



PERDUE BRANDON
FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

SALES FOR JUNE 6, 2023

**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 Precinct 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
18-DCV-250211 400TH District Court 16-Mar-23	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. AMY MAXCINE JACKSON	LOT 2, IN BLOCK 8, OF RIDGEMONT, SECTION 1, AN ADDITION IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 14, OF THE MAP RECORDS OF FORT BEND COUNTY, TEXAS. 4806 RIDGECREEK CIR, HOUSTON, TX 77053 ***Property may be subject to post-Judgment taxes***	\$148,470.00	\$36,655.28	6250010080200907
18-DCV-254838 268TH District Court 22-Sep-20	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. FATIMA ABDUL AL-ATTAS, et al	LOT 10, BLOCK 1, OF THE FINAL PLAT OF SHADOW CREEK RANCH SF-53, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 20050260 OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 13907 GREENBLADE DR, PEARLAND, TX 77584 ***Property may be subject to post-Judgment taxes***	\$455,260.00	\$13,867.23	6887530010100907
19-DCV-258874 268TH District Court 11-Aug-21	OVATION SERVICES, LLC vs. ANGEL VALDEZ MARTINEZ, ROSALBA RIVERA (IN REM)	LOT TEN (10), BLOCK ONE (1), GATEWAY ACRES ADDITION NO. ONE (1), IN THE MANUEL ESCARLERA SURVEY, ABSTRACT 170, AN ADDITION TO THE CITY OF FRESNO, FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 374, PAGE 12, DEED RECORDS, FORT BEND COUNTY, TEXAS. 1202 AVENUE A, FRESNO, TX 77545 ***Property may be subject to post-Judgment taxes***	\$233,960.00	\$142,015.38	3450010011000907
20-DCV-275703 400TH District Court 16-Mar-23	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. ALFONSO R. MARTINEZ, ET AL	TRACT ONE HUNDRED EIGHTEEN (118), ONE OAK CHASE, AN UNRECORDED SUBDIVISION OUT OF THE J.A. FETTERLEY'S SUBDIVISION IN THE DAVID FITZGERALD SURVEY, ABSTRACT NO. 25, IN FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE DEED RECORDED IN VOLUME 99, PAGE 99 OF THE COUNTY CLERK RECORDS OF FORT BEND COUNTY, TEXAS. 925 ONE OAK CHASE RD, ROSHARON, TX 77583	\$270,000.00	\$25,298.15	0025000007370907

Cancelled

		Property may be subject to post-Judgment taxes			
20-DCV-275703 400TH District Court 16-Mar-23	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. ALFONSO R. MARTINEZ, ET AL	TRACT ONE HUNDRED NINETEEN (119), ONE OAK CHASE, AN UNRECORDED SUBDIVISION OUT OF THE J.A. FETTERLEY'S SUBDIVISION IN THE DAVID FITZGERALD SURVEY, ABSTRACT NO. 25, IN FORT BEND COUNTY, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE DEED FILE NO. 8437244 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. 923 ONE OAK CHASE RD ROSHARON, TX 77583 ***Property may be subject to post-Judgment taxes***	169-080	\$21,550.99	0025000007372907
20-DCV-275703 400TH District Court 16-Mar-23	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. ALFONSO R. MARTINEZ, ET AL	LOT TWO (2) IN BLOCK TWO (2) OF VILLA MARIA, A SUBDIVISION OF LAND IN THE WILLIAM NEAL SURVEY, ABSTRACT 64, IN FORT BEND COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID VILLA MARIA, AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. 2843 JO ANN ST, STAFFORD, TX 77477 ***Property may be subject to post-Judgment taxes***	169-030	\$13,486.37	9000000020200907
20-DCV-275703 400TH District Court 16-Mar-23	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. ALFONSO R. MARTINEZ, ET AL	A TRACT OR PARCEL OF LAND OUT OF TRACT 77 OF ONE OAK CHASE, AN UNRECORDED SUBDIVISION LOCATED IN THE DAVID FITZGERALD SURVEY, ABSTRACT 25, IN FORT BEND COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM ONE OAK CHASE IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS; AND IDENTIFIED AS ACCOUNT NO. 0025-00-000-7401-907. 1011 FENN RD, TX, 77583 ***Property may be subject to post-Judgment taxes***	169-570	\$13,863.57	0025000007401907

21-DCV-281102 458TH District Court 17-Oct-22	FORT BEND INDEPENDENT SCHOOL DISTRICT, ET AL vs. ELDOFA, LLC	Lot Fifty-four (54), Block One (1), Lexington Point, a Subdivision in Fort Bend County, Texas, according to the Map or Plat thereof recorded under Slide No. 827/B, Map Records of Fort Bend County, Texas. 4103 BLUESTONE CT, MISSOURI CITY, TX 77459 ***Property may be subject to post- Judgment taxes***	\$237,420.00	\$25,182.51	4881010010540907
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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