



SALES FOR JULY 5, 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.

Cause No:	Style of Case:	Legal Description: Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
21-DCV-285326 400TH District Court 14-Jan-22	NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. JOEL C. MARTINEZ, ET AL	A TRACT OF LAND BEING 1.5 ACRES, MORE OR LESS, AND ALSO BEING PART OF A 3.0 ACRE TRACT, MORE OR LESS, SAID 3.0 ACRE TRACT ALSO KNOWN AS TRACT 48, OUT OF THE H. & T. C. R. R. CO. SURVEY, SECTION 48, THE JAMES SIMON SURVEY, ABSTRACT 746, FORT BEND COUNTY, TEXAS, AND 1.5 ACRES BEING DESCRIBED IN DEED DATED JANUARY 20, 2959, FROM W.F. LEHMAN ET UX, TO R.P. WARD ET UX, RECORDED IN VOLUME 388, PAGE 200, AND 1.5 ACRES BEING DESCRIBED IN DEED DATED FEBRUARY 9, 2010, FROM W.F. LEHMAN ET UX, TO R.P. WARD ET UX, RECORDED IN VOLUME 401, PAGE 125, DEED RECORDS, FORT BEND COUNTY, TEXAS. 13036 FM 442 RD NEEDVILLE, TX 77461 May be subject to Post-Judgment Taxes.	\$57,230.00	\$13,767.79	074600000130906
21-DCV-285967 434TH District Court 28-Mar-22	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. JORG AGUINIGA	LOT 14 BLOCK 2 OF SIENNA POINT, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NUMBERS 1682B, 1682A, 1682B, 1684A & 1684B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 1226 SPLIT ELM DR MISSOURI CITY, TX 77459 May be subject to Post-Judgment Taxes.	\$104,510.00	\$17,778.00	8126020020140907

Cancelled

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