NOTICE OF SALE

(See notes below)

Under the authority and by virtue of an Order of Sale dated and issued pursuant to the judgment of the various District Courts of Fort Bend County, Texas by the clerk of said courts as shown in the following schedule of cases, and to me directed and delivered as Constable in Fort Bend County, I have on the date indicated below seized and levied upon, and will on the first Tuesday in **October**, the same being **October 1, 2024**, at the Fort Bend County Fairgrounds-4310 Highway 36 South, Rosenberg, Texas 77471, between the hours of 10:00 A.M. and 4:00 P.M., proceed to sell for cash to the highest bidder all of the right, title and interest, penalties and costs. Any properties sold shall be subject to the right of redemption of the defendants or any person having an interest therein, to redeem the property or their interest therein, within the time and in the manner provided by law. **ALL SALES SHALL BE BY CONSTABLES DEED AND ARE WITHOUT WARRANTY AS TO TITLE OR CONDITION, EXPRESS OR IMPLIED.**

Nabil Shike, Constable Precinct 3 R. Patton #1311 Date: 9/3/2024

Sale #	Cause Number: District Court: Judgment Date:	Style of Case:	Legal Description: Property Address:	Account #	Adjudged Value/Est. Min bid:	Order Issued Date:
1.	20-DCV-272884 240th District Court January 13, 2021	OVATION SERVICES, LLC v. CRAIG LEROY MARTIN, ET AL	LOT 7, BLOCK 18, OF TOWNEWEST SECTION 1 REPLAT, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGE 1, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, AND COMMONLY KNOWN AS 10003 OLD TOWNE LANE, SUGARLAND, TEXAS 77498 10003 OLD TOWNE LANE, SUGARLAND, TEXAS 77498	8100-01-018-0700-907	$218,242.00 (2023 certified CAD)/ $168,000.00	August 26, 2024

ALL SALES ARE WITHOUT WARRANTY, EXPRESSED OR IMPLIED. SPECIFICALLY, THERE IS NO WARRANTY AS TO TITLE OR PHYSICAL CONDITION (INCLUDING THE CONDITION OR EXISTENCE OF ANY IMPROVEMENTS). THE SALES ARE SUBJECT TO ANY RIGHTS OF REDEMPTION AS PROVIDED BY LAW.

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 judgment again the property plus costs of suit and sale.

NOTICE OF SALE
(See notes below)

All volume and page references in the legal description refer to the records of the County Clerk of Fort Bend County. All prospective bidders should make their own investigation of the title held by the taxing entities and the value of the property. Prospective bidders are encouraged to consult their attorney. Prospective bidders should not rely on the "Adjudged Value" as representing the actual value of the property or any information regarding the property contained in the records of the Fort Bend County Appraisal District.

THERE MAYBE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESED SINCE THE DATE OF THE JUDGMENT.

SALE TO BE HELD: **October 1, 2024**, between the hours of 10:00 A.M. and 4:00 P.M.

Terms: Cashier's Check. ALL SALES ARE FINAL.

Location: Fort Bend County Fairgrounds-4310 Highway 36 South, Rosenberg, Texas 77471

Information for Sale, Contact: Aaron Martinez/Legal Department at 512-666-3490 ext. 1617