



**SALES FOR NOVEMBER 2, 2021**

**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 County Precinct 1**

Cause No:  District Court:  Judgment Date:	Style of Case:	Legal Description:  Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account #  Other Account
11-DCV-190833  268TH District Court  30-Dec-20	FORT BEND COUNTY VS. PATRICIA ANN ZDUNKAWICZ REID, AKA PATRICIA ZDUNKAWICZ REID	<p align="center">Tract 1: R166510</p> <p>An Undivided 20.00% Interest in and to a Tract or Parcel of Land Measuring 306.35 feet by 941.0 Feet, More or Less, Located in the Gail Borden League, Abstract 12 in Fort Bend County, Texas; Being More Particularly Described by Metes and Bounds in a Deed from Anna Zdunkawicz to Michael Anthony Zdunkawicz, Et Al, Dated September 5, 1981 and Recorded Under Clerk's File No. 8935670 in the Official Public Records of Fort Bend County, Texas; and being that same property identified as part of Tracts 5 and 6 on Plaintiff's Tax Roll Account No. 0012-26-000-2800-903 (Austin CAD # R166510). Said 20% interest now being part of the 60% interest under account R166508.</p> <p align="center">And</p> <p align="center">Tract 2: R166513</p> <p>An Undivided 20.00% Interest in and to a Tract or Parcel of Land Measuring 306.35 feet by 941.0 Feet, more or less, Located in the Gail Borden League, Abstract 12 in Fort Bend County, Texas; being more particularly described by metes and bounds in a deed from Anna Zdunkawicz to Michael Anthony Zdunkawicz, Et Al, Dated September 5, 1981 and recorded under Clerk's File No. 8935670 in the Official Public Records of Fort Bend County, Texas; and being that same property identified as part of Tracts 5 and 6 on Plaintiff's Tax Roll Account No. 0012-26-000-2803-903 (Austin CAD # R166513). Said 20% interest now being part of the 60% interest under account R166508</p> <p align="center">Aylor ST, Orchard, TX 77464</p>	<p align="center">Tract 1: \$15,860.00</p> <p align="center">Tract 2: \$15,860.00</p>	<p align="center">\$12,002.74</p>	<p align="center">R166510  R166513</p>

<p>15-DCV-225108</p> <p>268TH District Court</p> <p>3-Mar-21</p>	<p>FORT BEND COUNTY vs. MAURICE COOPER, ET AL</p>	<p>A TRACT OR PARCEL OF LAND CONTAINING 1.0 ACRE, MORE OR LESS, LOCATED IN THE SHELBY, FRAZIER AND MCCORMICK LEAGUE, ABSTRACT 85 IN FORT BEND COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM SIGNORA FREE TO MAURICE COOPER DATED MAY 22, 1973 AND RECORDED IN VOLUME 590, PAGE 898 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; SAVE AND EXCEPT THE FOLLOWING PORTIONS THEREOF: A) A TRACT OR PARCEL OF LAND CONTAINING 0.338 ACRE, MORE OR LESS, DESCRIBED IN A DEED FRECORDED IN VOLUME 717, PAGE 61 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; AND B) A TRACT OR PARCEL OF LAND CONATINING 0.104 ACRE, MORE OR LESS, DESCRIBED IN A DEED RECORDED IN VOLUME 1829, PAGE 2313 OF THE OFFICIAL RECORDS (CLERK'S NO. 8606874) OF THE REAL PROPERTY RECORDS OF FORT BEND COUNTY, TEXAS; LEAVING HEREIN A RESIDUE OF 0.564 ACRE, MORE OR LESS; AND BEING THE SAME PROPERTY IDENTIFIED ON THE PLAINTIFF'S TAX ROLLS AS ACCOUNT NO. 0085-03-001-9000-903.</p> <p>12607 Highway 36, Orchard, TX 77464</p>	<p>\$29,589.00</p>	<p>\$14,840.55</p>	<p>R39201</p>
<p>16-DCV-232642</p> <p>240TH District Court</p> <p>3-Dec-19</p>	<p>FORT BEND COUNTY VS. ADELINA CRUZ-MIRANDA, ET AL</p>	<p>Lots 19, 37, and 38 in Block 2 of Jewel Park, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 5, Page 26 of the Plat Records of Fort Bend County, Texas.</p> <p>407 SYCAMORE ST FRESNO, TX 77545</p>	<p>\$48,840.00</p>	<p>\$5,647.34</p>	<p>420000023700907</p>
<p>16-DCV-233267</p> <p>434TH District Court</p> <p>15-Jul-21</p>	<p>FORT BEND COUNTY vs. EARNESTINE GARNER</p>	<p>LOT 7 AND THE NORTH 10.00 FEET OF LOT 8 IN BLOCK 13 OF THE TOWN OF ROSENBERG, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME P, PAGE 146 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.</p> <p>2310 AVENUE A, ROSENBERG, TX 77471</p>	<p>\$30,680.00</p>	<p>\$14,149.42</p>	<p>7835000130070901</p>

<p>17-DCV-244987</p> <p>400TH District Court</p> <p>27-Mar-19</p>	<p>NEEDVILLE INDEPENDENT SCHOOL DISTRICT, ET AL vs. MORRIS LEO WOODS, ET AL</p>	<p>LOT 8, BLOCK 3, OF ADDITION 3 TO THE VALKA BROTHER'S 21.5 ACRE SUBDIVISION OUT OF THE JOHN AND WILLIE VALKA ORIGINAL 160 ACRE TRACT, ABSTRACT 477 IN SECTION 26, H. &amp; T. C. RR. COMPANY SURVEY, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID ADDITION 3 RECORDED IN VOLUME 368, PAGE 510 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED BY DEED OF ENGLISH MCNELTY TO YVONNE WHITE, DATED OCTOBER 3, 2001, RECORDED IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS, BEARING FORT BEND COUNTY CLERK'S FILE NO. FBC 2001095638. ACCOUNT NO. 8560030030090906.</p> <p>14216 SCHOOL ST, NEEDVILLE, TX 77461</p>	<p>\$32,790.00</p>	<p>\$3,788.60</p>	<p>8560030030090906</p>
<p>18-DCV-252476</p> <p>400TH District Court</p> <p>9-Jun-21</p>	<p>FORT BEND COUNTY vs. WENDY ALVARADO</p>	<p>LOT 23 IN BLOCK 11 OF TARA SECTION 1, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 20 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.</p> <p>6839 GETTYSBURG DR, RICHMOND, TX 77469</p>	<p>\$151,150.00</p>	<p>\$10,552.04</p>	<p>8695010110230901</p>
<p>18-DCV-257768</p> <p>434TH District Court</p> <p>16-Jul-21</p>	<p>FORT BEND COUNTY, ET AL VS. EMILIANO FLORES, ET AL</p>	<p>Tract 1 and 2: TRACT/BLOCK 90 OF MAGNOLIA PLACE, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 6 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; AND BEING THAT SAME PROPERTY IDENTIFIED ON THE PLAINTIFF'S TAX ROLLS AS ACCOUNT NOS. 4600-00-090-0001-907 AND 4600-00-090-0000-907.</p> <p>And</p> <p>Tract 3: TRACT/BLOCK 91 OF MAGNOLIA PLACE, A SUBDIVISION IN FORT BEND</p>	<p>Tract 1: \$650,740.00</p> <p>Tract 2: \$124,600.00</p> <p>Tract 3: \$140,180.00</p>	<p>\$156,821.75</p>	<p>4600000900001907</p> <p>4600000900000907</p> <p>4600000910000907</p>

		<p>COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 6 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS; SAVE AND EXCEPT THE FOLLOWING PORTIONS THEREOF:</p> <p>A) A TRACT OR PARCEL OF LAND CONTAINING 2.000 ACRES, MORE OR LESS, DESCRIBED BY METES AND BOUNDS IN A DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2009060101; AND</p> <p>B) A TRACT OR PARCEL OF LAND CONTAINING 1.500 ACRES, MORE OR LESS, DESCRIBED BY METES AND BOUNDS IN A DEED RECORDED UNDER FORT BEND COUNTY CLERK'S FILE NO. 2010078719; LEAVING HEREIN A TRACT OR PARCEL OF LAND CONTAINING 1.500 ACRES, MORE OR LESS, AND BEING THAT SAME PROPERTY IDENTIFIED ON THE PLAINTIFF'S TAX ROLLS AS ACCOUNT NO. 4600-00—091-0000-907.</p> <p>425 EVERGREEN ST, FRESNO, TX 77545</p>			
<p>18-DCV-258224</p> <p>400TH District Court</p> <p>10-Feb-21</p>	<p>NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. VIRGINIA SHERBIT HAMMERS AKA VIRGINIA SHERBIT ASHFORD</p>	<p>TRACT 44, WILLOW MEADOWS SUBDIVISION, AN UNRECORDED SUBDIVISION IN FORT BEND COUNTY, TEXAS, ALSO KNOWN AS A TRACT OF LAND BEING 3.66 ACRES, MORE OR LESS, ALSO KNOWN AS TRACT 44, IN THE DAY LAND AND CATTLE SURVEY, ABSTRACT NUMBER 446, FORT BEND COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON EXHIBIT "A" TO INSTRUMENT FILED UNDER CLERK'S FILE NUMBER 2007080626 OF THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.</p> <p>25020 FM 1462 RD NEEDVILLE, TX 77461</p>	\$97,340.00	\$3,969.73	044600000660906

19-DCV-258409  240TH District Court  12-Aug-21	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. DELLA M. SMITH, ET AL	LOTS 15 & 16 BLOCK 2 OF FRESNO DOME ADDITION IN FORT BEND COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN THE DEED RECORDS OF FORT BEND COUNTY TEXAS IN VOLUME 232 PAGE 346.	\$340.00	\$340.00	325000021500907
19-DCV-262878  240TH District Court  7/14/2021	FORT BEND COUNTY vs. PRUDENCIA SOLIZ AKA PRUDENCIA GUADALUPE SOLIS	LOT 18 IN BLOCK 2 OF GRUNWALD HEIGHTS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 280, PAGE 596 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.  1008 Grunwald Heights BLVD, Rosenberg, TX 77471	\$56,050.00	\$6,324.89	3795000020180901
20-DCV-278777  458TH District Court  19-Jul-21	NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. UBALDO GONZALEZ, ET AL	Lot 2 of Brazos Estates, Inc. II, an unrecorded subdivision located in the J. F. Bennett Survey, Abstract 608, Fort Bend County, Texas; being more particularly described by metes and bounds in that deed from Brazos Estates, Inc., et al to Ubaldo Gonzalez and Juana Gonzalez dated October 3, 2012, and recorded under Clerk's File No. 2012128653 in the Official Public Records Fort Bend County, Texas.  10835 FM 1994 RD, GUY, TX 77444	\$60,600.00	\$6,434.12	0608000020202906

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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  
1517 Eugene Heimann Circle, Suite 200  
Richmond, TX 77469