



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 4

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account #
District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Other Account
Judgment Date:					
18-DCV-258221	CITY OF ROSENBERG vs. KEVIN CHRIS LUDWIG	Being Lot No. 8 in Block No. 2. of the Tobola Subdivision of 16.8 acres, being out of the West end of Lot No. Two (2) in the Donley Subdivision in the James Lowery 1/3 League, Abstract 275, in Fort Bend County, Texas, according to the plat made by Charles Schultz, said plat being shown of record in Vol. 296, Page 502 of the Deed Records of Fort Bend County, Texas, to which reference is here made for further description. 1309 MILLIE ST ROSENBERG, TX 77471 May be Subject to Post Judgment Taxes.	\$156,440.00	\$20,611.08	8890000020080901

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

Payments made payable to:

Constable Mike Beard
Fort Bend County Constable Precinct 4
1517 Eugene Heimann Circle, Suite 200
Richmond, TX 77469