



**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](mailto:kdavidson@pbfc.com).

Fort Bend Constable Precinct 4					
Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account #
District Court:		Property Address (Per Appraisal District):			Other Account
Judgment Date:					
23-DCV-301214 240TH District Court 23-Aug-24	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT # 190 vs. SLEEK HOMES LLC	LOT 24, BLOCK 4, OF LAKEVIEW RETREAT SECTION 4, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20190096 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS  7503 HIGHLAND CHASE DR, RICHMOND, TX 77407  **Property may be subject to post-judgment taxes.	\$329,876.00	\$7,123.38	4757040040240907
24-DCV-313277 240TH District Court 23-Aug-24	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT # 123 vs. ISOKEN E. AIGBEDION	LOT FOURTEEN (14), IN BLOCK TWO (2), OF LAKEMONT WEST RIDGE, SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED UNDER PLAT NUMBER 20100147 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.  21110 MAGNOLIA HOLLOW LN RICHMOND, TX 77407  **Property may be subject to post-judgment taxes.	\$410,351.00	\$13,442.63	4804010020140901

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT [WWW.FBCAD.ORG](http://WWW.FBCAD.ORG).

**Payments made payable to:**

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