

NOTICE OF TAX FORECLOSURE SHERIFF'S SALE

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COLORADO COUNTY, TX

2022 MAR -4 AM 10:16

KIMBERLY MENKEN  
COUNTY CLERK

THE STATE OF TEXAS

COUNTY OF COLORADO

Date and Time of Sale: THE FIRST TUESDAY OF THE MONTH, APRIL 5, 2022 BETWEEN 10:00AM AND 4:00PM.

**ALL PROPERTY SOLD SUBJECT TO TAXES THAT ACCRUE AFTER THE DATE OF JUDGMENT (I.E., POST-JUDGMENT TAXES)**

By Virtue of an Order of Sale issued on the 6<sup>th</sup> day of January, 2022 out of the 25<sup>th</sup> District Court of Colorado County, Texas;

Suit No. 4880

FNA DZ, LLC

VS.

MANUEL RODRIGUEZ AND ALMA RODRIGUEZ, ET AL

Tract 1: BLK 5 LT 9 SIMMONS & WHATELY & HOUSE; and being more particularly described as Lot No. Nine (9) in Block No. Five (5), of the Lakeside Addition to the City of Eagle Lake, in Colorado County, Texas, being the same land described in Deed from Baudelio Castillo to Melchor Rodriguez and wife, Marina Martinez Rodriguez, dated December 29, 1980, recorded in Volume 423, Page 155, of the Deed Records of Colorado County, Texas, reference to which is here made for all purposes. (Tax Account No. 17317)

Tract 2: BLK 5 LT 10,11 SIMMONS & WHATLEY; and being more particularly described as Lot Ten (10) and Eleven (11), in Block Five (5), Lakeside Addition, Eagle Lake, Colorado County, Texas. (Tax Account No. 17318)

Date of Judgment: October 26, 2020

Date of Levy: February 8, 2022

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Listed in the caption above is a delinquent tax suit in which Judgment of Foreclosure have been rendered and Order of Sale have been issued. The listing for each suit sets out: (1) the Cause Number; (2) the Plaintiff Tax Unit; (3) the Defendants; (4) the date of the Judgment; (5) the date of Levy; and (6) the Property Description. Under the Order of Sale issued pursuant to the Judgment above listed, I did at the time specified levy upon each Property in such suit as described above as the property of the Defendants named or designated in such suit. On the sale date specified above, which is the first Tuesday of said month, I will offer and sell at public auction, for cash, the property described above, and all the right, title, interest and estate in and to each such property owned or claimed by the Defendants named in connection with each such property; PROVIDED, however, that no property shall be sold directly or indirectly to anyone other than a Tax Unit which is a party to that specific suit for less than the total amount of taxes, penalties, interest and costs due against that particular property or any adjudged value decreed, whichever is lower.

The foreclosure sale under this notice will be held on the first Tuesday of said month, at the Courthouse door of said County, at the time set out above. The sale of each property shall be subject to the rights of the Defendants named in connection with each particular property, and any successors in

title, to redeem such specified property in the time and manner provided by law; and subject also to the rights of any defendants to have each particular property owned or claimed by such defendants divided and sold in less divisions than the whole as provided by law. The sale as to the property is to be made to satisfy the Judgment rendered against that particular property and the Defendants named in connection with that particular property. The proceeds of the Sale of each property are to be applied to the satisfaction of the Judgment against that particular property, and the remainder of the sale proceeds, if any, are to be applied as the law directs. And in compliance with law, I give this notice by publication, in the English language, once a week for three consecutive weeks preceding said day of sale, in the *The Colorado County Citizen*, a newspaper published in Colorado County, Texas.

The Sale will start at 10:00 o'clock a.m.

Dated at Columbus, Texas, on this the 10th day of February, 2022.

R. H. Wied,  
Sheriff of Colorado County

  
By: Carol Richter, Deputy