Filed
4/10/2025 9:27 AM
Beverley McGrew Walker
District Clerk
Fort Bend County, Texas
Ana Alas

NOTICE OF SALE

STATE OF TEXAS §
§ BY VIRTUE OF AN ORDER OF SALE
FORT BEND COUNTY §
§

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 4/15/2025, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in June, 2025, the same being the 3rd 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	23-DCV-306435 02/18/25	0064000004067907	FORT BEND COUNTY VS. LYDIA PICKETT, ET AL	0.158 ACRE, MORE OR LESS, WILLIAM NEAL SURVEY, ABST NO. 64, VOL 35, PG 255*	$107,688.00	$13,300.00
2	23-DCV-310659 10/15/24	4776010010280907	FORT BEND COUNTY, ET AL VS. THE DEBRA JENNINGS, LIVING TRUST	LT 28, BLK 1, LAKESHORE FOREST ESTATES AT LAKE OLYMPIA, SEC 1, SLIDE NO. 1645/A*	$641,946.00	$26,000.00

(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, 4/15/2025

CONSTABLE ALI SHEIKHANI
FORT BEND COUNTY
CONSTABLE PRECINCT 3

Constable Ali Shelkhani
Fort Bend County, Texas

By R. Patton #1311
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