



SALES FOR FEBRUARY 1, 2022

**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:		Legal Description:			
District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
Judgment Date:					
19-DCV-260750 434TH District Court 28-Sep-21	FORT BEND COUNTY vs. DR. JORGE GUERRERO AKA JORGE M GUERRERO, ET AL	LOT 8 IN BLOCK 18 OF SETTLERS PARK SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 42 OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS. 3206 SETTLERS WAY BLVD, SUGAR LAND, TX 77479 ***Property may be subject to Post Judgment Taxes.	\$224,740.00	\$25,433.33	6700020180080907
19-DCV-263154 434TH District Court 30-Sep-21	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. EDWARD RANDOLPH HERNANDEZ, ET AL	LOT NO. THREE (3) IN BLOCK NO. SEVEN (7) OF MAYFIELD PARK SUBDIVISION, SECTION 2, IN SUGAR LAND, FORT BEND COUNTY, TEXAS, ACCORDING TO THE DEED FILED AND RECORDED UNDER INSTRUMENT NO. 2005140800 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. 518 PINE ST SUGAR LAND, TX 77498 ***Property may be subject to Post Judgment Taxes.	\$154,830.00	\$25,764.70	4900020070300907

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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