



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.

Fort Bend County Constable PCT 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
17-DCV-245878 458TH District Court 13-May-22	NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. ERNESTO CRUZ AGUILAR A	A TRACT OF LAND BEING 2.5136 ACRES, MORE OR LESS, ALSO KNOWN AS THE WEST ONE HALF, MORE OR LESS, OF TRACT 42, H&TC RAILROAD COMPANY SURVEY, SECTION 77, ABSTRACT NUMBER 243, FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN PARTITION DEED FILED UNDER CLETS FILE NUMBER 2011-0383 OF THE PUBLIC RECORDS OFFICE OF FORT BEND COUNTY, TEXAS. 9311 E CREEK BEND DR, NEEDVILLE, TX 77461 May be subject to Post Judgment Taxes.	\$298,130.00	\$5,588.69	0243000001912906
17-DCV-246818 458TH District Court 19-Jul-21	FORT BEND COUNTY VS. GILBERTO HERNANDEZ LUNA, ET AL	LOT 17 IN BLOCK 11 OF HUNTERS GLEN, SECTION 3, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGE 8 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 11 NEWTON LN FORT BEND COUNTY, TX 77401 May be subject to Post Judgment Taxes.	\$3,320.00	\$3,388.82	3850030110170907
19-DCV-259956 400TH District Court 15-Jun-22	FORT BEND COUNTY, ET AL vs. MILDRED T WOOD, ET AL	LOT 3 IN BLOCK C OF FRESNO RANCHOS, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 254, PAGE 240 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. 3111 WILSON ST FORT BEND COUNTY, TX 77545 May be subject to Post Judgment Taxes.	\$98,500.00	\$9,890.01	3400000030300907
19-DCV-263813 458TH District Court 11-Aug-22	NEEDVILLE INDEPENDENT SCHOOL DISTRICT, ET AL vs. TROY RAY, ET AL	A 0.455 acre tract of land, more or less, being the Northeasterly 92.88 feet of Lot Three (3), in Block Two (2), as shown by the Plat of the S. T. Kneitz Acres, recorded in Volume 352, Page 507, Deed Records, Fort Bend County, Texas, and situated in Section 36, H. & T. C. RR. Company Survey, Abstract 464, Fort Bend County, Texas, including any improvements situated thereon. 14223 STEFFEK ST	\$24,790.00	\$2,642.81	5310000020030906

Cancelled

Cancelled

Cancelled

Cancelled

		NEEDVILLE, TX 77461			
20-DCV-277093	NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. PETE FRANK VACEK JR., et al	<p>May be subject to Post Judgment Taxes.</p> <p>Tract 8, being 1.5 acres of out of a 30.0 acre tract, Section 39, Abstract 224, Fort Bend County, Texas more particularly described on Exhibits "A" and "B" attached to the deed recorded under clerk's file no. 2001009144 in the Official Public Records of Fort Bend County, Texas; SAVE AND EXCEPT the 1.0 acre tract deeded to Maria Guadalupe Rodriguez and Alberto Rodriguez in the deed recorded under clerk's file no. 2001009144 in the Official Public Records of Fort Bend County, Texas.</p> <p>13424 KANAK RD NEEDVILLE, TX 77461</p> <p>May be subject to Post Judgment Taxes.</p>	\$33,870.00	\$2,340.76	022400003111906
21-DCV-288055	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. POUND FOR POUND INVESTMENTS, INC., ET AL	<p>LOT 17, IN BLOCK 5, OF WATERBROOK WEST, A SUBDIVISION IN FORT BEND COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 29, OF THE MAP AND/OR PLAT RECORDS OF FORT BEND COUNTY, TEXAS.</p> <p>3601 CHINA ELEVY DRIVE MISSOURI CITY, TX 77459</p> <p>May be subject to Post Judgment Taxes.</p>	\$565,320.00	\$43,432.92	910000050170907
21-DCV-288152	NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. TRACI L. MAZAC GREGOR	<p>2 ACRES OF LAND, MORE OR LESS, IN LOT 11, J. C. TOLMAN SUBDIVISION IN THE K. W. DAVIS LEAGUE, ABSTRACT NO. 22, FORT BEND COUNTY, TEXAS, BEING OUT OF A 62.6 ACRE TRACT OF LAND CONVEYED TO CHARLIE J. MAZAC BY DEED RECORDED IN VOLUME 631, PAGE 27 OF THE FORT BEND COUNTY DEED RECORDS, SAID 2 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN INSTRUMENT NO. 20030774 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS.</p> <p>23722 FM 1462 RD (REAR) NEEDVILLE, TX 77461</p> <p>May be subject to Post Judgment Taxes.</p>	\$74,640.00	\$3,398.09	0022000004645906

Cancelled

Cancelled

Cancelled

22-DCV-293183 268TH District Court 13-Sep-22	NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. RONALD L KUTEJ ,ET AL	A TRACT OF PARCEL OF LAND OUT OF THE SOUTHWEST 1/2 OF THE SOUTHWEST 1/4 SECTION 60. H. & T.C. R.R. CO. SURVEY, ABSTRACT NUMBER 458, FORT BEND COUNTY, TEXAS, RECORDED IN VOLUME 131, PAGE 353, DEED RECORDS OF FORT BEND COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED IN THE OFFICIAL PUBLIC RECORDS, FILE NUMBER 2007103836, EXHIBIT A, IN FORT BEND COUNTY, TEXAS. 13705 KRUEGER RD REAR GUY, TX 77444 May be subject to Post Judgment Taxes.	\$95,840.00	\$7,476.47	045800000030906
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Fort Bend County Precinct 2 Public Resales

	PREVIOUS OWNER CASE NUMBER LEGAL DESCRIPTION	MINIMUM BID AT ORIGINAL TAX SALE	APPRAISED VALUE AT TIME OF JUDGMENT	ACCOUNT NUMBER	DATE OF TAX DEED	OPENING BID FOR RESALE
1.	12-DCV-198668- Fort Bend Independent School District vs. Shelia Ware, ET AL Property address per CAD: 4985 E RIDGECREEK DR TRACT NO. EIGHT (8), IN BLOCK ELEVEN (11), OF THE RECORDED RESUBDIVISION OF PART OF RESERVES "D" AND "G", OF RIDGEMONT, SECTION TWO (2), AN ADDITION IN FORT BEND COUNTY, TEXAS AND IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 187, PAGE 97, MAP RECORDS, HARRIS COUNTY, TEXAS, AND IN VOLUME 10, PAGE 11, MAP RECORDS, FORT BEND COUNTY, TEXAS (THE "PROPERTY") ALSO KNOWN AS 4985 E. RIDGECREEK DR., HOUSTON, FORT BEND COUNTY, TX 77053 Subject to 2015-2016 taxes.	\$24,285.12	\$79,990.00	6254020110800907	8/1/2017	\$12,000.00

2.	<p>26,012- Fort Bend Independent School District vs. J. A. Emslie, ET AL</p> <p>Property address per CAD: Kentucky ST, REAR, Fresno, TX 77545</p> <p>Lots 27 and 28, Block 1, Fresno Addition, Section "A", Fort Bend County, Texas being that the property more particularly described in Volume 207, Page 634 of the Deed Records of Fort Bend County, Texas.</p>	\$199.64	\$340.00	R127705/ 3200010012700907	9/10/1974	\$199.64
3.	<p>26,012- Fort Bend Independent School District vs. J. A. Emslie, ET AL</p> <p>Property address per CAD: Kentucky ST, REAR, Fresno, TX 77545</p> <p>Lots 7 and 8, Block 2, Fresno Addition Section "A", Fort Bend County, Texas being that property more particularly described in Volume 208, Page 444 of the Deed Records of Fort Bend County, Texas.</p>	\$206.95	\$340.00	R127706/ 3200010020700907	9/10/1974	\$206.95
4.	<p>26,012- Fort Bend Independent School District vs. J. A. Emslie, ET AL</p> <p>Property address per CAD: Kentucky ST, REAR, Fresno, TX 77545</p> <p>Lots 28 and 30, Block 2, Fresno Addition, Section "A", Fort Bend County, Texas being that property more particularly described in Volume 208, Page 446 of the Deed Records of Fort Bend County, Texas.</p>	\$213.82	\$340.00	R127707/ 3200010022900907	9/10/1974	\$213.82

5.	<p>26,012- Fort Bend Independent School District vs. J. A. Emslie, ET AL</p> <p>Property address per CAD: Kentucky ST, REAR, Fresno, TX 77545</p> <p>Lots 5 and 6 in N1/2 of Block 4, Fresno Addition, Section "B", Fort Bend County, Texas being that property more particularly described in Volume 216, Page 24 of the Deed Records of Fort Bend County Texas.</p>	\$183.18	\$340.00	R127708/ 3200020040500907	9/10/1974	\$183.18
6.	<p>26,012- Fort Bend Independent School District vs. J. A. Emslie, ET AL</p> <p>Property address per CAD: Trammel Fresno RD, REAR, Fresno, TX 77545</p> <p>Lots 13 thru 16, Block 3, Fresno Addition, Section "C", Fort Bend County, Texas being that property more particularly described in Volume 210, Page 90 of the Deed Records of Fort Bend County, Texas.</p>	\$366.30	\$670.00	R127718/ 3200030031300907	9/10/1974	\$366.30
7.	<p>26,012- Fort Bend Independent School District vs. J. A. Emslie, ET AL</p> <p>Property address per CAD: W Dallas ST, REAR, Fresno, TX 77545</p> <p>Lots 11, 12, Block 3, Fresno Addition, Section "D", Fort Bend County, Texas being that property more particularly described in Volume 212 Page 216 of the Deed Records of Fort Bend County, Texas.</p>	\$169.75	\$340.00	R144057/ 3200040030800907	9/10/1974	\$169.75

8.	<p>26,012- Fort Bend Independent School District vs. J. A. Emslie, ET AL</p> <p>Property address per CAD: W Dallas ST, Fresno, TX 77545</p> <p>Lots 7 and 8, Block 1, Section "E", Fort Bend County Texas being that property more particularly described in volume 210, Page 74 of the Deed Records of Fort bend County, Texas.</p>	\$184.53	\$340.00	R127711/ 3200050010700907	9/10/1974	\$184.53
9.	<p>26,012- Fort Bend Independent School District vs. J. A. Emslie, ET AL</p> <p>Property address per CAD: Trammel Fresno RD, Fresno, TX 77545</p> <p>Lots 17 and 18, Block 5, Fresno Addition Section "E" Fort Bend County, Texas being that property more particularly described in Volume 219, Page 363 of ed Records of Fort Bend County, Texas.</p>	\$166.69	\$340.00	R127716/ 3200050051700907	9/10/1974	\$166.69
10	<p>26,012- Fort Bend Independent School District vs. J. A. Emslie, ET AL</p> <p>Property address per CAD: W Dallas ST, Fresno, TX 77545</p> <p>Lots 15 and 16, Block 5, Fresno Addition Section "D", Fort Bend County, Texas being that property more particularly described in Volume 208, Page 488 of the Deeds Records of Fort Bend County, Texas.</p>	\$199.46	\$340.00	3200040051500907/ R127710	9/10/1974	\$199.46

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

Payments made payable to:

Constable Daryl L. Smith Sr.
Fort Bend County Constable PCT 2
303 Texas Parkway #124
Missouri City, TX 77459