

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 August 11, 2022 seized, levied upon, and will offer for sale the following properties, on the first Tuesday in October, 2022, the same being the 4th 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	16-DCV-234096 05/26/22	0058026300000908	FORT BEND COUNTY VS. LEROY HUMPHREY (IN REM), ET AL	TR 1: 11.05 ACRES, MORE OR LESS, 6.8 ACRES, MORE OR LESS, GABRIEL COLE SURV, ABST 19 & 4.25 ACRES, MORE OR LESS, ISAAC MCGARY SURV, ABST 58, VOL 81, PG 265* (ACCT 0058026300000908 & 0019000500000908)	\$105,800.00	\$18,500.00
2	18-DCV-249037 03/10/22	0049000000964901	FORT BEND COUNTY VS. DANNY SUSTAITA AKA DANIEL SUSTAITA, ET AL	1.009 ACRES, MORE OR LESS, JOSEPH KUYKENDALL LEAGUE, ABST 49, CLERK'S FILE 2010082195*	\$470,560.00	\$37,000.00
3	19-DCV-265960 05/13/22	5575000010300901	FORT BEND COUNTY VS. DANIEL VALENCIA, ET AL	LOT 30, BLK 1, SAM MELLON ADDN, VOL 351, PG 604*	\$56,280.00	\$10,900.00
4	20-DCV-271515 06/09/22	1425000150040901	FORT BEND COUNTY VS. EMMA SABRSULA AKA EMMA AUGUSTA JASTER SABRSULA	LTS 1, 2, 3 & 4, BLK 15 OF BEASLEY, VOL 2, PG 20B*	\$61,030.00	\$10,200.00
5	21-DCV-287582 03/28/22	8945010050030901	FORT BEND COUNTY VS. RANGER HOLDING TRUST	TR 1: LT 3 & ADJOINING NORTH 1/2 OF LT 4, BLK 5, WINSTON TERRACE, SEC 1, VOL 237, PG 535*	\$149,440.00	\$11,500.00
6	21-DCV-287582 03/28/22	8945010050046901	FORT BEND COUNTY VS. RANGER HOLDING TRUST	TR 2: SOUTH 1/2 OF LT 4 & ADJOINING NOTHERLY 1/4, LT 5, BLK 5, WINSTON TERRANCE, SEC 1, VOL 237, PG 535*	\$32,500.00	\$3,500.00


(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, August 11, 2022


Constable Mike Beard
Fort Bend County, Texas

By D. BRITTON #1409
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 .