



SALES FOR JUNE 7, 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 1**

Cause No:		Legal Description:			Cad Account #
District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Other Account
Judgment Date:					
17-DCV-245654 458TH District Court 22-Jul-21	BRAZOS INDEPENDENT SCHOOL DISTRICT VS. STAFFORD DIALYSIS, INC., ET AL	A TRACT OF LAND BEING 14.721 ACRES, MORE OR LESS, OUT OF THAT CERTAIN 37.432 ACRES IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, SECTION 17, ABSTRACT 134, FORT BEND COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 38.619 ACRES MORE PARTICULARLY DESCRIBED IN CLERK'S FILE NUMBER 2015023702 OF THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS AND ACCORDING TO THE MAPS OF THE FORT BEND COUNTY APPRAISAL DISTRICT. 2026 RANDON DYER RD, 77474 May be subject to Post Judgment Taxes.	\$113,980.00	\$13,977.84	R41577
17-DCV-245654 458TH District Court 22-Jul-21	BRAZOS INDEPENDENT SCHOOL DISTRICT VS. STAFFORD DIALYSIS, INC., ET AL	A TRACT OF LAND BEING 22.711 ACRES, MORE OR LESS, LOCATED IN THE CITY OF ROSENBERG AND BEING OUT OF THAT CERTAIN 37.432 ACRES IN THE B.B.B. & C. RAILROAD COMPANY SURVEY, SECTION 17, ABSTRACT 134, FORT BEND COUNTY, TEXAS, BEING OUT OF THAT CERTAIN 38.619 ACRES MORE PARTICULARLY DESCRIBED IN CLERK'S FILE NUMBER 2015023702 OF THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS AND ACCORDING TO THE MAPS OF THE FORT BEND COUNTY APPRAISAL DISTRICT. 2026 RANDON DYER RD, 77474 May be subject to Post Judgment Taxes.	\$242,640.00	\$44,669.00	R213388
18-DCV-252786 434TH District Court 22-Feb-22	BRAZOS INDEPENDENT SCHOOL DISTRICT VS. ELEAN JORDAN NEWSOME, ET AL	PART OF LOT 5 SUBDIVISION OF THE HATTON ESTATE, LOCATED IN THE SHELBY, FRAZIER, AND MCCORMICK LEAGUE SURVEY, ABSTRACT 85 IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 1, PAGE 60 OF THE MAP RECORDS OF FORT BEND COUNTY; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM CALVIN HATTON, ET AL TO L.D. NEWSOME, ET AL, DATED SEPTEMBER 16, 1971 AND RECORDED IN VOLUME 552, PAGE 91 IN THE DEED RECORDS	\$148,160.00	\$18,289.98	R39239

		OF FORT BEND COUNTY, TEXAS; BEING THAT SAME 9.66 ACRE PROPERTY IDENTIFIED ON PLAINTIFF'S TAX ROLL ACCOUNT NO. 0085-14-000-8200- 903. HIGHWAY 36 REAR, 77464 May be subject to Post Judgment Taxes.			
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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT WWW.FBCAD.ORG.