



SALES FOR DECEMBER 7, 2021

**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 1**

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Cad Account #
District Court:	Style of Case:	Property Address (Per Appraisal District):			Other Account
Judgment Date:					
16-DCV-235092 268TH District Court 1-Sep-21	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. GREGORY ALLEN ROBINSON, ET AL	A TRACT OF LAND BEING 0.326 ACRES, MORE OR LESS, ALSO KNOWN AS PART OF LOT 64, BLOCK 2, ARCOLA FARMS ADDITION ACCORDING TO THE MAP/PLAT THEREOF RECORDED IN PLAT BOOK 4, NO. 170, FORT BEND COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN INSTRUMENT FILED UNDER NUMBER 9700901 IN THE OFFICE OF THE COUNTY CLERK OF FORT BEND, TEXAS. 824 N PINE RD, ROSHARON, TX 77583	\$43,990.00	\$11,910.36	115000026403907
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	\$455,260.00	\$46,625.27	6887530010100907
20-DCV-275472 434TH District Court 20-Aug-21	FORT BEND INDEPENDENT SCHOOL DISTRICT vs. OSMAR CASTILLO CHEVEZ, ET AL	Lot 21 in Block 26 of Ridgewood Estates, a subdivision in Fort Bend County, Texas according to the map or plat thereof recorded in Volume 5, Page 29A of the Plat Records of Fort Bend County, Texas. 4402 MISTLETOE LN, FRESNO, TX 77545	\$164,940.00	\$16,464.05	6400000262100907

<p>20-DCV-275399</p> <p>240TH District Court</p> <p>12-May-21</p>	<p>NEEDVILLE INDEPENDENT SCHOOL DISTRICT vs. SAMMIE ARMSTEAD, ET AL</p>	<p>ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 6.0 ACRES, MORE OR LESS, LOCATED IN THE R. D. WOOD SURVEY, ABSTRACT 98, IN FORT BEND COUNTY, TEXAS: BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS THE FIRST TRACT IN THE PARTITION DEED FROM FRANKIE PHILLIPS, A WIDOW TO COLUMBUS ARMSTEAD DATED OCTOBER 26, 1964 AND RECORDED IN VOLUME 172 OF THE PUBLIC RECORDS OF FORT BEND COUNTY, TEXAS</p> <p>8004 SHORT RD, NEEDVILLE, TX 77461</p>	<p>\$174,500.00</p>	<p>\$85,603.90</p>	<p>009800005370906</p>
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Cancelled

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