



**Mike Beard
Constable**

**CONSTABLE
PRECINCT 4**

**301 Jackson
Richmond, TX 77469
(281) 341-4536**

**NOTICE OF CONSTABLE SALE
NOTICE OF LEVY
REAL PROPERTY**

Under and by virtue of a Writ of Execution/Order of Sale issued on the 19th day of **January**, 2024 by the 240th **Judicial District Court** of Fort Bend County, Texas in cause # **22-DCV-295447** in favor of the Plaintiff – **Brazos Town Center Reserve Homeowners Association, Inc.** , for the sum of **\$ 5,270.60** ++++costs as taxed on said Execution and further the sum of executing the same. Therefore, on the 30th day of **January**, 2024, I, Constable Mike Beard of Precinct Four Fort Bend County, have levied on and have seized all rights, title, interest, and claim to which the said Defendant(s) – **Frieda P. Moeun** had of, in, or to the following described real property, and will offer for sale on the 5th day of **March**, 2024 at the **Fort Bend County Fairgrounds-4310 Highway 36 South, Rosenberg, Texas 77471** of said Fort Bend County between the hours of **ten o'clock a.m.** and **four o'clock p.m.**, any and all rights, title, interests and claims which the above defendant had of, in, or to the following described real property situated in Fort Bend County, Texas; viz:

LEGAL DESCRIPTION:

LOT 63, BLOCK 1, THE TOWN HOMES AT BRAZOS TOWN CENTER, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20150106, PLAT RECORDS OF FORT BEND COUNTY, TEXAS MORE COMMONLY KNOWN AS 1227 CITRUSWOOD TRAIL LANE, ROSENBERG, TX 77471

ADJUDGED/MARKET VALUE: \$ 248,578.00

Property is sold with all encumbrances and liens affixed thereto. All sales are final.

Terms: Cash, Cashier's Check or Money Order
Sale to be held at or
about 10:00 A.M.

Mike Beard, Constable
Precinct Four
Fort Bend County, Texas

BY: M. Scheibel
M. Scheibel
Deputy Constable #1420