

**BRAZORIA COUNTY SALES FOR NOVEMBER 7, 2017
RESULTS**

- 1) Tax foreclosure sales are conducted by the Sheriff 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. in Commissioners' courtroom on the 1st floor of the Brazoria County Courthouse.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff'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", "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) Payment method, cash, money order or cashier's check made payable to Brazoria County Sheriff's Office. Personal or company checks will **only** be accepted with a **Letter of Guaranty** from the bank. (See attached)
- 5) Please be advised that you **MUST** pay for the property immediately after the sale. If you do not have the funds available, **DO NOT BID**. Once your bid is accepted, if you fail to pay for the property, we will file a Motion with the court seeking to impose a fine for your failure to complete the sale. **If you are not back by 12:00 pm on the day of the sale, with the funds, the property will be reoffered for sale the same day.**
- 6) **STATE LAW** now restricts tax sales to those individuals who Request a Statement of Delinquencies along with payment of a \$10 processing fee to the Brazoria County Tax Assessor-Collector. You must fill out the Request under oath and have it notarized. Mail it to Brazoria County Tax office at, **111 East Locust, Angleton, Texas 77515** or come by the Tax Office at **451 N. Velasco, Angleton, Texas** with a \$10 money order.
- 7) Early application forms will ensure that you are eligible to bid on tax property. If you submit your form too late for the tax office to review its tax records prior to the sale date, or if you submit your Request without payment of the fee in cash or money order, **you may be prohibited from bidding on tax sale property.** Mail in your completed form **no less than 10 days prior to the sale** to ensure that you are eligible to bid on tax sale property. You may obtain a Request form in person or use the copy provided at the end of the sale list. The \$10 processing fee must be paid, or your Request cannot be processed by the Brazoria County tax office. The name on the Statement of No Delinquent Tax Form **will be** the name that is put on your deed.

Statement of No Delinquent Tax forms will not be processed on the day of sale!

| CAUSE NO. | LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE) | MIN BID | ACCT # |
|--|---|---|------------------------------------|
| 81727-T ALVIN ISD, ET AL VS. DONALD EUGENE EVANS, ET AL | LOT SEVENTEEN (17), IN BLOCK TWO (2), OF SNUG HARBOR, SECTION TWO (2), A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 8, PAGE 77 OF THE PLAT RECORDS OF BRAZORIA, TEXAS. ADJUDGED VALUE \$4,570 | \$3,668.43 2017 TAXES ARE \$135.06 | 7681-0060-000 NO BID |

| CAUSE NO. | LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE) | MIN BID | ACCT # |
|---|---|---|--|
| 83682-T COLUMBIA-BRAZORIA ISD, ET AL VS. EDWARD E. CONWAY, ET AL | TRACT 1: TRACT 6A-1 CONSISTING OF 10.380 ACRES OF LAND, MORE OR LESS OUT OF THE ZENO PHILLIPS SURVEY, ABSTRACT 118, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME (92)1036, PAGE 633 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$49,680 | \$7,705.00 2017 TAXES ARE \$1,230.14 | 0118-0116-000 SOLD TO JERRY BARKER FOR \$48,000.00 |
| | TRACT 2: TRACT 3F1S CONSISTING OF 20.310 ACRES OF LAND, MORE OR LESS OUT OF THE ZENO PHILLIPS SURVEY, ABSTRACT 118, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME (92)1036, PAGE 633 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$97,210 | \$13,068.93 (\$11,020.61)* 2017 TAXES ARE \$1,871.03 | 0118-0086-000 SOLD TO SCOTT JENKINS FOR \$67,000.00 |
| 84055-T COLUMBIA BRAZORIA ISD, ET AL VS. KEETTA BRADSHAW, ET AL | TRACT 1: AN UNDIVIDED 1/6 INTEREST IN TRACT 4A, ABSTRACT 112, THE PERRY & AUSTIN SURVEY, BRAZORIA COUNTY, TEXAS, BEING THE NET 10.32 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1531 PAGES 1-3 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 2: AN UNDIVIDED 1/6 INTEREST IN TRACT 4A, ABSTRACT 112, THE PERRY & AUSTIN SURVEY, BRAZORIA COUNTY, TEXAS, BEING THE NET 10.32 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1531 PAGES 1-3 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 3: AN UNDIVIDED 1/24 INTEREST IN TRACT 4A, ABSTRACT 112, THE PERRY & AUSTIN SURVEY, BRAZORIA COUNTY, TEXAS, BEING THE NET 10.32 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1531 PAGES 1-3 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 4: AN UNDIVIDED 1/24 INTEREST IN TRACT 4A, ABSTRACT 112, THE PERRY & AUSTIN SURVEY, BRAZORIA COUNTY, TEXAS, BEING THE NET 10.32 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1531 PAGES 1-3 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. AGGREGATE VALUE \$22,730 | \$22,896.67 2017 TAXES ARE \$463.30 | 0112-0001-003 NO BID –ALL ACCOUNTS! 0112-0001-004 0112-0001-005 0112-0001-008 |
| 85213-T COLUMBIA-BRAZORIA ISD, ET AL VS. RUSSELL SHED, ET AL | LOT 3 AND 4, BLOCK 1, B.D. CARLTON ADDITION, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 194, OF THE PLAT RECORDS OF BRAZORIA COUNTY TEXAS. ADJUDGED VALUE \$51,060 | \$6,008.59 2016-2017 TAXES ARE \$1,741.52 | 2500-0030-000 SOLD TO NESTOR & ANGELIA FLORES FOR \$12,000.00 |

| CAUSE NO. | LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE) | MIN BID | ACCT # |
|---|---|---|---|
| 85218-T SWEENEY ISD, ET AL VS. DAVID GLEN GREGORY, ET AL | TRACT 1: NORTHWEST ¾ OF LOT 10, BLOCK 9, SECTION 5, LAS PLAYAS, A SUBDIVISION LOCATED IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 2: SOUTHEAST ¼ OF LOT 10, BLOCK 9, SECTION 5, LAS PLAYAS, A SUBDIVISION LOCATED IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. AGGREGATE VALUE \$7,270 | \$5,553.31 2017 TAXES ARE \$167.47 | 6067-0910-110 NO BID FOR BOTH ACCOUNTS! 6067-0910-000 |
| | TRACT 3: THE NORTHWEST 1/2 OF LOT 9, BLOCK 9, SECTION 5, LAS PLAYAS, A SUBDIVISION LOCATED IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$1,790 | \$1,258.13 2017 TAXES ARE \$47.46 | 6067-0909-110 NO BID |
| | TRACT 4: NORTHWEST 1/2 OF LOT 11, BLOCK 9, SECTION FIVE (5), LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-84 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 5: THE SOUTHERN 1/2 OF LOT 11, BLOCK 9, SECTION FIVE (5), LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-84 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. AGGREGATE VALUE \$3,580 | \$3,580.00 2017 TAXES ARE \$94.92 | 6067-0911-000 NO BID FOR BOTH ACCOUNTS! 6067-0911-110 |
| | TRACT 6: THE SOUTHEAST 1/2 OF LOT 12, BLOCK 9, SECTION FIVE (5), LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-84 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$1,780 | \$1,780.00 2017 TAXES ARE \$47.22 | 6067-0912-000 NO BID |
| 85343-T ALVIN ISD, ET AL VS. FRED MILLER, ET AL | 20 ACRES OF LAND CALLED TRACTS 1 & 3, BLOCK 4, BEING OF THE NORTH ONE HALF OF BLOCK NO. FOUR (4) IN SECTION NUMBER SIX (6) OF THE H. T. & B. R. R. CO. SURVEY, ABSTRACT 497, IN BRAZORIA COUNTY TEXAS AS DESCRIBED IN A DEED RECORDED IN VOLUME 116 PAGES 96-97 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$43,200 | \$10,844.81 2017 TAXES ARE \$960.89 | 0497-0010-110 SOLD TO ROSE OR ANTONIOS PAGOURTZIS FOR \$17,000.00 |

| CAUSE NO. | LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE) | MIN BID | ACCT # |
|---|---|--|--|
| 86411-T CITY OF FREEPORT, ET AL VS. TOM M. WATSON, JR., ET AL | LOT 24, BLOCK 50, OF THE CITY OF VELASCO (FREEPORT), LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 585 PAGE 307 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$1,520 | \$1,520.00 2017 TAXES ARE \$41.83 | 8110-0491-000 SOLD TO LAMAR JORDAN FOR \$3,500.00 |
| 86990-T BRAZORIA CO., ET AL VS. J'ENEVIEVE DEE NINA BERG | LOT 29, BLOCK 10, COLUMBIA LAKES, SECTION 1, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 37 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$9,340 | \$4,892.51 2017 TAXES ARE \$240.42 | 2901-0357-000 SOLD TO ALLEN WEST FOR \$9,000.00 |
| 87140-T CITY OF CLUTE, ET AL VS. MARANDA RAE SORIA, AKA MARANDA R. WHITE, ET AL | LOT 7, BLOCK 1 OF BROCKMANS SUBDIVISION, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 43, ET SEQ OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$57, 390 | \$10,180.43 2017 TAXES ARE \$1,577.58 | 2200-0004-000 SOLD TO JASY LLC FOR \$24,000.00 |
| 87979-T ANGLETON ISD, ET AL VS. JERRY LYONS, AKA JERRY WAYNE LYONS JR. | LOTS 90, 90A, 91, 91A, 92 & 92A, BASTROP HOLIDAY BEACH SUBDIVISION OUT OF THE WILLIAM MCDERMOTT SURVEY, ABSTRACT 342 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE #93-006832 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$21,410 | \$7,129.31 2017 TAXES ARE \$525.86 | 1600-0082-000 SOLD TO RANDY ROBERTS CONSTRUCTION LCC FOR \$9,000.00 |
| 88000-T BRAZORIA CO., ET AL VS. NICOLAS LOPEZ, ET AL | LOT 24, IN BLOCK 1, OF FINAL PLAT OF CHENANGO RANCH, SECTION ONE (1), AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NO. 2006061610 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$83,030 | \$11,913.95 2017 TAXES ARE \$1,917.35 | 2618-1001-024 SOLD TO JASY LLC FOR \$21,000.00 |
| 88002-T VILLAGE OF SURFSIDE BEACH VS. MARY ELIZABETH JUANITA HALEY, INDIV., & DBA INGENEOUS LEASING | LOT 3, JA-DOT SUBDIVISION, A SUBDIVISION OF 0.645 ACRE TRACT, BEING TRACT 4-A AND TRACT A AN ACCRETION THERETO OUT OF TRACT 190, BRAZOS COAST INVESTMENT COMPANY #1, BRANCH T, ARCHER LEAGUE, ABSTRACT 9, ACCORDING TO THE PLAT OF SAID JA-DOT SUBDIVISION OF RECORD IN VOLUME 17, PAGE 116, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS SITUATED THEREON. ADJUDGED VALUE \$21,560 | \$7,454.53 2017 TAXES ARE \$535.43 | 5345-0003-001 SOLD TO JASY LLC FOR \$28,000.00 |
| 88224-T BRAZORIA CO., ET AL VS. DENNIS DILLON | LOT 12, IN BLOCK 6, OF THE OAKS AT SUNCREEK ESTATES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CLERK'S FILE NO. 2005058149 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$19,470 | \$6,886.69 2017 TAXES ARE \$449.61 | 7944-0006-012 SOLD TO RANDY ROBERTS CONSTRUCTION LLC FOR \$13,000.00 |

| CAUSE NO. | LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE) | MIN BID | ACCT # |
|---|--|--|--|
| 88510-T ALVIN ISD, ET AL VS. LAURA L. WOODS, ET AL | LOT 20, BLOCK 1 OF PALM CREST, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 63-70 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$312,080 | \$23,607.48 2017 TAXES ARE \$7,288.37 | 6933-0001-020 SOLD TO GEORGE SAJI FOR \$85,000.00 |
| 88632-T DANBURY ISD, ET AL VS. CECILIA WILLIAMS, ET AL | TRACT 1: AN UNDIVIDED 2.5% INTEREST IN 20 ACRES OF LAND, MORE OR LESS, CALLED TRACT 2B, IN THE HENRY AUSTIN SURVEY NO. 5, ABSTRACT NO. 13, SITUATED IN BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN A DEED FROM GEORGE H. SWEENEY TO F. L. WILLIAMS DATED MAY 25, 1909, AND RECORDED IN VOLUME 89 AT PAGES 163-165 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 2: AN UNDIVIDED 2.5% INTEREST IN 20 ACRES OF LAND, MORE OR LESS, CALLED TRACT 2B, IN THE HENRY AUSTIN SURVEY NO. 5, ABSTRACT NO. 13, SITUATED IN BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN A DEED FROM GEORGE H. SWEENEY TO F. L. WILLIAMS DATED MAY 25, 1909, AND RECORDED IN VOLUME 89 AT PAGES 163-165 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 3: AN UNDIVIDED 10% INTEREST IN 20 ACRES OF LAND, MORE OR LESS, CALLED TRACT 2B, IN THE HENRY AUSTIN SURVEY NO. 5, ABSTRACT NO. 13, SITUATED IN BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN A DEED FROM GEORGE H. SWEENEY TO F. L. WILLIAMS DATED MAY 25, 1909, AND RECORDED IN VOLUME 89 AT PAGES 163-165 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. AGGREGATE VALUE \$7,722 | \$7,154.50 2017 TAXES ARE \$181.62 | 0013-0101-000 NO BID 0013-0101-110 0013-0100-000 |
| 88849-T CITY OF ALVIN, ET AL VS. ARTHUR H. LOVE, JR., ET AL | SURFACE ONLY OF THE NORTH 75 FEET OF LOT 5, BLOCK 6, OF CALLAWAY HEIGHTS, SECTION 2, ABSTRACT 422, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OF RECORD IN VOLUME 8, PAGE 141, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$125,770 | \$13,612.81 2017 TAXES ARE \$3,873.76 | 2390-0050-111 PULLED |
| 89177-T ANGLETON ISD, ET AL VS. JAMES EDWARD RUMFIELD ET AL | LOT 60, BLOCK 1, IN BAR X RANCH, SECTION FOUR, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 167-170, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$9,110 | \$7,058.38 2017 TAXES ARE \$182.89 | 1536-0060-000 SOLD TO STACEY WOODS FOR \$8,000.00 |

| CAUSE NO. | LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE) | MIN BID | ACCT # |
|---|--|--|--|
| 89239-T BRAZORIA CO., ET AL VS. JOSE M. AMADOR, ET AL | LOT 4, BLOCK 1, BAR X RANCH, SECTION 16, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 219-220, OF THE PLAT RECORDS OF BRAZOR89242-IA COUNTY, TEXAS, SAVE AN EXCEPT THE PORTION THEREOF DESCRINED IN A JUDGMENT RECORDED UNDER COUNTY CLERKS FILE NUMBER 2001-005936 IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$9,180 | \$5,688.73 2017 TAXES ARE \$151.95 | 1549-0004-000 SOLD TO PHUONG VUONG FOR OPENING BID |
| 89242-T ANGLETON ISD, ET AL VS. ALAN L. SACHELL ET AL | LOT 71, BLOCK 1, BAR X RANCH, SECTION 4, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 167-170, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$9,110 | \$6,979.99 2017 TAXES ARE \$182.89 | 1536-0071-000 SOLD TO PHUONG VUONG FOR OPENING BID |
| 89291-T COLUMBIA- BRAZORIA ISD, ET AL VS. TERRY ATMAR, INDEPENDENT EXECUTOR OF THE ESTATE OF RALPH L. ATMAR, JR. | 3 & 1/3 ACRES OF LAND, BEING AN UNDIVIDED 1/3 INTEREST IN TRACT 20E, ABSTRACT 118, THE ZENO PHILLIPS SURVEY, A 10 ACRE TRACT, SAID 10 ACRES DESCRIBED IN METES AND BOUNDS IN A DEED RECORDED IN VOLUME 284 PAGES 217-218 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$10,820 | \$3,970.65 2017 TAXES ARE \$199.61 | 0118-0209-000 NO BID |
| 89561-T COLUMBIA- BRAZORIA ISD, ET AL VS. ETHEL WILLIAMS, AKA ETHEL FONTENOT ET AL | TRACT 1: LOT 25, BLOCK 1, BAR X RANCH, SECTION 7, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 247-250, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,360 | \$6,467.85 2017 TAXES ARE \$116.79 | 1539-0025-001 NO BID |
| | TRACT 2: LOT 24, BLOCK 1, BAR X RANCH, SECTION 7, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 247-250, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,360 | \$6,467.85 (\$5,029.19)* 2017 TAXES ARE \$116.79 | 1539-0024-001 NO BID |
| 89591-T COLUMBIA- BRAZORIA ISD, ET AL VS. DENVER F. ZATYKA, ET AL | LOT 81, BLOCK 1, BAR X RANCH, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 163-166, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$11,130 | \$8,886.13 2017 TAXES ARE \$184.32 | 1535-0081-000 NO BID |

| CAUSE NO. | LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE) | MIN BID | ACCT # |
|---|---|--|--|
| 89634-T COLUMBIA- BRAZORIA ISD, ET AL VS. WILLIAM LAWRENCE PLUMMER, ET AL | LOT 441, BLOCK 3, BAR X RANCH, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 119-128, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$9,200 | \$4,879.28 2017 TAXES ARE \$145.99 | 1534-0441-000 NO BID |

*** Starting bid amount if Tract 1, of that same case, sells.**

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue Brandon Fielder Collins & Mott. L.L.P. ("PBFCM") [DOES NOT WARRANT](#) the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM. For questions please call Annette Trevino at 979-849-5056 or atrevino@pbfc.com.



Brazoria County Tax Office

Ro'Vin Garrett
Tax Assessor-Collector

\$10.00 Fee

Brazoria County Courthouse
111 East Locust, Suite 100A
Angleton, Texas 77515-4682

****NOTICE****

NEW LEGISLATION CONCERNING PROPERTY TAX FORECLOSURE SALES

House Bill 355, Passed in the 78th session of the Texas Legislature, became effective September 1, 2003. **This law applies to a Sheriff's Sale conducted after October 1, 2003.** This new legislation requires the following:

1. You must complete and have NOTARIZED a request for taxes due from the Brazoria County Tax Assessor-Collector's office. This form can be obtained from the Brazoria County Tax Office or on-line at:

<http://brazoriacountytx.gov>

Based on your request, you will be issued a statement of TAX DUE or a statement of NO TAX DUE signed by the Tax Assessor-Collector. **To be eligible to bid in the Sheriff's Sale, a statement of NO TAX DUE must be submitted to the Officer conducting the sale prior to the beginning of the sale.**

2. An individual may not bid on or purchase property in the name of another individual without written authorization from that individual presented to the officer conducting the sale. The Officer conducting the sale may not execute a deed in the name of or deliver a deed to any person other than the person who was the successful Bidder.

ANY PERSON WHO KNOWINGLY VIOLATES THIS SECTION OF THE LAW
COMMITTS A CLASS B MISDEMEANOR.

ALL REQUESTS FOR TAXES DUE MUST BE SUBMITTED AT LEAST 10 DAYS
PRIOR TO THE DATE OF THE SHERIFF'S SALE.

REQUEST FOR STATEMENT OF NO DELINQUENT TAX

NAME: _____
ADDRESS _____

PHONE NO. _____

Please provide the following information for each property you own in Brazoria County, Texas:

| <u>NAME</u> | <u>LEGAL DESCRIPTION</u> | <u>ACCOUNT NO.</u> |
|-------------|--------------------------|--------------------|
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

(ATTACH ADDITIONAL SHEET IF NECESSARY)

Do you own a business in Brazoria County? If so, what is the business name?

Are you a Partner or Officer of a business in Brazoria County? If so, what is the business name?

Do you have any ownership interest in any other property in Brazoria County? If so, provide name, legal description & account no.

Oath

I hereby attest that the above information given by me is true and correct and that it includes all property that I have or have had an interest in during the previous five (5) years. I further understand that falsifying this request is a Class B Misdemeanor.

_____ Requestor's Signature _____ Date of Request

SUBSCRIBED AND SWORN BEFORE ME this _____ day of _____, 20____.

Notary Public in and for the State of Texas
My Commission Expires: _____, 20____

****Note: There is a \$10.00 charge for each statement issued****
Request for Delinquent Taxes must be submitted no less than 10 days prior to tax sale.

Sample Letter

If you plan on paying with a personal check you must have a Letter of Guaranty from the bank the check is written.

LETTER OF GUARANTY

Date:

To: Charles Wagner, Sheriff
Delivery: HAND DELIVERED

RE: Letter of Guaranty – (Brazoria County Sheriff’s Dept.)
“Name of Bank” Checking Account # (-----)

Dear Sirs:

Please accept this letter as notification to you that _____ Bank, N.A. will honor and guarantee payment of a check or checks written to you by our customer referenced above drawn upon the checking account identified above up to the aggregate amount of (\$ dollar amount), if such check is properly signed, endorsed, and presented for payment no later than (Date – usually 10 – 14 days). It is your responsibility to properly identify the party signing the check.

The specific purpose of this letter of guaranty is to enable (Customer’s Name) to participate in (Brazoria County Tax Sale) to be held (Date of Sale). 1st Tuesday of each month.

If further information is deemed necessary please do not hesitate to call.

Sincerely,

Officer Name
Title