



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.

Fort Bend County Precinct 4

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description: Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
23-DCV-301275 458TH District Court 22-Jul-24	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. BETTY JOYCE QUINAN	AN UNDIVIDED 6.66% INTEREST IN 11.17 ACRES OF LAND, MORE OR LESS, IN THE J. LEVERTON SURVEY, ABSTRACT 402, FORT BEND COUNTY, TEXAS, AND BEING THE SAME LAND DESCRIBED IN DEED DATED SEPTEMBER 15, 1965, FROM C.W. AUSTIN, TRUSTEE TO SAM WALLACE, RECORDED IN VOLUME 469, PAGE 71, DEED RECORDS OF FORT BEND COUNTY, TEXAS. 14902 OLD RICHMOND RD SUGAR LAND, TX 77498 ***Property may be subject to post-judgment taxes.	\$124,213.00	\$14,157.76	0402000003405907
23-DCV-311449 268TH District Court 15-May-24	FORT BEND COUNTY vs. THAI CAU HOANG, ET AL	LOT 33 IN BLOCK 2 OF CANYON GATE AT THE BRAZOS, SECTION 9, A SUBDIVISION INFORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 2471/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 5627 INDIGO TRAILS DR RICHMOND, TX 77469 ***Property may be subject to post-judgment taxes.	\$366,386.00	\$22,722.22	2245090020330901
24-DCV-311941 458TH District Court 6-Nov-24	CITY OF ROSENBERG vs. RIES INVESTMENTS LLC, ET AL	LOT TWO (2), IN BLOCK SEVENTEEN (17) OF LUCILLE K. DYER ADDITION, TO THE CITY OF ROSENBERG, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 17 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 1708 MULCAHY ST ROSENBERG, TX 77471 ***Property may be subject to post-judgment taxes.	\$199,030.00	\$11,686.39	2805000170025901
24-DCV-312292 268TH District Court 13-Sep-24	CITY OF ROSENBERG vs. ZACHARI JON LAMBERT, ET AL	A 50% UNDIVIDED INTEREST TO LOTS 1 AND 3 LESS THE SOUTH 5 FEET OF LOT 3, IN BLOCK 3, REPLAT OF JANCA SUBDIVISION, LOCATED IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 254 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 1401 GEORGINA ST	\$33,872.00	\$12,078.91	4170000030011901

Cancelled

		ROSENBERG, TX 77471 ***Property may be subject to post-judgment taxes.			
24-DCV-312557 434TH District Court 23-Oct-24	CITY OF ROSENBERG, ET AL vs. ERIC S HAYWARD, ET AL	Lot Fifteen (15), in Block 4, of AMENDING PLAT OF VILLAGES OF TOWN CENTER, SECTION FOUR, a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No(s). 1756/A and 1756/B of the Plat Records of Fort Bend County, Texas. 1203 NANTERRE CT ROSENBERG, TX 77471 ***Property may be subject to post-judgment taxes.	\$247,608.00	\$4,800.32	8503040040150901
24-DCV-313333 400TH District Court 26-Sep-24	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. NGAN MY HOANG NGUYEN	LOT NINETY-ONE (91), IN BLOCK THREE (3), REPLAT OF VILLAGE OF OAK LANE, A SUBDIVISION IN THE M.M. BATTLE LEAGUE, ABSTRACT NO. 9, SITUATED IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE 775/B AND 776/A OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. BEING THE SAME PROPERTY DESCRIBED IN ORIGINAL DEED RECORDED IN VOLUME 1837, PAGE 473 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. 16310 MULBERRY RUN CT SUGAR LAND, TX 77498 ***Property may be subject to post-judgment taxes.	\$265,564.00	\$6,053.89	8502000030910907

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT WWW.FBCAD.ORG.

Payments made payable to:

Constable Patrick Quincy
Fort Bend County Constable Precinct 4
1517 Eugene Heimann Circle, Suite 200
Richmond, TX 77469