

## BRAZORIA COUNTY SALES FOR MARCH 4, 2025, BEGINNING AT 10:00 A.M.



**\*Updated 2.13.2025\***

Tax foreclosure sales will be conducted by the Brazoria County Sheriff's Office. These sales are held on the first Tuesday of the month beginning at 10:00 and by law can be conducted between the hours of 10:00 a.m. and 4:00 p.m. in the **Commissioners' Courtroom located at the Brazoria County Courthouse Campus – Administration Building, 237 East Locust St., Second Floor, Suite 205, Angleton, TX 77515.**

- 1) 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.**
- 2) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount. **The post judgment tax years, if any, will be listed UNDER the minimum bid on the tax sale list.** No penalty or interest will be waived on post judgment tax years.
- 3) **Accepted payment methods are 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). **ALL PAYMENTS MUST BE EXACT.** No overages will be accepted, and no change will be made.
- 4) 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 may be reoffered for sale the same day.**
- 5) **STATE LAW** requires persons/companies to obtain a Statement of No Delinquent Tax from the Brazoria County Tax Office in order to be eligible to bid in the tax sale. This statement must be provided to the officer(s) conducting the sale prior to the beginning of the sale. To obtain this statement, you must fill out the provided request under oath and have it notarized. Mail your completed request with a \$10.00 processing fee, in the form of a money order or cashier check made out to the Brazoria County Tax office at **111 East Locust, Angleton, Texas 77515** or deliver in person at **451 N. Velasco, Angleton, Texas.** Mail in your completed form with payment no less than 10 days prior to the sale to ensure that you are eligible to bid. **Statement of No Delinquent Tax requests will not be processed on the day of sale.** The person or company name provided on your request for a Statement of No Delinquent Tax will be the name recorded on your deed. **Pursuant to Tax Code 34.014 a person who knowingly violates tax code 34.015 commits a Class B Misdemeanor Offense.**

**Please see the following page(s) for Properties scheduled for Tax Sale.**

**BRAZORIA COUNTY SALES FOR MARCH 4, 2025, BEGINNING AT 10:00 A.M.**

<b>Item No.</b>	<b>Cause No.</b>	<b>Legal Description</b>	<b>Account No.</b>	<b>Minimum Bid</b>
1	114968-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. ALVAREZ, ELVIRA, ET AL	LOTS 16 AND 17, BEING A 0.137 ACRE TRACT OF LAND, MORE OR LESS, BLOCK 55, SWEENEY TOWNSITE, LOCTAED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2019038666 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$95,620.00	7885-0439-001	<b>\$5,058.87</b>  <b>2023-2024 Taxes Due</b>
2	116554-T CITY OF BRAZORIA, ET AL VS. IBARRA, HECTOR J., ET AL	TRACT 1: LOT 16, BLOCK 1, OF BRAZORIA OAKS SUBDIVISION, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 65-66, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$8,840.00	2145-0116-000	<b>\$478.75</b>  <b>2024 Taxes Due</b>
3	116554-T Continued	TRACT 2: LOT 17, BLOCK 1, OF BRAZORIA OAKS SUBDIVISION, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 65-66, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$10,040.00	2145-0117-000	<b>\$619.86</b>  <b>2024 Taxes Due</b>
4	116554-T Continued	TRACT 3: LOT 18, BLOCK 1, OF BRAZORIA OAKS SUBDIVISION, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 65-66, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$11,050.00	2145-0118-000	<b>\$649.92</b>  <b>2024 Taxes Due</b>
5	116554-T Continued	TRACT 4: LOT 19, BLOCK 1, OF BRAZORIA OAKS SUBDIVISION, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 65-66, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$8,090.00	2145-0119-000	<b>\$561.84</b>  <b>2024 Taxes Due</b>
6	116554-T Continued	TRACT 5: LOT 20, BLOCK 1, OF BRAZORIA OAKS SUBDIVISION, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 65-66, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$8,000.00	2145-0120-000	<b>\$559.17</b>  <b>2024 Taxes Due</b>
7	116554-T Continued	TRACT 6: LOT 21, BLOCK 1, OF BRAZORIA OAKS SUBDIVISION, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 65-66, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$11,530.00	2145-0121-000	<b>\$664.25</b>  <b>2024 Taxes Due</b>

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8	116554-T Continued	TRACT 7: LOT 22, BLOCK 1, OF BRAZORIA OAKS SUBDIVISION, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 65-66, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$9,050.00	2145-0122-000	<b>\$590.07</b>  <b>2024 Taxes Due</b>
9	116916-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. THE UNKNOWN TRUSTEE OF THE MAYE E. THOMPSON DARBY REVOCABLE TRUST, ET AL	26.5 ACRES OF LAND, MORE OR LESS, BEING AN UNDIVIDED 1/2 INTEREST IN TRACT 1, OUT OF THE N DILLARD SURVEY, ABSTRACT 60, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2015051441 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$106,290.00	0060-0016-000	<b>\$8,274.04</b>  <b>2023-2024 Tax Due</b>
10	116928-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. SCHROETER, GEORGE C., ET AL	LOTS 2B AND 3A1, BEING 1.75 ACRES OF LAND, MORE OR LESS, TRACT 14, OUT OF THE B. C. FRANKLIN SURVEY, ABSTRACT 192, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE FULLY DESCRIBED IN VOLUME 1082, PAGE 379 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$196,860.00	0192-0038-000 0192-0038-001	<b>\$15,152.44</b>  <b>2023-2024 Tax Due</b>
11	117649-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS.  BROOKS, JIM, A., ET AL	<b>TRACT 1:</b> LOT 36, BLOCK 20, COLUMBIA LAKES, SECTION 2, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGES 53 AND 54 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS <b>TRACT 2:</b> LOT 35A, BLOCK 20, COLUMBIA LAKES SUBDIVISION, SECTION 2, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 99-045029 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Aggregate Value: \$260,420.00	2901-0759-000 2901-0758-000	<b>\$15,894.36</b>  <b>2023-2024 Tax Due</b>
12	119890-T BRAZORIA COUNTY, ET AL VS. HATT, JORDAN	LOT 5, BLOCK 6, JONES CREEK TERRACE, AN UNRECORDED SUBDIVISION, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2019004956 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$214,500.00	5460-0505-000	<b>\$12,575.99</b>  <b>2024 Taxes due</b>

## BRAZORIA COUNTY SALES FOR MARCH 4, 2025, BEGINNING AT 10:00 A.M.

13	121534-T CITY OF FREEPORT, ET AL VS.  EQUITY TRUST COMPANY, CUSTODIAN FBO CAROLYN V. REED IRA, ET AL	LOTS 1 AND 2, IN BLOCK 813, VELASCO TOWNSITE, CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 32, PAGE 14 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$103,110.00	8110-4222-000	<b>\$3,874.33</b>  <b>2023-2024 Taxes Due</b>
14	121535-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. HATFIELD, PATSY GAIL HALL, ET AL	LOTS 55A-55B CONSISTING OF 0.550 ACRES OF LAND, MORE OR LESS, SHERWOOD LAND SUBDIVISION, IN THE O JONES SURVEY, ABSTRACT 78, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 99-017218 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$148,840.00	7569-0055-110	<b>\$8,869.38</b>  <b>2024 Taxes Due</b>
15	121902-T PEARLAND INDEPENDENT SCHOOL DISTRICT, ET AL VS. HAMZAH, IRSHAD, ET UX	LOT SEVEN (7), IN BLOCK ONE (1) OF FINAL PLAT OF THE LAKES AT COUNTRYPLACE, SECTION EIGHT, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 173 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$355,860.00	7938-8001-007	<b>\$22,929.30</b>  <b>2024 Taxes Due</b>
16	122271-T CITY OF PEARLAND, ET AL VS. SANCHEZ, FRANCISCO V., ET AL	LOT 6, BLOCK 1, READY SUBDIVISION, CITY OF PEARLAND, OUT OF THE W D C HALL SURVEY, ABSTRACT 70, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2003006274 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$377,650.00	7183-0006-000	<b>\$2,218.32</b>  <b>2023-2024 Taxes Due</b>
17	126511-T BRAZORIA COUNTY, ET AL  VS. AMSTERDA M VOLUNTEER FIRE DEPARTMENT, INC.	TRACT 3L CONSISTING OF 1.147 ACRES OF LAND, MORE OR LESS, OUT OF THE HENRY AUSTIN SURVEY, ABSTRACT 11, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME (85) 174, PAGE 49 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$14,650.00	0011-0007-260	<b>\$14,650.00</b>  <b>2024 Taxes Due</b>
18	127002-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. CONRAD, DOROTHY L.	LOT 15 OUT OF LOTS 4, 5 AND 6, OF THE D. J. RYAN SUBDIVISION IN THE A. C. HAND "B" SURVEY NO. 2 ( W. T. HUGHES SURVEY) BRAZORIA COUNTY, TEXAS, BEING THE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 1468, PAGE 411, IN THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$158,970.00	6102-0015-000	<b>\$13,724.10</b>  <b>2024 Taxes Due</b>

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")

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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 contact Katelynn Nett at 979-849-5056 or [knett@pbfc.com](mailto:knett@pbfc.com)

\* – information has been updated or corrected

**Pulled** – The property has been removed from this tax sale.



**Brazoria County Tax Office**

**KRISTIN R. BULANEK**  
TAX ASSESSOR-COLLECTOR

111 E. Locust  
Angleton, Texas 77515

979.864.1320  
FAX 979.864.1346

**REQUEST FOR WRITTEN STATEMENT REGARDING DELINQUENT TAXES**  
TEXAS PROPERTY TAX CODE §34.015

Printed Name of Requesting Person/Company: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ ( )  Check Here if You Wish to Pick Up Statement

List all property **NOW OWNED** by you in **BRAZORIA** County or in **ANY CITY** or **SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART OF BRAZORIA COUNTY:**

<u>Tax Account No.</u>	<u>Property Address</u>	<u>Legal Description</u>	<u>Date Acquired</u>
1) _____	_____	_____	_____
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

(Attach additional sheet, if needed.)

List all property **FORMERLY OWNED** by you in **BRAZORIA** County or in **ANY CITY** or **SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART OF BRAZORIA COUNTY:**

<u>Tax Account No.</u>	<u>Property Address</u>	<u>Legal Description</u>	<u>Date Acquired</u>
1) _____	_____	_____	_____
2) _____	_____	_____	_____
3) _____	_____	_____	_____
4) _____	_____	_____	_____

(Attach additional sheet, if needed.)

I HEREBY REQUEST THE BRAZORIA COUNTY TAX ASSESSOR-COLLECTOR TO PROVIDE A WRITTEN STATEMENT UNDER TEXAS PROPERTY TAX CODE §34.015 STATING WHETHER THERE ARE ANY DELINQUENT TAXES OWED BY ME TO BRAZORIA COUNTY OR TO ANY CITY OR SCHOOL DISTRICT HAVING TERRITORY IN BRAZORIA COUNTY. I, BEING FIRST DULY PLACED UNDER OATH BY THE UNDERSIGNED OFFICIAL AUTHORIZED TO ADMINISTER OATHS UNDER THE LAWS OF THIS STATE, DO SOLEMNLY SWEAR THE INFORMATION HERIN AND ATTACHED IS TRUE AND ACCURATE.

\_\_\_\_\_  
Signature and Title, if Applicable, of Requesting Person  
(Must be signed before notary public or officer.)

Sworn to and subscribed before me, the undersigned authority, on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, to certify which witness my hand and seal of office.

[Notary Seal]

\_\_\_\_\_  
NOTARY PUBLIC, State of Texas

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Commission Expires

*"Committed to serving the citizens of Brazoria County with remarkable service and professional courtesy!"*

For questions, please contact Katelynn Nett at 979-849-5056 or [knett@pbfc.com](mailto:knett@pbfc.com)

# 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: Bo Stallman, 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