



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 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-300373 240TH District Court 27-Nov-23	FORT BEND COUNTY vs. MELINDA WIGGINS AKA MELINDA ROSE WIGGINS, ET AL	<p>LOT TWENTY-EIGHT (28), IN BLOCK ONE (1), OF LAKES OF BELLA TERRA, SECTION TWENTY-EIGHT (28), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER PLAT NO(S). 20140134, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.LOT 28 IN BLOCK 1 OF LAKES OF BELLA TERRA, SECTION 28, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20140134 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.</p> <p align="center">23310 ISOLA ST RICHMOND, TX 77406</p> <p>***Property may be subject to post judgment taxes.</p>	\$290,550.00	\$33,348.38	4777280010280901
23-DCV-300526 434TH District Court 29-Nov-23	FORT BEND INDEPENDENT SCHOOL DISTRICT,ET AL vs. AKBAR SYED KAZIM	<p>LOT 50, IN BLOCK 2, OF GRAND MISSION SECTION 10, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050176, OF THE MAP/PLAT RECORDS OF FORT BEND COUNTY, TEXAS.</p> <p align="center">7415 RUSTIC CHASE DR RICHMOND, TX 77407</p> <p>***Property may be subject to post judgment taxes.</p>	\$307,880.00	\$27,425.71	3523100020500907
23-DCV-304210 458TH District Court 3-May-24	NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. JOSE TORRES, ET AL	<p>TRACT 1: A 1.15 ACRES OF LAND, MORE OR LESS, OUT OF A 2.1149 ACRE LAND IN SECTION NO. 75, H. & T. C. RAILROAD COMPANY SURVEY, CERTIFICATE NO. 278, ABSTRACT NO 242; FORT BEND COUNTY, TEXAS, WITH THE 2.1149 ACRES BEING THE SAME PROPERTY MORE FULLY DESCRIBED IN EXHIBIT A OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, WITH MOBILE HOME LABEL # TEX0512841, SERIAL # V400273, TITLE# 00738834.</p> <p align="center">GEO: 0242000000380906</p> <p align="center">4505 RHODA LN NEEDVILLE, TX 77461</p>	\$58,200.00	92.8 96	0242000000380906 0242000000382906

Cancelled

