

PUBLISHER'S AFFIDAVIT

THE STATE OF TEXAS

COUNTY OF FORT BEND

Before me, the undersigned authority, on this day personally appeared who being by me duly sworn, requirements of Section 2051.044 of the Texas Government Code, to wit:

1. It devotes not less than twenty-five percent (25%) of its total column lineage to general interest items;
2. It is published at least once each week;
3. It is entered as second-class postal matter in the county where it is published; and
4. It has been published regularly and continuously since 2008.

Publisher further deposes and says that the attached notice was published in said newspaper on the following date (s) to wit:

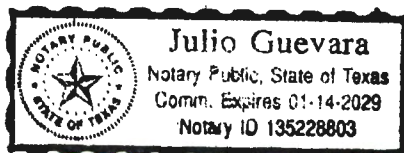
October 30 and November 20, 2024
Fort Bend County Traffic Notices


Seshadri Kumar
Publisher

SUBSCRIBED AND SWORN BEFORE ME by Seshadri Kumar who

- (a) Is personally known to me, or
- (b) Provided the following evidence to establish his/ her identity,

On this the ^{13th} day of June, 2025 to certify which witness my hand and seal of office.





Notary, Public, State of Texas

Rosenberg's new tobacco, smoke shop and bar ordinance

Rosenberg has enacted a new ordinance, which is now in effect, aimed at regulating retail tobacco stores, smoke shops, and tobacco bars, promoting the health and safety of its citizens, advises the city. The ordinance places additional regulations on businesses that sell tobacco products, e-cigarettes, related smoking paraphernalia, vaping devices, vaping accessories and other similar products. Existing establishments have

a grace period of 60 days to apply for the license and new businesses will be required to obtain a license before a certificate of occupancy will be issued. The businesses must maintain a distance of at least 2,000 feet from schools, churches, parks, and daycares, as well as from other similar establishments. Retail tobacco stores, smoke shops, and tobacco bars are permitted to operate between 10 a.m. and 10 p.m. No one under the age of 21 is

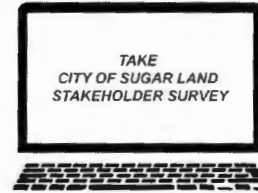
allowed on the premises. Also, clear windows must provide visibility into the business, and premises must comply with fire codes and other safety regulations.

The ordinance also prohibits activities like outdoor sales, gambling, and alcohol consumption on the premises. Violations of any provision can result in fines and the potential revocation of the business license. More information: info@rosenbergtx.gov

Sugar Land needs citizen help to develop new strategic plan

Sugar Land's strategic planning process through 2027 is underway to develop a Strategic Action Plan for 2025-2027. It will serve as a guide for decision-making and for resource allocation via a project priorities to enhance the quality of life for residents, businesses and employees.

Sugar Land wants to hear from its residents and is asking them to take a Stakeholder Survey, which consists of a series of questions to access what's important to them for the city's future. The survey has 15 questions, takes about 10 minutes to complete, and represents an invitation to residents so that their voice is heard directly in planning the city's future. The survey, advises the city, is live now through November 15, 2024.



LEGALS

NOTICE OF SALE

BY VIRTUE OF AN ORDER OF SALE

STATE OF TEXAS
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 September 16, 2024, seized, levied upon, and will offer for sale the following properties, on the first Tuesday in November, 2024, the same being the 5th 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	21-DCV-283549 03/15/23	94020000073290 7 SEPTEMBER 13, 2024	FORT BEND INDEPENDENT SCHOOL DISTRICT VS. FRANCISCA G. ARGUELLO, ET AL	0.5 ACRES, MORE OR LESS, JOHN LEVERTON SURVEY, ABST 402, CLK'S FILE NO. 20120796684*	\$103,130.00	\$8,100.00
2	21-DCV-283549 03/15/23	000900000690290 7 SEPTEMBER 13, 2024	FORT BEND INDEPENDENT SCHOOL DISTRICT VS. FRANCISCA G. ARGUELLO, ET AL	0.18 ACRES, MORE OR LESS, M. M. BATTLE LEAGUE, ABST 9, CLK FILE NO. 9358516*	\$124,220.00	\$8,100.00
3	23-DCV-302294 08/07/23	005702310001090 8 SEPTEMBER 13, 2024	FORT BEND COUNTY VS. VIRGIE PINK HENRY AKA VIRGIE NETTIE HENRY, ET AL	TR 1: 3.330000%, UDI, 15.43 ACRES, MORE OR LESS, JOSEPH M. MCCORMICK SURVEY, ABST 57, VOL 616, PG 91 & VOL 1004, PG 121*	\$6,730.00	\$2,800.00
4	23-DCV-302294 08/07/23	005702310001590 8 SEPTEMBER 13, 2024	FORT BEND COUNTY VS. VIRGIE PINK HENRY AKA VIRGIE NETTIE HENRY, ET AL	TR 6: 3.330000%, UDI, 15.43 ACRES, MORE OR LESS, JOSEPH M. MCCORMICK SURVEY, ABST 57, VOL 616, PG 91 & VOL 1004, PG 121*	\$6,730.00	\$2,800.00
5	23-DCV-302320 06/24/24	005701020000790 1 SEPTEMBER 13, 2024	FORT BEND COUNTY VS. ARMANDO MONSIVAIS ARRIAGA AKA ARMANDO ARRIAGA MONSIVAIS, ET AL	2.00 ACRES, MORE OR LESS, JAMES MCCORMICK LEAGUE, ABST 57, CLK'S FILE NO. 2020039505*	\$89,000.00	\$8,000.00
6	23-DCV-302323 02/27/24	803500000017090 1 SEPTEMBER 13, 2024	FORT BEND COUNTY VS. DOUGLAS G. MOORE, ET AL	LT 17, SANFORD'S SUBD, VOL 319, PG 130*	\$4,385.00	\$4,385.00
7	23-DCV-302358 03/19/24	400501001032090 1 SEPTEMBER 13, 2024	FORT BEND COUNTY VS. ISAAC E. RIOS AKA ISAAC TELLEZ RIOS, ET AL	LT 32, BLK 1, HERITAGE HEIGHTS, VOL 11, PG 13*	\$142,059.00	\$13,700.00
8	23-DCV-311449 05/15/24	224509002033090 1 SEPTEMBER 13, 2024	FORT BEND COUNTY VS. THAI CAU HOANG, ET AL	LT 33, BLK 2, CANYON GATE AT THE BRAZOS, SEC 9, SLIDE NO. 2471/B*	\$366,386.00	\$25,300.00

(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 costs; 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 ST. ATTACHED FROM THE FORT BEND COUNTY TAX ASSESSOR-COLLECTOR CERTIFYING THAT THE PERSON/FIRM/COMPANY PURCHASING PROPERTY AT A TAX SALE IS NOT A DELINQUENT PROPERTY TAXPAYER 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, September 16, 2024

Constable Mike Beard
Fort Bend County, Texas

By
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

FBI SD
INSPIRE • EQUIP • IMAGINE

NOTICE OF PUBLIC MEETING TO DISCUSS
The Financial Integrity Rating for
Fort Bend Independent School District

8:30 P.M. on November 18, 2024

In the Board Room of the
FBI SD Administration Building
16431 Lexington Blvd., Sugar Land

The purpose of this meeting is to discuss
Fort Bend ISD's rating on the
Financial Integrity System Rating (FIRIS)

Public Encouraged to Attend

PUBLIC HEARING NOTICE
The Commissioners Court of Fort Bend
County, Texas has set a public hearing
on Tuesday November 26, 2024, at
1:00 p.m. for acceptance of the traffic
control plans for the following:

1. Vacant Ranch Meadow Section 1,
Precinct 2
2. Jordan Ranch Section 43, Precinct 1

The Commissioners Court of Fort Bend
County, Texas has set a public hearing
on Tuesday November 26, 2024, at
1:00 p.m. for acceptance of the plat
for Harvest Green Section 54 Partial
Replat No. 1, Precinct 4

The hearing will be held in the
Commissioners' Courtroom at
601 Jackson Street, Second Floor,
Richmond, Texas. You are invited to
attend and state your approval or
objection on this matter.

Submitted by:
Laura Richard
Fort Bend County Clerk

**NOTICE OF ESTABLISHMENT OF ADDITIONAL
OUT-OF-DISTRICT MEETING PLACE OF THE BOARD
OF DIRECTORS OF FORT BEND COUNTY LEVEE
IMPROVEMENT DISTRICT NO. 20**

To the residents and taxpayers of Fort Bend County Levee Improvement District
No. 20 (the "District"), and to all the persons interested in the meetings of the
Board of Directors of such District:

Notice is hereby given that the Board of Directors of the District, at a meeting
held October 22, 2024, established an additional meeting place outside the
boundaries of the District at 7220 Cotsworth Avenue, Sugar Land, Texas
77479.

Said meeting place is hereby declared to be a public place and open to the
public. All residents and taxpayers of the District and all other interested
persons are hereby invited to attend any meetings of the Board of Directors
at such location and other locations previously established by the Board of
Directors at meeting places of the District.

/s/ Dan Noltemeyer
Secretary, Board of Directors

**NOTICE OF REQUEST FOR PROPOSALS
FOR
PLAN REVIEW AND INSPECTION SERVICES
PW005-2024**

The City of Stafford (the "City"), seeks proposals to enter into an agreement with
one or more qualified individual(s) or entity(ies) (the "Respondent"), for the
performance of certain services to wit: a) perform all the plan reviews; b) perform
fire inspections as needed; c) perform building plan reviews as needed; d) perform
building inspections as needed; e) perform health plan reviews as needed; and f)
perform health inspections as needed.

Respondents must meet or exceed all required certifications, licensing and other
legal requirements as well as meet the requirements set forth in the Request for
Proposals, including qualifications, scope, cost, insurance, and other relevant
matters. Proposals will be evaluated under the criteria as set forth in the Request
for Proposals.

Proposals must be submitted in a sealed envelope with one (1) original and two (2)
copies and USB Digital File, with the words "PW005-2024 for City of Stafford Plan
Review and Inspection Services, Attention Rosanne Benites, City Secretary"
and must contain the name of the Respondent. Proposal may be mailed or hand-
delivered to Stafford City Hall, City Secretary's Office, 2610 South Main, Stafford,
Texas 77477 received until 10:00 a.m. local time, Wednesday, November 26,
2024. Proposals received after closing time will be returned unopened. The
proposals will be publicly opened at that time.

RFP documents may be downloaded from the Bid Opportunities Page of the City
of Stafford's website at www.staffordtx.gov. RFP documents may also be obtained
at Stafford City Hall, 2610 South Main, Stafford, TX 77477. All questions and
clarification regarding this RFP should be submitted in writing to Laura Morales,
Senior Development Services Specialist, by email to lmorales@staffordtx.gov or
by mail to 2610 South Main, Stafford, TX 77477.

The City reserves the right to reject any or all proposals and waive any or all
penalties. No proposal may be withdrawn until the expiration of the sixty (60)
days from the date proposals are opened.

For further information, please contact the City Secretary's office at (281) 261-3900.

Property tax statements now online accessible for payment

Fort Bend County Tax Assessor Collector Carmen P. Turner advises that the 2024 property tax statements are now accessible online. That means that timely property tax payments can be made at this time up until the due date. Visit the Fort Bend County property tax payment website: https://actweb.acttax.com/act_webdev/fb/index.jsp. By visiting the website, the current tax statement may be viewed, printed, and the tax payment can be made online, in person or by mail. Note that if you pay by credit card online, the payment will include a 2.09 percent convenience fee per percent. No fee, however, will

be charged for a payment online with an E-check (electronic check). This E-check payment option is a digital version of a paper check.

Note that the property tax payment due date is January 31, 2025. There are also other date options available after the due date to pay the property taxes. Payment after January 31st and by February 28, 2025 will show a 7 percent amount increase, by March 31, 2025 the increase is 9 percent and by April 30, 2025 the increase will be by 11 percent.

For questions, call the Fort Bend County Tax Assessor's office at 281-341-3710.

Catholic Charities to host drive-thru food fair ahead of Thanksgiving holiday

Catholic Charities of the Archdiocese of Galveston-Houston will host a drive-thru food fair and H-E-B card giveaway (while supplies last) for Houston area families seeking assistance with putting dinner on the table this Thanksgiving holiday. This will be on Saturday, Nov. 23rd, 9:30 a.m. to 12 noon at the Mamie George Community Center, 1111 Collins Road in Richmond 77469.

The Mamie George

Community Center serves as a hub for Catholic Charities services in Fort Bend County.



The center addresses many of the community's needs, with an emphasis on low-income residents and seniors.

Catholic Charities of the Archdiocese of Galveston-Houston brings help and hope to people in need, especially the poor and vulnerable. Through a network of life-changing programs that work together to alleviate poverty, it serves thousands of people each year from locations in Harris, Fort Bend and Galveston counties.

As the social services arm of the Archdiocese, it is guided by the Catholic faith to serve people of all beliefs in achieving self-sufficiency so they can live with dignity.

Catholic Charities is a United Way agency, founded in 1943. They are people of faith, helping people in need. For more information about Catholic Charities Archdiocese of Galveston-Houston, visit www.catholiccharities.org.

FBISD Board Leadership Academy members named

Fort Bend ISD welcomes members of its 2024-25 Board Leadership Academy. The Fort Bend ISD Board Leadership Academy is comprised of community members, who will be provided with an in-depth look at FBISD and become better informed leaders and advocates for the students.

This year's members include: Deepak Agarwal, Andreas Berghoef, Tylene Blackmon, Sharda Blake, Eboni Bowden, Tiffany Calhoun, Junaid Chowdhury, Sanya Elakatt, Kristine Ford.

Trinity Hardy, Angel Hicks, Ashley Lored, Vinita Mishra, Justin Pond, Ayesha Saleem, Zelma Singleton, Shara Tsai, Muzaffar Vohra, Angie Wierzbicki.

The 19 members of the FBISD Board Leadership Academy will undergo a six-month program from November to April. The district states that the program will offer them a unique opportunity to dive into the systems and processes that drive FBISD's day-to-day operations.

Participants will attend four evening sessions, an opening retreat, one full-day road trip around the district and a day trip to the Texas Capitol.

Members of the 2024-25 cohort were selected by FBISD's current board

members using an application process that included the region for their interest in the program, contributions they can make to the program and volunteer and/or community service experiences.



Governor Abbott adamant about college tuition increases in Texas

Governor Greg Abbott has sent a letter to Texas colleges and universities prohibiting college tuition increases in the next biennium. A press release from the governor's office about his position states:

"When inflation and other economic pressures burden household budgets, our public universities must take every step possible to ease the financial burden on our students and their families," reads the letter. "Last year, I signed a law that prohibits increasing undergraduate tuition and fees for both the 2023-24 and the 2024-25 academic years. As this tuition freeze expires, let me be clear: I will not support any tuition

increase at any public higher education institution in the upcoming biennium. When all Texans have access to quality and affordable education, they can earn better wages, meet workforce qualifications, and experience a higher quality of life. I will ensure college affordability remains a top priority for the state as we head into the next legislative session."

The letter from the Governor to the University Systems and Chancellor was sent last Wednesday on November 13, 2024. Gov. Abbott also said Texas has made historic investments in higher education, including increased funding for universities and financial aid



programs, which also factors in as a safeguard impacting what Gov. Abbott indicates is a top priority of the state relating to

college affordability during the next legislative session. It will be the 89th legislative session, which begins January 14, 2025.

LEGALS

CITY OF STAFFORD
NOTICE OF PUBLIC HEARING

Notice is hereby given that the City of Stafford Planning and Zoning Commission will hold a public hearing on December 10, 2024 at 6:30 p.m., in the City Council Chambers, Stafford City Hall, 2610 South Main, Stafford, Texas.

Notice is hereby given that the City Council of the City of Stafford, Texas will hold a public hearing on December 18, 2024 at 6:30 p.m., in the City Council Chambers, Stafford City Hall, 2610 South Main, Stafford, Texas.

Replat Proposed

A discussion will be held to consider the replat of Unrestricted Reserve "B-2-A" of REPEAT OF FAIRLAD DIVISION, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide 2322A of the Plat Records of Fort Bend County, Texas. All residents of the City of Stafford and other interested parties are invited to attend and will be given the opportunity to be heard.

Submitted by
Thomas Coon
City Planner

CITY OF STAFFORD
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Notice is hereby given that the City Council of the City of Stafford, Texas will hold a public hearing on December 18, 2024 at 6:30 p.m., in the City Council Chambers, Stafford City Hall, 2610 South Main, Stafford, Texas.

Replat Proposed

A discussion will be held to consider the replat of a tract or parcel containing 1.065 acres or 46,394 square feet of land being situated in the Jane Dees survey, abstract no. 404, Harris County, Texas, being all of restricted reserve "a", block 1, Hamor subdivision.

All residents of the City of Stafford and other interested parties are invited to attend and will be given the opportunity to be heard.

Submitted by
Thomas Coon
City Planner

THE STATE OF TEXAS CITATION BY PUBLICATION

TO: UNKNOWN HEIRS AT LAW OF JHON MAURICIO ORTIZ GOMEZ, DECEASED NO KNOWN ADDRESS

NOTICE: You have been sued. You may employ an attorney. If you or your attorney do not file a written answer with the clerk who issued this citation by 10:00 a.m. on Monday next following the expiration of thirty-two days from the date of issuance of this citation, same being December 23, 2024 a default judgment may be taken against you. In addition to filing a written answer with the clerk, you may be required to make initial disclosures to the other parties of this suit. These disclosures generally must be made no later than 30 days after you file your answer with the clerk. Find out more at TexasLawHelp.org.

The case is presently pending before the 368TH JUDICIAL DISTRICT COURT of Fort Bend County sitting in Richmond, Texas. It bears cause number 24-DCV-320578 and is styled:

Freedom Mortgage Corporation v. Keyla Rodriguez Badayo and the Unknown Heirs at Law of Jhon Mauricio Ortiz Gomez, Deceased

The name and address of the attorney for PLAINTIFF OR PETITIONER is:

BRADLEY CONWAY
MILLER GORRIS & SUGGS PLLC
6086 THERMOPHORE DRIVE SUITE 100
PLANO TX 75024
972-532-0128

The nature of the demands of said PLAINTIFF OR PETITIONER is as follows to-wit:

PLAINTIFF FREEDOM MORTGAGE CORPORATION REQUESTS THAT DEFENDANTS BE CITED TO APPEAR AND ANSWER, AND THE COURT ENTER JUDGMENT, DECLARING THAT ALL OF DECEDENT'S HEIRS AT LAW HAVE BEEN MADE PARTIES TO THIS SUIT AND ARE VESTED WITH ALL OF DECEDENT'S RIGHT, TITLE AND INTEREST IN THE PROPERTY; DECLARING THAT PLAINTIFF HAS A STATUTORY PROPRATE LIEN INTEREST IN THE PROPERTY; DECLARING THAT PLAINTIFF'S LIEN INTEREST IN THE PROPERTY THROUGH THE DEED OF TRUST AND STATUTORY PROPRATE LIEN SHALL BE ENFORCED BY A NON-JUDICIAL FORECLOSURE IN ACCORDANCE WITH TEXAS PROPERTY CODE SECTION 51.002-08; ALTERNATIVELY, A JUDICIAL FORECLOSURE; AND THAT, THROUGH THE FORECLOSURE, THE DEFENDANTS ARE DIVESTED AND THE PURCHASER AT FORECLOSURE SALE IS VESTED WITH ALL OF DECEDENT'S AND DEFENDANTS' RIGHT, TITLE, AND INTEREST IN THE PROPERTY; ORDERING THAT A WRIT OF POSSESSION SHALL ISSUE AGAINST ANY OCCUPANT OF THE PROPERTY IF DEFENDANT OR PERSON OCCUPYING THROUGH THEM CONTINUES TO OCCUPY THE PROPERTY AFTER A FORECLOSURE SALE WHERE PLAINTIFF IS THE WINNING BIDDER; AWARDING ATTORNEY FEES AND COSTS OF SUIT; AND GRANTING ALL OTHER RELIEF, IN LAW AND IN EQUITY, TO WHICH PLAINTIFF IS ENTITLED.

If this Citation is not served, it shall be returned unserved. Issued under my hand and seal of said Court, at Richmond, Texas on this 8th day of November, 2024.

BEVERLY MCGREW WALKER, DISTRICT CLERK
FORT BEND COUNTY, TEXAS
Physical Address:
1422 Eugene Heimann Circle, Room 31004
Richmond, TEXAS 77469
Mailing Address:
301 Jackson Street, Room 101
Richmond, Texas 77469
By: District Clerk CARLENE BLUM
Telephone: (281) 341-3754

Visit fbindependent.com for latest community news and information.

CONSTABLE'S NOTICE OF SALE

Notice is hereby given, that by virtue of a certain Order of Sale issued by the clerk of the 434th Judicial District Court of Fort Bend County, Texas on September 19, 2024 in cause numbered 24-DCV-31412 styled Westheimer Lakes Property Owners Association vs. Syed A. Ahmed and Syed Ahmed in which a judgment was rendered on August 05, 2024, in favor of Westheimer Lakes Property Owners Association, for Ten Thousand-Five Hundred-Thirty-Two Dollars and Fifty-Seven Cents (\$10,532.57); plus fees for posting notice of sale, publishing, costs of suit rendered by the court, legal fees, and all costs of executing this writ.

I have levied upon the below listed property on October 09, 2024 and will on December 03, 2024 Tuesday, between the hours of 10:00 a.m. and 4:00 p.m., proceed to sell for cash to the highest bidder, all the Right, Title, and interest of Syed A. Ahmed and Syed Ahmed to and in the following described Real Property:

PROPERTY DESCRIPTION: LOT FOURTEEN (14), IN BLOCK THREE (3), OF CANYON GATE AT WESTHEIMER LAKES, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, MORE COMMONLY KNOWN AS 25123 RICHMOND FALLS, RICHMOND, TEXAS 77406 ("PROPERTY")

The above sale to be made by me to satisfy the above described judgment in favor of Westheimer Lakes Property Owners Association

LOCATION: FORT BEND COUNTY FAIRGROUNDS BUILDING 4310 Highway 36 South Rosenberg, TX 77471

DATE: December 3, 2024 TIME: APPROX. 10:00 a.m. BY: DEPUTY J. GARZA

Chad Norvell, Constable Pct. 1 Fort Bend County, Texas

CONSTABLE'S NOTICE OF SALE

Notice is hereby given, that by virtue of a certain Order of Sale issued by the clerk of the 434th Judicial District Court of Fort Bend County, Texas on September 24, 2024 in cause numbered 22-DCV-287242 styled Property Owners Association of Vanhook vs. Erik Lamond Landry and Christie Eyrone Landry in which a judgment was rendered on June 15, 2022, in favor of Property Owners Association of Vanhook for Seven Thousand-One Hundred-Seventy-Nine Dollars and Twelve Cents (\$7,179.12); plus fees for posting notice of sale, publishing, costs of suit rendered by the court, legal fees, and all costs of executing this writ.

I have levied upon the below listed property on October 10, 2024, and will on December 3, 2024 Tuesday, between the hours of 10:00 a.m. and 4:00 p.m., proceed to sell for cash to the highest bidder, all the Right, Title, and interest of Erik Lamond Landry and Christie Eyrone Landry to and in the following described Real Property:

PROPERTY DESCRIPTION: LOT 33 BLOCK 3 OF VANHOOK, SEC. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20180022 OF PLAT RECORDS OF FORT BEND COUNTY, TEXAS MORE COMMONLY KNOWN AS 32818 TURNING SPRINGS DRIVE, FINEASHER, TX 77433

The above sale to be made by me to satisfy the above-described judgment in favor of Property Owners Association of Vanhook

LOCATION: FORT BEND COUNTY FAIRGROUNDS BUILDING 4310 Highway 36 South Rosenberg, TX 77471

DATE: December 3, 2024 TIME: APPROX. 10:00 a.m. BY: DEPUTY J. GARZA

Chad Norvell, Constable Pct. 1 Fort Bend County, Texas

CONSTABLE'S NOTICE OF SALE

Notice is hereby given, that by virtue of a certain Order of Sale issued by the clerk of the 434th Judicial District Court of Fort Bend County, Texas on September 24, 2024 in cause numbered 22-DCV-29265 styled Westheimer Lakes Property Owners Association vs. Jennifer Eileen Brown in which a judgment was rendered on March 20, 2024 in favor of Westheimer Lakes Property Owners Association, for Fifteen Thousand Seven Hundred Sixty-Five Dollars and Eighty Cents (\$15,765.80); plus fees for posting notice of sale, publishing, costs of suit rendered by the court, legal fees, and all costs of executing this writ.

I have levied upon the below listed property on October 16, 2024 and will on December 3, 2024 Tuesday, between the hours of 10:00 a.m. and 4:00 p.m., proceed to sell for cash to the highest bidder, all the Right, Title, and interest of Jennifer Eileen Brown to and in the following described Real Property:

PROPERTY DESCRIPTION: LOT 42, BLOCK 1, HORSESHOE RIDGE AT WESTHEIMER LAKES SEC. 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NUMBER 20130047 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS MORE COMMONLY KNOWN AS 15434 FARMER DRIVE, RICHMOND TX 77469

The above sale to be made by me to satisfy the above-described judgment in favor of Westheimer Lakes Property Owners Association

LOCATION: FORT BEND COUNTY FAIRGROUNDS BUILDING C 4310 Highway 36 South Rosenberg, TX 77471

DATE: December 3, 2024 TIME: APPROX. 10:00 a.m. BY: DEPUTY D. KHAWAJA

Chad Norvell, Constable Pct. 1 Fort Bend County, Texas

PUBLIC NOTICE

As required by 40 CFR 403.8(f) (2)(viii), Fort Bend County Water Control & Improvement District No. 2 is publishing the following list of those Significant Industrial Users (SIUs) that are in significant noncompliance with applicable pretreatment requirements: Nature Best Pre-Cut and Produce. No environmental harm was caused by the noncompliance. The SIU is currently in compliance.

PUBLIC HEARING NOTICE

The Commissioners' Court of Fort Bend County, Texas has set a public hearing on Tuesday, December 17, 2024, at 1:00 p.m. for acceptance of the traffic control plans for the following:

1. Brookwater Section 4, Precinct 4
2. Brookwater Section 12, Precinct 4
3. Candella South Section 1, Precinct 1
4. Candella South Section 4, Precinct 1
5. Candella South Section 4, Precinct 1
6. Laurel Farms Section 1, Precinct 1
7. Tamaron West Section 11, Precinct 1
8. Jordan Ranch Section 44, Precinct 1
9. Millers Pond Section 3, Precinct 4
10. Sarena Section 67, Precinct 2
11. Harvest Green Section 42, Precinct 4
12. Harvest Homes Drive Street Dedication Section 4, Precinct 4
13. Harvest Bounry Drive and Harvest Patch Lane Street Dedication Section 1, Precinct 4

The hearing will be held in the Commissioners' Courtroom at 401 Jackson Street, Second Floor, Richmond, Texas. You are invited to attend and state your approval or objection on this matter.

Submitted by:
Laura Richard
Fort Bend County Clerk