



CONSTABLE



JOE "QB" STEVENSON

Precinct 6 Jefferson County Constable

NOTICE OF CONSTABLE'S SALE

(REAL PROPERTY)

THE STATE OF TEXAS § BY VIRTUE OF AN ORDER OF SALE
 §
COUNTY OF JEFFERSON §

and issued pursuant to judgment decree(s) of the 60th District Court of Jefferson 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 23, 2021, seized, levied upon, and will, on the first Tuesday in December, 2021, the same being the 7th day of said month, inside the Jefferson County Courthouse at 1085 Pearl Street., in the City of Beaumont, Texas, 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 Jefferson and the State of Texas, to-wit: Cause #: B-0202481 OVATION SERVICES, LLC v. JOHN DANIELS AND YEI DANIELS; Judgment Date: July 7, 2021 Tax Acct #: 068400000063000000 Order of Sale Issued: August 12, 2021

Legal Description: THE WEST FORTY-TWO AND ONE HALF FEET OF LOT NUMBER FOUR (W. 42.5' OF 4), BLOCK NUMBER FIVE (5), WESTCHESTER ADDITION NO. TWO (2), TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION OF RECORD IN VOLUME 8, PAGE 194, MAP RECORDS OF THE COUNTY CLERK OF JEFFERSON COUNTY, TEXAS.

Commonly known as: 4490 Irene St, Beaumont, TX 77705

Judgment Amount: \$35,196.74 plus penalties and interest that has accrued from July 7, 2021 any volume and page references, unless otherwise indicated, being to the Deed Records, Jefferson 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.

GIVEN UNDER MY HAND This 5th Day of *November* A. D. 2021.

****NOTICE – HOUSE BILL 335****

Passed this Legislative Session, becomes effective September 1, 2003. This Law applies to Constable's Sale conducted after October 1, 2003 requires the following:

1. You must complete and have notarized a REQUEST FOR TAXES DUE from the Jefferson County Tax Assessor-Collector's Office. These forms can be obtained from the Tax Office or online at co.jefferson.tx.us. Based on you request, you will be issued a statement of Taxes Due or no unpaid Taxes Due by the Tax Office. To be eligible to bid at the Constable's Sale a statement issued with No Unpaid Taxes must be submitted to the Constable prior to the sale. There is a \$10.00 Fee (Cash only) for this statement.
2. An individual may not bid on or purchase property on the name of another individual. An officer conducting the sale may not execute a deed in the name of a deliver a deed to any person other than the person who was the successful bidder. A PERSON WHO KNOWINGLY VIOLATES THIS SECTION OF THE LAW COMMITS AN OFFENSE-A CLASS B MISDEMEANOR.

Roderyck H. Daniels
Chief Deputy Constable

Joe "QB" Stevenson
Constable Precinct No. 6 Jefferson County, Texas