

NOTICE OF SALE

STATE OF TEXAS

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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 April 19, 2023, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in June, 2023, the same being the 6th 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 | Acet # Order Issue Date | Style of Case | Legal Description | Adjudged Value | Estimated Minimum Bid |
|--------|---------------------------|----------------------------|--|--|----------------|-----------------------|
| 1 | 16-DCV-233286 07/14/22 | 854500011000290 1 | FORT BEND COUNTY VS. LILLIE BELL HAMPTON | LT 11, SULLIVAN'S ADDN, VOL D, PG 170, CLERK'S FILE# 2001075947* | \$61,920.00 | \$12,000.00 |
| 2 | 16-DCV-234096 05/26/22 | 005802630000090 8 | FORT BEND COUNTY VS. LEROY HUMPHREY (IN REM), ET AL | 11.05 ACRES, MORE OR LESS, 6.8 ACRES LOCATED IN GABRIEL COLE SURV, ABST 19 & 4.25 ACRES IN ISAAC MCGARY SURV, ABST 58, VOL 81, PG 265 (ACC # 0058026300000908 & 0019000500000908)* | \$211,600.00 | \$18,500.00 |
| 3 | 18-DCV-249028 05/21/21 | 032600006000490 1 | FORT BEND COUNTY VS. MARY CAROLYN O'DELL AKA MARY FLEMING JOHNSON O'DELL | 5.00 ACRES, MORE OR LESS, S. A. & M. G. R. R. COMPANY SURV, SEC 9, ABST 326, VOL 725, PG 635* | \$266,760.00 | \$15,000.00 |
| 4 | 21-DCV-282197 07/25/22 | 926003001043090 7 | FORT BEND INDEPENDENT SCHOOL DISTRICT VS. JUDITH LYN GOTTSCHALK | LT 43, BLK 1, WEST OAKS VILLAGE, SEC 3, REC'D IN SLIDE# 1554/A* | \$197,780.00 | \$15,600.00 |
| 5 | 21-DCV-289916 05/03/22 | 415001000019090 1 | FORT BEND COUNTY VS. LUIS REY SANCHEZ, ET AL | LT 19, HORSESHOE BEND VILLAGE, SEC 1, UNRECORDED SUBD LOCATED IN B.B.B & C.R.R. CO. SURV, SEC 9, ABST 131 & A. J. JAMES SURV, ABST 37, CLRK FILE # 2010108615* | \$98,910.00 | \$7,700.00 |
| 6 | 22-DCV-291978 08/25/22 | 810600000009090 1 | FORT BEND COUNTY VS. RAQUEL GARZA | TRACT 9, SEABOURNE CREEK FARMS, UNRECORDED SUBD, G. M. STONE 1/3 LEAGUE, ABST 312, CLERK'S FILE# 2004090981* | \$64,600.00 | \$6,100.00 |
| 7 | 22-DCV-292863 11/22/22 | 503502007024090 7 | FORT BEND COUNTY VS. WILLIAM SALAZAR, ET AL | LT 24, BLK 7, MISSION GLEN, SEC 2, REC'D IN SLIDE# 565/B* | \$88,400.00 | \$4,700.00 |
| 8 | 22-DCV-294492 12/16/22 | 783500012008090 1 | FORT BEND COUNTY VS. GAUDENCIO SALADANA | LT 8, BLK 12, TOWN OF ROSENBERG, VOL 'P', PG 146* | \$22,500.00 | \$3,800.00 |

(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, April 19, 2023



Constable Mike Beard
Fort Bend County, Texas

By M. Schwartz #1420

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