



SALES FOR DECEMBER 3, 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 Constable Precinct 2

| Cause No: District Court: Judgment Date: | Style of Case: | Legal Description: Property Address (Per Appraisal District): | Adjudged Value: | Estimated Minimum: | Cad Account # Other Account |
|--|--|---|-----------------|--------------------|--------------------------------|
| 21-DCV-284346 434TH District Court 27-Sep-22 | FORT BEND INDEPENDENT SCHOOL DISTRICT vs. MARY A FREDERICK, ET AL | BEING AN UNDIVIDED ONE-HALF INTEREST IN AND TO THAT CERTAIN 116.49 ACRE TRACT OF LAND IN THE DAVID FITZGERALD LEAGUE, ABSTRACT NO. 25, FORT BEND COUNTY, TEXAS, AND BEING THE SAME 116.49 ACRE TRACT OF LAND DESCRIBED AS SHARE NUMBER 1 IN JUDGMENT RECORDED IN VOLUME Y, PAGE 492 OF THE DISTRICT COURT MINUTES OF FORT BEND COUNTY, TEXAS. LAWSON RD **Property may be subject to post-judgment taxes. | \$218,420.00 | \$13,560.38 | 0025000004700907 |
| 22-DCV-298995 400TH District Court 19-Mar-24 | FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT # 26 vs. LAMONT C. VAZ AKA, LAMONT CHEVRADO VAZ, ET AL | Lot 31 in Block 1 of Quail Green, Section 1, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 24, Page 12 of the Plat Records of Fort Bend County, Texas. 2531 SPRING PLACE CT MISSOURI CITY, TX 77489 **Property may be subject to post-judgment taxes. | \$190,956.00 | \$18,196.84 | 5862010010310907 |
| 23-DCV-307546 434TH District Court 12-Dec-23 | FORT BEND COUNTY vs. JAIME RUIZ, ET AL | LOT 79, IN BLOCK 2, OF RIDGEMONT, SECTION 3, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 9, PAGE 8, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS. 5206 RIDGETON DR HOUSTON, TX 77053 **Property may be subject to post-judgment taxes. | \$148,770.00 | \$6,008.22 | 6250030027900907 |
| 23-DCV-311515 458TH District Court 26-Mar-24 | FORT BEND COUNTY, ET AL vs. CEDRICK D. BRENT | TRACT #1: LOT 27 IN BLOCK 1 OF COLONY CROSSING VILLAGE OF TALBOTS MILL, SECTION 2, A SUBDIVISION IN HARRIS AND FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1264/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 12727 BRANDON BEND DR, MISSOURI CITY, TX 77489 **Property may be subject to post-judgment taxes. | \$276,660.00 | \$9,189.39 | 2613020010270907 |

| | | | | | |
|---|--|---|----------------|-------------|------------------|
| 24-DCV-313267 268TH District Court 14-Aug-24 | SIENNA MUNICIPAL UTILITY DISTRICT # 12 vs. RENEE HILL | Lot 15, Block 1, of SIENNA VILLAGE OF BEES CREEK, SECTION 28, addition in Fort Bend County, Texas, according to the map or plat thereof recorded in/under Plat No. 20130157, of the Plat Records of Fort Bend County, Texas. 50 NAPOLI WAY DR MISSOURI CITY, TX 77459 **Property may be subject to post- judgment taxes. | \$1,078,188.00 | \$17,176.81 | 8132280010150907 |
|---|--|---|----------------|-------------|------------------|

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. By using this table, the user is agreeing to the Terms of Use contained in this website. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. ("PBFCM") **DOES NOT WARRANT** the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM.

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