

Notice of Foreclosure Sale

THE STATE OF TEXAS)
COUNTY OF JEFFERSON)

THIS NOTICE OF FORECLOSURE IS GIVEN pursuant to Tex. Tax Code Chapter 34, and Tex. R. Civ. P. 21a., by virtue of an Order of Sale issued on July 28, 2025, pursuant to the Judgment rendered in favor of the plaintiffs and/or intervenors on May 22, 2025 by the 172nd Judicial District Court in Jefferson County, Texas, in Cause No. 23DCCV1761 styled FNA 2019-1, LLC vs. FRANK J. CAPPELLO, ET AL, on July 30, 2025, I levied, against all legal interest and/or right of all defendants subject to said Judgment, upon the following described tracts or parcels of land:

STREET ADDRESS: 3435 Cherry Dr, Beaumont, TX 77703;

TAX ACCOUNT NUMBER(S): 53471; and

LEGAL DESCRIPTION: KOHLER PL 2 L7 B1; AND BEING MORE PARTICULARLY DESCRIBED AS BEING LOT NO. SEVEN (7), IN BLOCK NO. ONE (1), KOHLER PLACE II, AN ADDITION TO THE CITY OF BEAUMONT, JEFFERSON COUNTY, TEXAS.

On October 7, 2025, being the first Tuesday of said month, between the hours of 10:00 am and 4:00 pm, at the most northerly entrance of the newest addition to the Courthouse, Beaumont, Texas, I will offer for sale and sell at public auction, for cash, all the right, title, and interest of all defendants subject to said Judgment, in and to said tracts or parcels of land, as provided for by the Texas Tax Code, to satisfy said Judgment for delinquent property taxes, accrued penalties, interests, and attorney's fees, totaling \$33,552.01, plus all post judgment interest, penalties, court costs and costs of sale awarded therein and pursuant to the Texas Tax Code, due on said tracts or parcels of land. The sale shall begin no earlier than 10:00 a.m. and no later than three hours thereafter. The sale shall be completed by three hours after it commences or 4:00 p.m., whichever occurs first. I hereby verify, certify and declare under penalty of perjury that I delivered a true and correct copy of this Notice of Foreclosure Sale by Certified Mail and First-Class Mail through the United States Postal Service, return receipt requested, to each of the defendant named in said Judgment.

“THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED. “THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE SELLER NOR THE SHERIFF’S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY’S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

"IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL."

"ESTA VENTA SE LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

"LA PROPIEDAD SE VENDE ASÍ COMO ESTÁ, DÓNDE ESTÁ, Y SIN NINGUNA GARANTÍA, NI EXPLÍCITA NI IMPLÍCITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASEGURA NI DECLARA NADA EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIALIZABILIDAD O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

"EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTÉ DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACIÓN DEBERÁ INVESTIGAR MÁS O ASESORARSE CON UN ABOGADO."

Dated at Jefferson County, Texas this 29th day of August, 2025.

Jefferson County Constable's Office
Precinct 1, Texas



By: Jevonne Pollard
Constable of Jefferson County
Precinct 1, Texas