

# PerdueBrandonFielderCollins&Mott LLP

ATTORNEYS AT LAW

## BRAZORIA COUNTY SALES FOR JUNE 6, 2017 SCHEDULED FOR 10:00 A.M.

- 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 1<sup>st</sup> 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 #
72318 CITY OF CLUTE VS. JUAN CARLOS MENDOZA	LOT 2 (TRACT 577C-578A), BEING 0.140 ACRES OF LAND, MORE OR LESS, MATULA ADDITION TO THE CITY OF CLUTE, BCIC SUBDIVISION #14 OUT OF THE A. CALVIT SURVEY, ABSTRACT 49, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE #02-056145 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE \$23,040</b>	<b>\$1,777.48</b>  2015-2016 TAXES ARE <b>\$1,328.83</b>	6470-0002-110

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
<b>77961-T</b> PEARLAND ISD VS. MARGARET RUTH SHAW	LOT 10, BLOCK 2, SHERWOOD SUBDIVISION AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 11 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE \$131,850</b>	<b>\$17,107.04</b>  2015-2016 TAXES ARE <b>\$6,708.10</b>	7565-0123-000
<b>79386-T</b> BRAZORIA CO., ET AL VS. JACK SHAW, JR.	LOTS 88, 88A, 89 & 89A, BASTROP HOLIDAY BEACH SUBDIVISION, OUT OF THE WILLIAM MCDERMOTT SURVEY, ABSTRACT 342, LOCATED IN BRAZORIA COUNTY, TEXAS, BEING THE LAND DESCRIBED IN DEED RECORDED IN VOLUME 1351, PAGE 597-9, OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. <b>AGGREGATE VALUE \$8,350</b>	<b>\$2,019.64</b>  2015-2016 TAXES ARE <b>\$569.35</b>	1600-0080-000 1600-0081-000
<b>81182-T</b> BRAZORIA CO., ET AL VS. ROY G. HEATHCOCK	APPROXIMATELY 3.080 ACRES OF LAND KNOWN AS TRACT 8E, ABSTRACT 45 THE JNO BRADLEY SURVEY, AS DESCRIBED IN A DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 2004005530, AND A MOBILE HOME, LABEL # TEX0191107. <b>ADJUDGED VALUE \$31,000</b>	<b>\$1,714.12</b>  2015-2016 TAXES ARE <b>\$946.82</b>	0045-0084-110
<b>85084-T</b> PEARLAND ISD, ET AL VS. ANY & ALL UNKNOWN HEIRS TO THE ESTATE OF FRANK R. & JOYCE GONZALES, DEC'D	LOT 17, BLOCK 8, WILLOWCREST ADDITION, SECTION 5, AND ADDITION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 12, PAGE 69 OF TH PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE \$124,170</b>	<b>\$13,949.15</b>  2016 TAXES ARE <b>\$4,497.95</b>	8410-0190-000
<b>85154-T</b> BRAZORIA CO., ET AL VS. CLAUDE L. NEEDHAM	LOT 8, BLOCK 2, JORDAN SUBDIVISION, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 127, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE \$63,910</b>	<b>\$12,856.74</b>  2016 TAXES ARE <b>\$1,829.22</b>	5490-0013-000
<b>87995-T</b> SWEENY ISD, ET AL VS. DONALD R. FALARDEAU	THE SURFACE ONLY OF LOT 2, BLOCK 3, SECTION THREE (3) LAS PLAYAS, A SUBDIVISION 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, REFERENCE TO WHICH IS MADE FOR ALL PURPOSES. <b>ADJUDGED VALUE \$2,730</b>	<b>\$2,638.71</b>	6067-0202-000

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
<b>88172-T</b> TREASURE ISLAND MUD., ET AL VS. RAYMOND FERNANDEZ- VILA, ET AL	<b>TRACT 1:</b> LOT 9, BLOCK 11, TREASURE ISLAND SUBDIVISION, SECTION 1, IN THE S.F. AUSTIN SURVEY, ABSTRACT 29, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME (90) 766, PAGE 139 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE \$82,710</b>	<b>\$10,832.25</b>	8045-0473-000
	<b>TRACT 2:</b> LOT B1D, CONSISTING OF 0.110 ACRES OF LAND, MORE OR LESS, TREASURE ISLAND SUBDIVISION IN THE S.F. AUSTIN SURVEY, ABSTRACT 29, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME (90) 766, PAGE 139 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE \$15,570</b>	<b>\$3,002.96</b> <b>(\$1,776.10)</b>	8045-0059-004
<b>88225-T</b> BRAZORIA CO., ET AL VS. DATHENE LEANN RUTHERFORD, ET AL	A PLAT OF LOT 8, BLOCK 11 OF PARKWOOD TERRACE, SECTION III, CITY OF LAKE JACKSON, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 6, PAGE 155, OF THE RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE \$105,640</b>	<b>\$12,943.74</b>	6955-0156-000
<b>88262-T</b> BRAZORIA CO., ET AL VS. JAY F. GODFREY INTERESTS, INC., DBA ARROWHEAD DEVELOPMENT VENTURES, ET AL	THE PROPERTY SHOWN AS "C.R.A." IN BLOCK 2 OF THE REPLAT OF BUNKER HILL TOWNHOUSES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16 PAGES 229-230 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE \$1,000</b>	<b>\$1,100.73</b>	2348-0000-000

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## ***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 78<sup>th</sup> 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). 1<sup>st</sup> Tuesday of each month.

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

Sincerely,

Officer Name  
Title