



SALES FOR NOVEMBER 5, 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 2

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account #
District Court:	Style of Case:	Property Address (Per Appraisal District):			Other Account
Judgment Date:					
20-DCV-277284 434TH District Court 27-Feb-24	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. JUAN MARTIN BARRON	Tract No. SEVENTEEN (17), Block FIVE (5), out of RESERVE "D", RIDGEMONT, P.U.D., SECTION TWO (2), FORT BEND County, Texas, recorded in Volume 187, Page 97 of the Harris County Map Records and Volume 10, Page 11 of the FORT BEND County Map Record, and being more particularly described by metes and bounds on Exhibit "A" attached hereto and made a part hereof. 4735 BEECHAVEN DR HOUSTON, TX 77053 **Property may be subject to post-judgment taxes.	\$200,360.00	\$4,995.56	6254020051700907/ 1938004206017
23-DCV-302105 240TH District Court 23-Aug-24	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. CHRISTIAN CRENSHAW	Lot Four (4), in Block Two (2), of SIENNA POINT, SECTION THREE (3), a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Slide No(s). 1795/B, 1796/A, 1796/B, 1797/A 1797/B and 1798/A of the Plat Records of Fort Bend County, Texas. 7805 SWEETBROOK CIR MISSOURI CITY, TX 77459 **Property may be subject to post-judgment taxes.	\$2,380,830.00	\$103,810.45	8126030020040907
23-DCV-302432 240TH District Court 24-Oct-23	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. JOSEPH NARCISSE, JR	LOT 7 IN BLOCK 2 OF BRIARGATE, SECTION TEN (10), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 35, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS. ALSO KNOWN AS: 6639 VILLARREAL, MISSOURI CITY, TEXAS. 6639 VILLARREAL DR, MISSOURI CITY, TX 77489 **Property may be subject to post-judgment taxes.	\$121,590.00	\$3,701.18	2150100020070907/ 1938014500007
23-DCV-303834 268TH District Court 14-Feb-24	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. HAIAM KHALID SHAPI, ET AL	LOT 10, BLOCK 1, OF THE FINAL PLAT OF SHADOW CREEK RANCH SF-53, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050260 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 13907 GREENBLADE DR PEARLAND, TX 77584 **Property may be subject to post-judgment taxes.	\$715,226.00	\$101,110.58	6887530010100907

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

Payments made payable to:

Constable Daryl L. Smith Sr.
Fort Bend County Constable PCT 2
303 Texas Parkway #124
Missouri City, TX 77459