



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 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
20-DCV-271979 240TH District Court 3-Dec-21	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. JENNIFER ELLEN LYONS	<p>UNIT NUMBER 6941 IN BUILDING SIDE NUMBER 17 OUT OF RESERVE "A" OF WILLOW PARK, SECTION ONE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 11, PAGE 5, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS, SAID TRACT ALSO BEING OUT OF BUILDING SITE NO. 17 ACCORDING TO THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR THE BRIARGATE PLANNED UNIT DEVELOPMENT AS RECORDED IN VOLUME 589, PAGE 632, ET SEQ., OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE DEED RECORDED UNDER CLERK'S FILE NO. 2013098544 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.</p> <p align="center">6941 CHASEWOOD DR. MISSOURI CITY, TX 77489</p> <p>May be subject to Post Judgment Taxes.</p>	\$60,230.00	\$6,202.04	9550010176941907
20-DCV-275713 400TH District Court 11-Jan-22	NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. TEXAS INDEPENDENT WELDING LLC	<p>LOTS FIFTEEN (15), SIXTEEN (16) AND THE SOUTHEAST 30 FEET OF LOT SEVENTEEN (17), IN BLOCK 1, OF CHURCH ADDITION TO TOWN OF NEEDVILLE, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 1, PAGE 37 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.</p> <p align="center">9111 CHURCH ST NEEDVILLE, TX 77461-8304</p> <p>May be subject to Post Judgment Taxes.</p>	\$75,786.00	\$7,429.21	1810000010040906
21-DCV-282716 240TH District Court 7-Jan-22	FORT BEND COUNTY, ET AL vs. CICELY MAINWARRING AS TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF VINCENT PALMER DECEASED, ET AL	<p>A TRACT OF LAND CONTAINING 0.498 ACRE, MORE OR LESS, OUT OF TRACT 22 AND ALL OF TRACT 23 OF OAKWICK FOREST ESTATES, SEC. 1, AN UNRECORDED SUBDIVISION LOCATED IN THE MOSES SHIPMAN SURVEY, ABSTRACT 86 IN FORT BEND COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM CICELY PALMER TO CICELY PALMER, ET AL DATED MAY 11, 2018 RECORDED UNDER CLERK'S FILE NO. 2018064323 IN THE OFFICIAL</p>	\$366,650.00	\$6,767.57	0086000004732907

		<p>PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS; AND BEING THE SAME PROPERTY IDENTIFIED ON THE PLAINTIFF'S TAX ROLLS AS ACCOUNT NO. 0086-00-000-4732-907.</p> <p>4203 LAKEWOOD DR. MISSOURI CITY, TX 77459</p> <p>May be subject to Post Judgment Taxes.</p>			
<p>21-DCV-284270</p> <p>434TH District Court</p> <p>23-Mar-22</p>	<p>FORT BEND INDEPENDENT SCHOOL DISTRICT vs. RONALD WHITE</p>	<p>LOT NINE (9), IN BLOCK EIGHTEEN (18), OF MAYFAIR PARK, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 313, PAGE 529, DEED RECORDS, FORT BEND COUNTY, TEXAS.</p> <p>15318 CORSAIR RD. HOUSTON, TX 77053</p> <p>May be subject to Post Judgment Taxes.</p>	\$113,290.00	\$13,670.83	4850000180900907

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