

**FORT BEND COUNTY SALES FOR JUNE 6TH, 2017
FORT BEND COUNTY CONSTABLE PRECINCT 1 AND 3
SCHEDULED FOR 10:00 A. M.**

Tax Sales Information*

- 1) Tax foreclosure sales are conducted by the Sheriff or a Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. at the **William B. Travis Building, First Floor Meeting Room, 301 Jackson Street, Richmond Texas 77469-3108.**
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff or Constable's deed that is without warranty.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an “as is”, “where is”, “buyer beware” sale. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**

For more information, please contact Kevin Davidson, mailing address 1235 North Loop West, Suite 600, Houston, Texas 77008, contact phone number, 713-862-1860 Ext. 6903, E-Mail Address kdavidson@pbfcm.com.

Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.

Fort Bend County Precinct 1	June 6 th , 2017	Estimated Minimum Bid or Value (whichever is the lower amount)
12-DCV-198668- Fort Bend Independent School District vs. Shelia Ware, ET AL Property address per CAD: 4985 E RIDGECREEK DR Value \$79,990.00	GEO: 6254020110800907 TRACT NO. EIGHT (8), IN BLOCK ELEVEN (11), OF THE RECORDED RESUBDIVISION OF PART OF RESERVES "D" AND "G", OF RIDGEMONT, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS AND IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 187, PAGE 97, MAP RECORDS, HARRIS COUNTY, TEXAS, AND IN VOLUME 10, PAGE 11, MAP RECORDS, FORT BEND COUNTY, TEXAS (THE "PROPERTY") ALSO KNOWN AS 4985 E. RIDGECREEK DR., HOUSTON, FORT BEND COUNTY, TX 77053 Subjecto 2015-2016 taxes.	\$24,471.17
12-DCV-200984- Brazos Independent School District vs. Nell Free Baker, As Heir To Elizabeth Free, Deceased, ET AL Property address per CAD: HIGHWAY 36 Value \$33,000.00	GEO: R12366/ 0085060018200903 A TRACT OF LAND BEING 1 ACRE, MORE OR LESS, OUT OF LOT 3 OF THE HATTEN ESTATE SUBDIVISION OUT OF THE SHELBY, FRAZIER AND MCCORMICK LEAGUE, ABSTRACT 85, SAID 1 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED IN VOLUME 208, PAGE 380 OF THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS. Subject to 2016 taxes.	\$14,015.68
13-DCV-205989- Fort Bend Independent School District vs. Raquel Rosas Mejia, ET AL Property address per CAD:	GEO: 2545020050100907 LOT 10, BLOCK 5, CLARKE SPRINGS SUBDIVISION, SECTION 2, AS SHOWN BY THE MAP OR PLAT THEREOF RECORDED IN SLIDE NUMBER 2505 A AND B, MAP RECORDS OF FORT BEND COUNTY,	\$19,987.68

4518 SPRINGRIDGE RD, HOUSTON, TX 77053	TEXAS, MAP RECORDS OF FORT BEND COUNTY, TEXAS.	
Value \$73,970.00	Subject 2016 taxes.	
15-DCV-221298- Fort Bend County vs. Paul Lee Conway, ET AL Property address per CAD: 16727 LOST QUAIL DR, MISSOURI CITY, TX 77489	GEO: 5890010050070907 LOT SEVEN (7), IN BLOCK FIVE (5) OF QUAIL RUN, SECTION ONE (1), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 25 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.	\$21,048.78
Value \$91,930.00	Subject to 2016 taxes.	
16-DCV-230717- Fort Bend Independent School District vs. D'artagnan M. Forest, ET AL Property address per CAD: 4615 PLEASANT TRL, FRESNO, TX 77545	GEO: 8700060020210/ 8700060020210907 LOT 21, IN BLOCK 2, OF TEAL RUN, SECTION SIX, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE(S) 1419/B OF THE PLAT RECORDS OF FORT BEND COUNTY. TEXAS.	\$14,496.11
Value \$127,620.00		
16-DCV-232641- Fort Bend County vs. Francisco Flores, AKA J Francisco Flores, ET AL Property address per CAD: BULS RD, EAST BERNARD, TX 77435	GEO: R63759/ 0065190059611903 A TRACT OR PARCEL OF LAND CONTAINING 34.414 ACRES, MORE OR LESS, LOCATED IN THE ANDREW NORTHINGTON LEAGUE, ABSTRACT 65, IN FORT BEND COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FIRST TRACT IN A DEED FROM RUTH STOCKTON TO JOHN J. SZYMANSKI DATED OCTOBER 16, 1969 AND RECORDED IN VOLUME 520, PAGE 621 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; SAVE AND EXCEPT THE FOLLOWING PORTIONS THEREOF; A) A TRACT OR PARCEL OF CONTAINING 15.22 ACRES, MORE OR LESS, DESCRIBED IN A DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 9116208; andB) A TRACT OR PARCEL CONTAINING 5.900 ACRES, MORE OR LESS, DESCRIBED IN A DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2000022826; LEAVING HEREIN A RESIDUE OF 13.294 ACRE, MORE OR LESS, AND BEING THAT SAME PROPERTY IDENTIFIED ON THE PLAINTIFF'S TAX ROLLS AS ACCOUNT NO. 0065-19-005-9611-903 (Austin CAD# R63759)	\$3,601.36
Value \$124,670.00	Subject to 2016 taxes.	
Fort Bend County Precinct 3	June 6th, 2017	Estimated Minimum Bid or Value (whichever is the lower amount)
14-DCV-219090- Fort Bend Independent School District, Et Al vs. Don Mikeska Property address per CAD: 303 BROOKS ST, SUGAR LAND, TX 77478	GEO: 0097000004533907 A TRACT OF LAND BEING 0.258 ACRES, MORE OR LESS, IN FORT BEND COUNTY, TEXAS, IN THE S.M. WILLIAMS SURVEY, ABSTRACT NO. 97, BEING THE LAND RECORDED IN VOLUME 461, PAGE 644 OF THE FORT BEND COUNTY DEED RECORDS, AND MORE PARTICULARLY DESCRIBED SCRIBED BY METES AND BOUNDS IN EXHIBIT "A" TO INSTRUMENT FILED UNDER FORT BEND CLERK'S FILE NUMBER 2007052670.	\$20,275.36
Value \$167,680.00		
14-DCV-219090- Fort Bend Independent School District, Et Al vs. Don Mikeska Property address per CAD: 14007 BAY GARDENS DR, SUGAR LAND, TX 77498	GEO: 8100050070080907, 8100050070080 LOT EIGHT (8), IN BLOCK SEVEN (7), OF REPLAT OF TOWNEWEST, SECTION FIVE (5), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 29, PAGE 1, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.	\$13,956.23
Value \$117,490.00		

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