



SALES FOR NOVEMBER 3, 2026

**LOCATION: Gus George LEA (Patton Hall) 1521 Eugene Heimann Cir Richmond,
TX 77469**

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@pbfcml.com.

Fort Bend Constable Precinct 3

Cause No:		Legal Description:			Cad Account #
District Court:	Style of Case:	Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Other Account
Judgment Date:					
23-DCV-303150 400TH District Court 18-Jun-25	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. AMIR BASBOUS, ET AL	LOT TWENTY-ONE (21) IN BLOCK TWO (2) OF BARRINGTON PLACE SECTION FIVE-B,(5-B), ACCORDING TO MAP OR PLAT THEREOF RECORDED IN SLIDE 1098/A AND 1098/B, OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 13223 GEORGETOWN DR, SUGAR LAND, TX 77478	\$370,590.00	\$9,309.94	1400520020210907
24-DCV-322379 434TH District Court 17-Jul-25	FORT BEND COUNTY, ET AL vs. CUCHUYEN XUAN NGUYEN	LOT 25 IN BLOCK OF FINAL PLAT OF PLANTATION BEND, SECTION 2, SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER SLIDE NO. 1138/B OF THE PLAT RECORDS OF FORT BEND COUNTY, TEXAS. 2010 CYPRESS BEND LN SUGAR LAND, TX 77478 ***Property may be subject to post-judgment taxes.	\$504,626.00	\$14,244.77	6705020010250907
25-DCV-334200 240TH District Court 19-May-26	CITY OF ROSENBERG vs. ROMAN MORENO, ET AL	Tract 1: THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 9.021 ACRES SITUATED IN THE J. W. MOORE 1/4 LEAGUE, ABSTRACT NO. 61, IN FORT BEND COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 65.00 ACRE TRACT CONVEYED TO TONY RENDON AND JOE B. HERNANDEZ, JR. IN F.B.C.C. FILE NO. 2001108439, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. Tract 2: THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.0 ACRE SITUATED IN THE J. W. MOORE 1/4 LEAGUE, ABSTRACT NO. 61, IN FORT BEND COUNTY, TEXAS, AND BEING OUT OF THAT CERTAIN 65.00 ACRE TRACT CONVEYED TO TONY RENDON AND JOE B. HERNANDEZ, JR. IN F.B.C.C. FILE NO. 2001108439, OF THE OFFICIAL RECORDS OF FORT BEND COUNTY, TEXAS. 3359 RIVER RD, ROSENBERG, TX 77471 ***Property may be subject to post-judgment taxes.	Tract 1: \$460,200.00 Tract 2: \$629,900.00	\$113,178.15	Tract 1: 0061000000532901 Tract 2: 0061000000533901

25-DCV-337132 502ND District Court 12-Jun-26	NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. MARIA GUADALUPE TORRES	LOT 14, BLOCK 2, CONSISTING OF A 1.096 ACRE TRACT OF LAND, MORE OR LESS, OF CHAPARRAL ACRES, SECTION ONE, AN UNRECORDED SUBDIVISION IN SECTION NO. 73, H & T.C. RAILROAD COMPANY SURVEY, ABSTRACT NO. 241, FORT BEND COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS ON THE DEED RECORDED UNDER FILE NO. 2019030751 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. 6206 PALOMA CIR NEEDVILLE, TX 77461 ***Property may be subject to post-judgment taxes.	\$284,241.00	\$11,513.79	0241000000651906
26-DCV-340150 240TH District Court 19-May-26	NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. PATRICIA E. KENNAUGH	A TRACT OR PARCEL OF LAND CONTAINING 1.00 ACRE, MORE OR LESS, OUT OF TRACT 6 OF THE BERNARD SUBDIVISION, A SUBDIVISION IN FORT BEND COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 53, PAGE 235 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FROM ARTHUR L. JAN AND WIFE, LINDA M. JAN TO PATRICIA E. KENNAUGH DATED OCTOBER 29, 2014 AND RECORDED UNDER CLERK'S FILE NO. 2014118348 IN THE OFFICIAL PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS. 10130 BRINKMEYER RD NEEDVILLE, TX 77461 ***Property may be subject to post-judgment taxes.	\$213,011.00	\$14,437.75	0850000061480906

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

Payments made payable to:

Constable Ali Sheikhan
Fort Bend County Constable Pct. 3
151 Stadium Drive, Suite 139
Sugar Land, TX 77498