

**BRAZORIA COUNTY SALES FOR JUNE 5, 2018
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 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 #
80719-T BRAZORIA CO., ET AL VS. BETTY A. WEBER, INDIV. & DBA STARBUCK, LTD, ET AL	TRACT 9-9B CONSISTING OF 5 ACRES OF LAND, MORE OR LESS OUT OF THE HOOPER AND WADE SURVEY, ABSTRACT 486, LOCATED IN BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$173,930	\$6,553.13 2016-2017 TAXES ARE \$4,642.44	0486-0006-000

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
81693-T ALVIN ISD, ET AL VS. JORGE LUIS GARZA	LOT 58 CONSISTING OF 1 ACRE OF LAND, MORE OR LESS OF LEEDY ESTATES, AN UNRECORDED SUBDIVISION OUT OF THE A. J. WATTS SURVEY, ABSTRACT 584, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN A DEED FILED UNDER CLERK'S FILE # 2012019279 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOBILE HOME LOCATED THEREON, LABEL NUMBERS NTA1421679 & NTA142680. ADJUDGED VALUE \$105,410	\$6,186.81 2016-2017 TAXES ARE \$8,425.17	6140-0058-000
85157-T COLUMBIA- BRAZORIA ISD, ET AL VS. EDWIN E. ORELLANA, ET AL	LOT 12, BLOCK 11, OF COLUMBIA LAKES, SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 37 OF THE MAP OR PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$9,450	\$6,902.15	2901-0380-000
85211-T CITY OF FREEPORT, ET AL VS. LENORAH TOOMER, ET AL	AN UNDIVIDED 66.67% INTEREST IN THE EAST 45 FEET OF LOT 10 AND THE WEST 30 FEET OF LOT 11, BLOCK 188, AVALON SECOND ADDITION TO THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF DULY RECORDED IN VOLUME 6 PAGE 181 OF THE PLAT RECORDS IN THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$50,010	\$11,598.52 2017 TAXES ARE \$1,582.67	4201-1933-000
88221-T CITY OF CLUTE, ET AL VS. CURTIS D. MCELVANY, ET UX	LOT 6, BLOCK 2, OUT OF THE BROCKMAN SUBDIVISION IN DIVISION 14, A. CALVIT SURVEY, ABSTRACT 49, BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF SAID BROCKMAN SUBDIVISION OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED. ADJUDGED VALUE \$51,000	\$3,874.18 2017 TAXES ARE \$901.47	2200-0038-000 PULLED
89222-T BRAZORIA CO., ET AL VS. BETTY MCGILVRAY PERRONNE ET AL	TRACT 1: LOT 104, BLOCK 5, IN BAR X RANCH, SECTION 11, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 297-300, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$11,120	\$9,918.50	1543-0104-000
	TRACT 2: LOT 203, BLOCK 5, IN 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 \$7,030	\$6,373.43	1540-0203-005

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
89222-T BRAZORIA CO., ET AL VS. BETTY MCGILVRAY PERRONNE ET AL (CONTINUED)	TRACT 3: LOT 204, BLOCK 5, IN 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 \$7,030	\$6,817.08	1540-0204-005
	TRACT 4: LOT 103 BLOCK 5, IN BAR X RANCH, SECTION 11, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 297-300, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$9,040	\$3,543.29	1543-0103-000
	TRACT 5: LOT 105 BLOCK 5, IN BAR X RANCH, SECTION 11, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 297-300, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$13,780	\$4,446.32	1543-0105-000
89252-T ANGLETON ISD, ET AL VS. KUNIO MUTO, ET AL	LOT 12, BLOCK 1, 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	\$7,200.00	1537-0012-000
89552-T COLUMBIA- BRAZORIA ISD, ET AL VS. DALE D. BOWEN, ET AL	TRACT 1: LOT 187, BLOCK 5, IN BAR X RANCH, SECTION SEVEN, 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 \$6,000	\$6,000.00	1539-0187-005
	TRACT 2: LOT 188, BLOCK 5, IN BAR X RANCH, SECTION SEVEN, 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 \$6,000	\$6,000.00	1539-0188-005
89698-T COLUMBIA- BRAZORIA ISD, ET AL VS. ROSELLA A. KOSSA, ET AL	TRACT 1: LOT 158, BLOCK 4, IN BAR X RANCH, SECTION SEVEN, 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 \$6,000	\$4,155.44	1539-0158-004
	TRACT 2: LOT 157, BLOCK 4, IN BAR X RANCH, SECTION SEVEN, 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 \$6,000	\$4,948.49	1539-0157-004

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
90283-T ALVIN ISD, ET AL VS. CHARLES BOGGS, ET AL	A 1.5 ACRE TRACT OF LAND KNOWN AS LOT 27 OUT OF THE ARNDT-SMITH SUBDIVISION IN THE A.C.H. & B. SURVEY NO. 2. ABSTRACT 462, BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 1987028725. ADJUDGED VALUE \$31,850	\$9,524.60	0462-0005-390
90851-T DANBURY ISD, ET AL VS. ADRIAN C. JUAREZ, ET UZ	TRACT 1: LOT 35 CONSISTING OF 1.02 ACRES OF LAND, MORE OR LESS OF LADY BEE HOMESITES, AN UNRECORDED SUBDIVISION OUT OF THE J ABBOTT SURVEY, ABSTRACT 144, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME (88) 571, PAGE 260 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$27,540	\$2,411.83 2017 TAXES ARE \$1,120.14	5750-0035-000
	TRACT 2: LOT 46 CONSISTING OF 1.02 ACRES OF LAND, MORE OR LESS OF LADY BEE HOMESITES, AN UNRECORDED SUBDIVISION OUT OF THE J ABBOTT SURVEY, ABSTRACT 144, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME (88) 571, PAGE 260 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$27,540	\$2,845.33 2017 TAXES ARE \$714.14	5750-0046-000
90853-T CITY OF FREEPORT, ET AL VS. SALECIA BROWN SIDNEY AKA FALECIA SIDNEY	LOTS 18 AND 19, BLOCK 48, VELASCO TOWNSITE, CITY OF FREEPORT, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2015002510 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$2,810	\$2,810.00 2017 TAXES ARE \$88.93	8110-0469-000
91570-T COLUMBIA- BRAZORIA ISD, ET AL VS. SHAWNA LEIGH MARTIN HEIR OF JUDITH ANN MARTIN, ET AL	THE EAST 30 FEET OF LOT 5, AND THE WEST 44 FEET OF LOT 6, IN BLOCK 3, STRATTON RIDGE SUBDIVISION, SECTION 1, WEST COLUMBIA, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT APPEARING IN VOLUME 6, AT PAGE 11 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$83,820	\$15,533.71	7825-0051-000
91645-T BRAZORIA CO., ET AL VS. LESLIE WILLIAM KNIES, ET AL	TRACT 1: LOT 21 IN THE BUSINESS SECTION OF LAKE ALASKA, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7 PAGE 9 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$140 TRACT 2: LOT 22 IN THE BUSINESS SECTION OF LAKE ALASKA, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7 PAGE 9 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$140	\$1,660.17	5760-2921-000 5760-2922-000

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
92451-T CITY OF PEARLAND, ET AL VS. RANDY LEE BELL	TRACT 1: TRACT 33 CONSISTING OF 2.7788 ACRES OF LAND, MORE OR LESS, OUT OF THE H T & B RAILROAD COMPANY SURVEY, ABSTRACT 548, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2016063713 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$404,060	\$47,955.17	0548-0010-110
	TRACT 2: TRACT 30 CONSISTING OF 1.926 ACRES OF LAND, MORE OR LESS, OUT OF THE H T & B RAILROAD COMPANY SURVEY, ABSTRACT 548, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2016063713 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$61,980	\$7,071.30	0548-0010-150
93409-T CITY OF ANGLETON, ET AL VS. HOMERO GARZA AKA HOMER GARZA, ET AL	LOT 3 IN BLOCK 102 OF DWYER & MURRAY'S ADDITION TO THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, AS THE SAME APPEARS DULY OF RECORD IN THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SAID PROPERTY BEING THE SAME CONVEYED FROM CARLOS B. MASTERSON TO LEOBARDO GARZA AND CARLOTA R. GARZA, BY DEED DATED SEPTEMBER 1, 1945, AND RECORDED IN VOLUME 399, PAGE 148 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$26,460	\$4,049.09	1310-0620-000
94231-T BRAZORIA CO., ET AL VS. MICHAEL LYNN GAUVIN, ET AL	LOT 107, BLOCK 4 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 \$7,030	\$4,596.26	1540-0107-004

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

Ro'Vin Garrett

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