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NOTICE OF SALE

THE STATE OF TEXAS

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BY VIRTUE OF AN ORDER OF SALE

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COUNTY OF FORT BEND

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and issued pursuant to judgment decree(s) of the 400<sup>th</sup> District Court of Fort Bend County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled suit(s) 21-DCV-286880 and to me directed and delivered as Sheriff or Constable of said County, I have on April 19, 2022, seized, levied upon, and will, on the first Tuesday in June, 2022, the same being the 7<sup>th</sup> day of said month, inside the Fort Bend County Fairgrounds-4310 Highway 36 South, Rosenberg, Texas 77471, between the hours of 10 o'clock a.m. and 4 o'clock p.m., beginning at approximately 10:00 a.m., on said day, 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:

Cause #: 21-DCV-286880 OVATION SERVICES, LLC v. WALTER FANIEL; Judgment Date: December 14, 2021 Tax Acct #: 7610-01-001-0260-901 Order of Sale Issued: February 14, 2022

Legal Description: LOT TWENTY-SIX (26), IN BLOCK ONE (1) OF SECTION ONE (1) OF RIVERSIDE TERRACE, A SUBDIVISION OF LAND IN THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF IN VOLUME 347, PAGE 81, OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

Commonly known as: Avenue E, Rosenberg, TX 77471

Judgment Amount: \$20,510.61 plus penalties and interest that has accrued from December 14, 2021

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. 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.

NOTES: ALL SALES SUBJECT TO CANCELLATION WITHOUT PRIOR NOTICE. This property may have other liens, taxes due or encumbrances, which may become the responsibility of the successful bidder.

Dated at Richmond, Texas April 25, 2022



Constable Mike Beard Pct -4,  
Fort Bend County, Texas

By: M. Scheibel #1420

Deputy

M. SCHEIBEL #1420