



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 4					
Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
Judgment Date:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
19-DCV-263811 268TH District Court 8-Feb-23	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. FLORIDA MAE GALES, ET AL	Lot 10. (Ten) Tract 595 (Five Hundred Ninety-Five) in Maxwell Heights, Fort Bend County, Texas, according to the official plat thereof recorded in Vol. 229, page 30 of the Deed Records of the Deed Records of Fort Bend County, Texas.. 804 CLEO ST, FRESNO, TX 77545 ***Property may be subject to post-Judgment taxes***	\$79,540.00	\$18,518.58	4800005951000907
20-DCV-279022 400TH District Court 11-Oct-22	CITY OF ROSENBERG vs. MAURICE HERNANDEZ	Tract 25, consisting of 0.8212 acres of land, more or less, situated in Section 13, B.B.B. & C. Ry Co. Survey, Abstract 140 in Fort Bend County, Texas and being more particularly described by metes and bounds in the deed recorded under clerk's certificate number 20311110 in the Public Records of Fort Bend County, Texas. 2514 LORY ST, ROSENBERG, TX 77471 ***Property may be subject to post-Judgment taxes***	\$50,710.00	\$9,311.98	0140000130250901
21-DCV-280258 434TH District Court 30-Aug-22	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. LYNETTE EDITH REED	LOT 17, BLOCK 6 REPLAT OF VILLAGE OAKLAKE ACCORDING TO THE MAP OR PLAT THEREOF OF THE MAP RECORDS IN FORT BEND COUNTY, TEXAS. 16403 FLINT RUN WAY SUGAR LAND, TX 77498 ***Property may be subject to post-Judgment taxes***	\$224,070.00	\$27,397.42	8502000060170907

Cancelled

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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