



**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 2**

<b>Cause No:</b>  <b>District Court:</b>  <b>Judgment Date:</b>	<b>Style of Case:</b>	<b>Legal Description:</b>  <b>Property Address (Per Appraisal District):</b>	<b>Adjudged Value:</b>	<b>Estimated Minimum:</b>	<b>Cad Account #</b>  <b>Other Account</b>
10-DCV-180539  458TH District Court  25-May-21	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. FELIX GUIJON, ET AL	LOT SIXTEEN (16), IN BLOCK THIRTY-TWO (32), OF MAYFAIR PARK, A SUBDIVISION LYING PARTLY IN HARRIS COUNTY AND PARTLY IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 42, PAGE 65 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS AND VOLUME 313, PAGE 529 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.  5121 MACKINAW RD, HOUSTON, TX 77053	\$16,800.00	\$16,800.00	4850000321600907
18-DCV-254151  240TH District Court  12-Aug-21	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. VICTOR VOSPER WOGHIREN, ET AL	LOT 9, IN BLOCK 1, OF THE REPLAT OF CHELSEA AT MISSION BEND, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN SLIDE NO. 1044-A, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS.  16811 SUSSEX DR, HOUSTON, TX 77083	\$171,660.00	\$30,193.04	2215000010090907
19-DCV-267119  268TH District Court  3-Mar-21	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. JOSEPH NARCISSE, JR	LOT 7 IN BLOCK 2 OF BRIARGATE, SECTION TEN (10), A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 35, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS. ALSO KNOWN AS: 6639 VILLARREAL, MISSOURI CITY, TEXAS.  6639 VILLARREAL DR, MISSOURI CITY, TX 77489	\$121,590.00	\$5,461.81	2150100020070907
19-DCV-269758  434TH District Court  15-Apr-21	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. NICHOLAS ALLEN NORTELLI AKA NICK NORTELLI, ET AL	TRACT 1: LOT FOURTEEN (14), IN BLOCK ONE (1), OF SIENNA STEEP BANK VILLAGE, SECTION FIVE-C (5-C), A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050175 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. GEO: 8130530010142907, 8130530010141907, 8130530010140907  8303 KELSEY PASS MISSOURI CITY, TX 77459	\$827,940.00	\$55,356.65	8130530010140907 8130530010141907 8130530010142907

20-DCV-278235 400H District Court 6/9/2021	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. JAMES LOUIS WALKER, ET AL	Lot Twenty (20) in Block Three (3) of the REPLAT OF RIDGEGATE, SECTION ONE (1) , a subdivision in Fort Bend County, Texas, according to the map or plat thereof recorded in Volume 16, Page 4 of the Map Records of Fort Bend County, Texas  15907 Dante DR Houston, TX 77053	\$97,040.00	\$14,587.07	6200010032000907
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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 Daryl L. Smith Sr.  
303 Texas Parkway #124  
Missouri City, TX 77459