



PERDUE BRANDON  
FIELDER COLLINS & MOTT LLP

ATTORNEYS AT LAW

**SALES FOR DECEMBER 6, 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](mailto:kdavidson@pbfc.com).

**Fort Bend County Constable Precinct 1**

<b>Cause No:</b>	<b>Legal Description:</b>	<b>Adjudged Value:</b>	<b>Estimated Minimum:</b>	<b>Cad Account #</b>	
<b>District Court:</b>	<b>Style of Case:</b>	<b>Property Address (Per Appraisal District):</b>		<b>Other Account</b>	
<b>Judgment Date:</b>					
19-DCV-262487 268TH District Court 25-Mar-22	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT # 145 vs. XINGGUAN INTERNATIONAL INVESTMENT GROUP, LLC	Lot 22, Block 2, of WESTHEIMER LAKES NORTH, SECTION 5, a SUBDIVISION IN Fort Bend County, Texas, according to the Plot thereof recorded in/under File No. 20060246, of the PLAT Records of Fort Bend County, Texas. 25602 CANYON SANDS LN, KATY, TX 77494  May be subject to Post Judgment Taxes.	25,455.00	854.98	9305050020220914
22-DCV-292705 400TH District Court 12-Jul-22	FORT BEND COUNTY MUNICIPAL UTILITY DISTRICT # 2 vs. BROOK FATIGANTE LEWIS	LOT 20, BLOCK 3, OF CANYON SPRINGS AT WESTHEIMER LAKES, SECTION 2, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20060226 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 25602 CANYON SANDS LN, RICHMOND, TX 77406  May be subject to Post Judgment Taxes.	206,200.00	142.96	2258020030200901

**Cancelled**

**Cancelled**

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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 Chad Norvell  
Fort Bend County Constable Precinct 1  
22333 Grand Corner Drive, Suite 103  
Katy, TX 77494-5749