX 77469, 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 Fort Bend 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	22-DCV-297296 03/26/24	0058048100000908	FORT BEND COUNTY VS. BETTY TAYLOR AKA AKA BETTY ANN TAYLOR, ET AL	1.00 ACRE, MORE OR LESS, ISAAC MCGARY SURVEY, ABST 58, CLK'S FILE NO 9152270	\$102,621.00	\$16,100.00
2	22-DCV-298973 07/31/23	2290120010200914	FORT BEND COUNTY, ET AL VS. BICH DUNG THI NGUYEN	LT 20, BLK 1, CINCO RANCH WEST, SEC 12, SLIDE NO. 2279/B	\$361,460.00	\$24,300.00
3	23-DCV-310614 06/09/25	2295040030030914	FORT BEND COUNTY, ET AL VS. VERONICA D. CHAVEZ BUENO AKA, VERONICA DELCARMEN CHAVEZ	L.T 3, BLK 3, CINCO WEST AT SEVEN MEADOWS, SEC 4, PLAT NO. 20050043	\$432,826.00	\$10,500.00
4	24-DCV-323383 11/19/25	0058005200001908	FORT BEND COUNTY, ET AL VS. RONALD GORDON, ET AL	13.96 ACRES, MORE OR LESS, ISAAC MCGARY SURVEY, ABST 58, VOL 507, PG 634	\$219,080.00	\$16,100.00
5	25-DCV-327501 10/22/25	1865010040180901	FORT BEND COUNTY, ET AL VS. CARL FAIKS CO., ET AL	L.T 18, BLK 4, BRAZOS VALLEY, SEC 1, VOL 371, PG 142	\$55,946.00	\$5,400.00
6	25-DCV-327515 11/19/25	2719060010010901	FORT BEND COUNTY, ET AL VS. PATRICIA A. ABUSHANU, ET AL	LT 1, BLK 1, CREEK TRACE AT CROSS CREEK RANCH, SEC 6, PLAT NO. 202000069	\$506,965.00	\$31,200.00
7	25-DCV-329321 11/19/25	0079000000085901	FORT BEND COUNTY, ET AL VS. JOHNNY L. DAVIS, AKA JOHNNY LEE DAVIS, ET AL	50FT X 100FT, MORE OR LESS, N. F. ROBERTS LEAGUE, ABST 79, VOL 58, PG 224	\$34,401.00	\$3,500.00

(any volume and page references, unless otherwise indicated, being to the Deed Records, Fort Bend 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.

**RECENT CHANGES IN THE PROPERTY TAX CODE NOW REQUIRE PURCHASERS OF TAX SALE PROPERTY TO HAVE A STATEMENT FROM THE FORT BEND COUNTY TAX ASSESSOR-COLLECTOR CERTIFYING THAT THE PERSON/FIRM/COMPANY PURCHASING PROPERTY AT A TAX SALE OWES NO DELINQUENT PROPERTY TAXES TO ANY TAXING ENTITY WITHIN THE COUNTY. YOU WILL NOT RECEIVE A TAX SALE DEED TO ANY**

PROPERTY YOU PURCHASE WITHOUT THIS CERTIFICATE.

TO OBTAIN A CERTIFICATE, PLEASE CONTACT YOUR FORT BEND COUNTY TAX ASSESSOR-COLLECTOR AT  
LEAST TWO WEEKS PRIOR TO THE SALE.

Dated at Richmond, Texas, FEBRUARY 18, 2026



CHAD NORVELL, Constable Precinct 1  
Fort Bend County  
22333 Grand Corner Dr., Suite 103  
Katy, TX 77494

D. King #1110  
Deputy

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 (713) 844-3576

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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Name: Silvia Rodriguez  
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Email: Silvia.Rodriguez@lgbs.com

February 12, 2026

Beverley McGrew Walker  
District Clerk, Fort Bend County  
301 Jackson  
Richmond, TX 77469

RE: **ORDERS OF SALE April 7, 2026 TAX SALE**

Dear Beverley McGrew Walker:

This letter concerns the issuance of the Order(s) of Sale on the attached suits.

**DISTRICT CLERK:** Please issue the Order(s) of Sale on **February 19, 2026** and deliver the papers to the Constable. Please complete the enclosed Bills of Costs and mail them along with copies of the signed Orders of Sale to my attention.

**CONSTABLE, PCT 1:** Please execute and serve the attached Notices of Sale (contains **seven** suits) by delivering copies to the The Fort Bend Herald. Please let us know the levy day as soon as possible. We will complete the constable's Return and return them to you for your signature after the sale has been completed.

**THE FORT BEND HERALD:** Please publish the **NOTICE OF SALE** once a week for three consecutive weeks, the first publication being Tuesday, March 17, the second being Tuesday, March 24, 2026 and the third being Tuesday, March 31, 2026.

**Please mail us a copy of the first tear sheet.**

Following the third publication, please send us the Publisher's Affidavit along with your invoice.

Thank you for your help, please feel free to give me a call if you have any questions.

Sincerely,



Silvia Rodriguez  
Legal Assistant