

NOTICE OF SALE

STATE OF TEXAS
FORT BEND COUNTY

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BY VIRTUE OF AN ORDER OF SALE

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 6/18/25, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in August, 2025, the same being the 5th day of said month, Fort Bend County Fairgrounds - Building C, 4310 Highway 36 South, Rosenberg, TX 77471, 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	19-DCV-265947 02/19/20	3450000130400907	FORT BEND COUNTY, ET AL VS. STEFANIE A. PLATA	LT 4, BLK 13, GATEWAY ACRES, SUB'D, VOL 363, PG 117*	\$25,070.00	\$6,300.00
2	20-DCV-275956 02/20/25	4600000221010907	FORT BEND COUNTY, ET AL VS. ADOLPH ANDERSON	100FT X 145FT, MORE OR LESS, LTS 1 AND 2, (N 1/2) BLK 22, MAGNOLIA PLACE, THOMAS CHOATE SURVEY, ABST NO. 148, VOL 2, PG 23 & VOL 197, PG 590*	\$35,061.00	\$10,500.00
3	22-DCV-293581 03/12/25	6400000011600907	FORT BEND COUNTY, ET AL VS. JUAN CARLOS SALAZAR ESCOBAR, ET AL	LT 16, BLK 1, RIDGEWOOD ESTATES, VOL 5, PG 29A*	\$81,000.00	\$11,300.00
4	22-DCV-295290 09/26/23	0089000004712910	FORT BEND COUNTY VS. COBALT I-II OWNER, LLC	0.03 ACRE, MORE OR LESS, O/O RESERVE "A" OF WOLFE'S NURSERY - STAFFORD, WILLIAM STAFFORD LEAGUE, ABST NO. 89, SLIDE NO. 1239/A, CLK'S FILE NO. 2017026628*	\$9,270.00	\$3,500.00
5	22-DCV-298995 03/19/24	5862010010310907	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT # 26 VS. LAMONT C. VAZ AKA LAMONT CHEVRADO VAZ, ET AL	LT 31, BLK 1, QUAIL GREEN, SEC 1, VOL 24, PG 12*	\$190,956.00	\$16,000.00
6	23-DCV-301121 03/27/24	8133020020100907	SIENNA MUNICIPAL UTILITY DISTRICT # 2 VS. BERNADETTE ESMILA HILARIO	LT 10, BLK 2, SIENNA VILLAGE OF SHIPMAN'S LANDING, SEC 2, SLIDE NO. 1696/B & 1697/A*	\$337,581.00	\$17,400.00
7	23-DCV-308894 12/19/23	9550010156923907	FORT BEND COUNTY VS. CARRIE FRAZIER, AKA CARRIE YVONNE WILLIAMS, ET AL	WILLOW PARK (O/O RESTRICTED A) SEC 1, VOL 11, PG 5 & CLK'S FILE NO. 2011053452, TRACT 6923, BLDG 15*	\$98,700.00	\$17,900.00
8	23-DCV-311515 03/26/24	2613020010270907	FORT BEND COUNTY, ET AL VS. CEDRICK D. BRENT	LT 27, BLK 1, COLONY CROSSING VILLAGE OF TALBOTS MILL, SEC 2, REC'D IN SLIDE 1264/B*	\$276,660.00	\$12,500.00

Sale #	Cause # Judgment Date	Acct # Order Issue Date	Style of Case	Legal Description	Adjudged Value	Estimated Minimum Bid
9	24-DCV-317549 04/14/25	044600000019090 6	FORT BEND COUNTY VS. ERIN YACKEL AKA ERIN SUZANNE YACKEL, ET AL	3.0303 ACRES, MORE OR LESS, DAY LAND AND CATTLE COMPANY SURVEY, ABST, 446, CLK'S FILE NO. 2012000472*	\$347,215.00	\$14,500.00
10	24-DCV-321269 04/16/25	3000000002140090 7	FORT BEND COUNTY, ET AL VS. MARIBEL MUNOZ, AKA MARIBEL MUNOZ SCHAPER	LT 14, BLK 2, AMENDED PLAT OF FENN, VOL 341, PG 442*	\$92,401.00	\$7,500.00

(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,

July 10th, 2025

Daryl L. Smith, Sr
Constable Daryl L. Smith, Sr
Fort Bend County, Texas

By
Deputy

Sgt. Francis

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