



SALES FOR AUGUST 6, 2024

**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 Constable Precinct 3

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account #
District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Other Account
Judgment Date:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Other Account
18-DCV-257965 434TH District Court 30-Apr-24	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. RENEE B. MCKELVEY, ET AL	Lot Twelve (12), in Block Seventeen (17), Settlers Park, Section Two (2), a subdivision in Fort Bend County, Texas, according to the map or plat thereof, recorded in Volume 22, Page 42, Plat Record 2018136874 of the Official Public Records of Fort Bend County, Texas 3102 TIMBER VIEW CT SUGAR LAND, TX 77479 ***Property may be subject to post judgment taxes.	\$3,920	\$7,514	00020170120907
23-DCV-304188 400TH District Court 21-Feb-24	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. SARA ESTRADA ALVARADO, SARA DELGADO ESTRADA	A tract of land containing 0.1507 of an acre, in Block 75 of Stafford Oaks Subdivision, Part of Lot 1 of the Guillen Division, being more particularly described in Exhibit A of the Warranty Deed, Record Number 2018136874 of the Official Public Records of Fort Bend County, Texas 4521 LUDWIG LN STAFFORD, TX 77477 ***Property may be subject to post judgment taxes.	\$9,715	\$5,000	00000750306907

Cancelled

Cancelled

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

Payments made payable to:
 Constable Nabil Shike
 Fort Bend County Constable Pct. 3
 2919 Dairy Ashford, Suite 300
 Sugar Land, TX 77479