



SALES FOR MARCH 4, 2025

LOCATION: Fort Bend County Fairgrounds, 4310 Highway 36 South,  
Rosenberg, Texas 77471

TIME: 10 AM

Tax Sales Information\*

- 1) Tax foreclosure sales are conducted by the Sheriff or 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 a place designated by the commissioner's court.
- 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," and "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.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) For more information regarding any sale listed below, please contact the PBFCM Houston office at (713) 862-1860 or [kdavidson@pbfc.com](mailto:kdavidson@pbfc.com).

Fort Bend County Precinct 1					
Cause No:		Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account #
District Court:	Style of Case:	Property Address (Per Appraisal District):			Other Account
Judgment Date:					
23-DCV-308943 458TH District Court 2-Dec-24	FORT BEND COUNTY vs. LEON D. FAUCETT JR. AKA, LEAN DEAN FAUCETT JR., ET AL	LOT 6 IN BLOCK 1 OF FIRETHORNE WEST SEC. 8, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20120233 IN THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS  29027 CRESTED BUTTE DR KATY, TX 77494  ***Property may be subject to post-judgment taxes.	\$429,747.00	\$34,876.64	3601080010060901
23-DCV-311460 268TH District Court 1-Nov-24	FORT BEND COUNTY, ET AL vs. GUILLERMO CHAPPELLIN, ET AL	LOT 6 IN BLOCK 4 OF HICKORY CREEK, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO.(S) 569B AND 570A OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS.  6923 GLEN ROSA DR KATY, TX 77494  ***Property may be subject to post-judgment taxes.	\$324,109.00	\$5,009.31	3715010040060

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT [WWW.FBCAD.ORG](http://WWW.FBCAD.ORG).

**Payments made payable to:**

Constable Chad Norvell  
Fort Bend County Constable Precinct 1  
22333 Grand Corner Drive, Suite 103  
Katy, TX 77494-5749