

**BRAZORIA COUNTY SALES FOR DECEMBER 4, 2018
SCHEDULED FOR 10:00 A.M.**

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 #
84354-T SWEENEY ISD, ET AL VS. FREDDIE L. BONNER	LOT 12, BLOCK 20 IN THE TOWNSITE OF SWEENEY, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 59-60, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$37,910	\$11,193.13 2016-2018 TAXES ARE \$5,821.50	7885-0182-000 PULLED

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
87803-T CITY OF FREEPORT, ET AL VS. FRANCISCO ALVARADO CHAVEZ, ET AL	LOT THREE (3) IN BLOCK NO. ONE HUNDRED SEVENTY-FOUR (174) OF AVALON COURT, AN ADDITION TO THE TOWN OF FREEPORT, BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$74,470	\$8,214.23 2017-2018 TAXES ARE \$5,267.76	4200-1744-000 Sold to GSG Global For \$30,000
89516-T ALVIN ISD, ET AL VS. EDDIE R. RICKERT, ET AL	LOT FOUR (4) AND THE EAST THIRTY-FIVE (35) FEET OF LOT FIVE (5), IN BLOCK ONE (1) , WEST TERRACE ADDITION TO THE CITY OF ALVIN, IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 35, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$171,970	\$7,602.71 2018 TAXES ARE \$4,633.15	8250-0004-000 PULLED
89638-T COLUMBIA- BRAZORIA ISD, ET AL VS. GREGORY V. WALKER, ET AL	LOT 282, 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 \$6,720	\$3,687.01 2017-2018 TAXES ARE \$334.95	1534-0282-000 Sold to C Mueck For Min Bid
92449-T ALVIN ISD, ET AL VS. JILL J. DWYER AKA JILL JEAN MALONEY, ET AL	LOT 12-13, CONSISTING OF 9.080 ACRES OF LAND, MORE OR LESS, BLOCK A1, MOBILE HOME PARK, SUBDIVISION IN ALVIN, OUT OF THE ACH & B RAILROAD COMPANY SURVEY, ABSTRACT 462 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE #96-001884 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND THE MOBILE HOME LOCATED THEREON, LABEL #DLS0014194. ADJUDGED VALUE \$68,500	\$40,350.91 2018 TAXES ARE \$1,597.63	4930-0029-000 PULLED
94199-T BRAZORIA CO., ET AL VS. CLARK G. THOMPSON, JR. TRUSTEE OF THE THOMPSON BYPASS TRUST	TRACT 1: LOT 16, IN BLOCK M, OF THE FOURTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 9 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$400	\$400.00 2018 TAXES ARE \$10.19	5760-1516-000 Sold to C Stevens For \$2,600
	TRACT 2: LOT 21, IN BLOCK M, OF THE FOURTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 9 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$420	\$420.00 2018 TAXES ARE \$11.25	5760-1521-000 Sold to C Stevens For \$3,100

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
94199-T BRAZORIA CO., ET AL VS. CLARK G. THOMPSON, JR. TRUSTEE OF THE THOMPSON BYPASS TRUST	TRACT 3: LOT 20, IN BLOCK M, OF THE FOURTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 9 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$390	\$390.00 2018 TAXES ARE \$10.49	5760-1520-000 Sold to C Stevens For \$2,600
94178-T BRAZORIA CO., ET AL VS. RUBEN BELMONTE, ET AL	LOT 154, BLOCK 4 OF 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 \$7,510	\$6,096.84 2018 TAXES ARE \$156.27	1539-0154-004 NO BID
94173-T COLUMBIA- BRAZORIA ISD, ET AL VS. PATRICIA J. NELSON, ET AL	LOT 52, BLOCK 4 OF BAR X RANCH, SECTION 5, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 195-198, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,200	\$5,553.02 2018 TAXES ARE \$188.86	1537-0052-000 NO BID
94171-T BRAZORIA CO., ET AL VS. ROBERT W. VOGT, ET AL	LOT 128, BLOCK 7 OF BAR X RANCH, SECTION 5, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 195-198, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,520	\$4,913.64 2018 TAXES ARE \$156.63	1537-0128-000 Sold to M Jenkins For Min Bid
94170-T BRAZORIA CO., ET AL VS. JAMES R. CARLSON AKA J.R. CARLSON	LOT 237, BLOCK 5 OF BAR X RANCH, SECTION 8, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 237-240, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,130	\$6,671.08 2018 TAXES ARE \$154.78	1540-0237-005 Sold to R Roberts For Min Bid
94052-T BRAZORIA CO., ET AL VS. DOROTHY J. LANCASTER	LOT 27, BLOCK 1 OF 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 \$6,400	\$6,400.00 2018 TAXES ARE \$133.27	1539-0027-001 NO BID
94049-T BRAZORIA CO., ET AL VS. SUZANNE L. HEMINGER	LOT 78, BLOCK 6 OF BAR X RANCH, SECTION 5, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 195-198, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,200	\$5,678.05 2018 TAXES ARE \$188.86	1537-0078-000 NO BID

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
94048-T BRAZORIA CO., ET AL VS. BARBARA HOWARD AKA BARBARA BARBER, ET AL	LOT 9, BLOCK 1 OF BAR X RANCH, SECTION 8, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 237-240, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$6,000	\$6,000.00 2018 TAXES ARE \$130.41	1540-0009-001 NO BID
94047-T COLUMBIA- BRAZORIA ISD, ET AL VS. RENE B. GARCIA, ET AL	LOT 451, BLOCK 3 OF 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 \$8,400	\$7,084.71 2018 TAXES ARE \$174.92	1534-0451-000 NO BID
94035-T BRAZORIA CO., ET AL VS. DOMINGO MONTALVO, JR.	LOT 101, BLOCK 1 OF 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 \$7,920	\$6,590.46 2018 TAXES ARE \$207.79	1536-0101-000 Sold to M Jenkins For Min Bid
94032-T COLUMBIA- BRAZORIA ISD, ET AL VS. JOSE E. CRUZ, JR, AKA JOSE CRUZ	LOT 487, BLOCK 3 OF 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 \$8,000	\$6,454.42 2018 TAXES ARE \$166.59	1534-0487-000 NO BID
94200-T BRAZORIA CO., ET AL VS. JOHN BITTING, ET AL	TRACT 1: LOT OR TRACT 226 BLOCK 5 OF TWIN LAKES, AN UNRECORDED SUBDIVISION IN ABSTRACT 120, THE WILLIAMS PRATER SURVEY, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT. ADJUDGED VALUE \$1,850	\$1,850.00 2018 TAXES ARE \$33.71	8065-0224-000 Sold to S Batson For Min Bid
	TRACT 2: LOT OR TRACT 169 BLOCK 4 OF TWIN LAKES, AN UNRECORDED SUBDIVISION IN ABSTRACT 120, THE WILLIAM PRATER SURVEY, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT. ADJUDGED VALUE \$1,850	\$1,850.00 2018 TAXES ARE \$33.71	8065-0168-000 Sold to S Batson For \$3,300
	TRACT 3: LOT OR TRACT 326 BLOCK 6 OF TWIN LAKES, AN UNRECORDED SUBDIVISION IN ABSTRACT 120, THE WILLIAM PRATER SURVEY, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT. ADJUDGED VALUE \$2,350	\$2,198.86 2018 TAXES ARE \$42.82	8065-0326-000 Sold to M Flores For \$4,300

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

611#1#

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
COMMIT'S 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