

BRAZORIA COUNTY SALES FOR MAY 6, 2025, BEGINNING AT 10:00 A.M.



Results

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 MAY 6, 2025, BEGINNING AT 10:00 A.M.

Item No.	Cause No.	Legal Description	Geographic ID	Minimum Bid
1	115969-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. WILCOX, SONYA	TRACT 20D (CALLED TR 2) CONSISTING OF 10.105 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN BRADLEY SURVEY, ABSTRACT 45 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2004075314 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$183,390.00	0045-0059-115 PULLED	\$9,642.69 2023-2024 Taxes Due
2	116767-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. PIERCE, EVA RUIZ, ET AL	TRACT 3: LOT 11, BLOCK 18 OF RIVER SIDE ESTATES, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 91, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$2,900.00	7305-0305-000 PULLED	\$2,900.00
3	116767-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. PIERCE, EVA RUIZ, ET AL CONTINUED	TRACT 4: LOT 13, BLOCK 15 OF RIVER SIDE ESTATES, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 63, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 5: LOT 14, BLOCK 15 OF RIVER SIDE ESTATES, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 63, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 6: LOT 15, BLOCK 15 OF RIVER SIDE ESTATES, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 63, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Aggregate Value: \$270.00	7305-0248-000 7305-0249-000 7305-0250-000 Sold to G. Duenez \$3,900.00	\$270.00 2024 Taxes Due
4	116767-T Continued	TRACT 7: LOT 6, BLOCK 19 OF RIVER SIDE ESTATES, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 91, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$3,710.00	7305-0323-000 Sold to D. Mills \$7,900.00	\$3,710.00 2024 Taxes Due
5	116767-T Continued	TRACT 8: LOT 6, BLOCK 7 OF RIVER SIDE ESTATES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 41, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$3,020.00	7305-0091-000 Sold to R. Trujillo \$6,500.00	\$3,020.00 2024 Taxes Due

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6	116767-T Continued	TRACT 9: LOT 1, BLOCK 16 OF RIVER SIDE ESTATES, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 91, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$3,080.00	7305-0253-000 Sold to Jag Investments \$16,500.00	\$3,080.00 2024 Taxes Due
7	116767-T Continued	TRACT 12: LOT 3, BLOCK 20 OF RIVER SIDE ESTATES, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 91, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$3,080.00	7305-0340-000 Sold to S. Espinosa \$16,000.00	\$3,080.00 2024 Taxes Due
8	116767-T Continued	TRACT 13: THE SOUTH 50 FEET OF LOT 17, BLOCK 17 OF RIVER SIDE ESTATES, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 91, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$1,860.00	7305-0292-110 Sold to K. Trujillo \$7,200.00	\$1,860.00 2024 Taxes Due
9	118422-T BRAZORIA COUNTY, ET AL VS. PEREZ, KANDY WITTEW, ET AL	LOT NINE (9) IN BLOCK TEN (10) OF RIVERSIDE ESTATES, SECTION 1 A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 41, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$34,620.00	7305-0150-000 Sold to R. Trujillo \$28,000.00	\$12,442.18 2024 Taxes Due
10	122168-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. MILLER, CLINT W., ET AL	THE WEST 1/2 OF LOT 15, BLOCK 2, DEMIJOHN PLACE, SECTION ONE, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 3, PAGE 157 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$79,690.00	3340-0045-000 PULLED	\$8,695.21 2024 Taxes Due
11	124028-T BRAZORIA COUNTY, ET AL VS. CANFIELD, KENNETH R., ET AL	TRACT 1: LOT SIX (6) AND SEVEN (7), OF RESUBDIVISION OF SHADY CREEK, SECTION NO. 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 14, PAGE 99, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$205,540.00	7511-0047-000 PULLED	\$21,261.67 2024 Taxes Due
12	124028-T Continued	TRACT 2: LOT TWENTY FOUR (24), OF RESUBDIVISION OF SHADY CREEK, SECTION NO. 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 14, PAGE 99, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$39,690.00	7511-0066-000 PULLED	\$5,186.09 2024 Taxes Due

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13	125223-T CITY OF FREEPORT, ET AL VS. HANZIK, KAVIN GLEN, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF JANE NONNIE HANZIK	LOT 1, BLOCK 7 OF VICTORY ADDITION, A SUBDIVISION IN THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 177, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$38,710.00	8125-0062-000 Sold to S. Espinosa \$22,862.73	\$22,862.73 2024 Taxes Due
14	125456-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. BROADWAY, BRADY BUREN, ET AL	TRACT 1: LOT 6 IN BLOCK 4 OF HOLIDAY SHORES, SECTION 1, ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD IN THE COUNTY CLERK S OFFICE OF BRAZORIA COUNTY, TEXAS, RECORDED IN VOLUME 10, PAGE 35 AND 36 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING THE SAME PROPERTY CONVEYED TO GEORGE E. RAE BY DEED DATED OCTOBER 11, 1965 AND RECORDED IN VOLUME 923 ON PAGE 279, DEED RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$12,090.00	5140-0049-000 PULLED	\$2,225.64 2024 Taxes Due
15	125456-T Continued	TRACT 2: LOT 16, RIVERFRONT SUBDIVISION OUT OF THE SF AUSTIN SURVEY, DIVISION 10, ABSTRACT 20 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1162, PAGE 801 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$90,500.00	7290-0014-000 PULLED	\$11,268.14 2024 Taxes Due
16	125792-T BRAZORIA COUNTY, ET AL VS. BOOKER, ROBIN D., ET AL	LOTS 12 AND 13, AN 0.1248 ACRE TRACT COMBINED, MORE OR LESS, ALSO KNOWN AS A 0.140000 ACRE TRACT COMBINED, OF TURTLE COVE YACHT BASIN, AN UNRECORDED SUBDIVISION, F.J. CALVIT LEAGUE, ABSTRACT 51, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2021047634 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$404,380.00	8082-0003-000 PULLED	\$24,945.07 2024 Taxes Due
17	126231-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. RONGEY, REECE LANGSTON	TRACT 10C (SD W/2), BLOCK 5, CONSISTING OF 2.533 ACRES OF LAND, MORE OR LESS, OUT OF THE E WALLER SURVEY, ABSTRACT 134, LOCTAED IN BRAZORIA COUNTY, TEXAS AND BEING PARTICULARLY DESCRIBED IN CLERK'S FILE # 2021081010 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$422,240.00	0134-0056-000 Sold to C2 Homes \$132,000.00	\$17,565.39 2024 Taxes Due

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18	128112-T BRAZORIA COUNTY, ET AL VS. WHITE, CAROLYN ANN	LOT 6, GRIFFIN SUBDIVISION OUT OF THE G M BRYANT SURVEY, ABSTRACT 158, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2007044800 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXXAS. Adjudged value: \$116,920.00	4461-0005-000 Sold to Laurel Oaks Investments \$13,443.60	\$13,443.60 2024 Taxes Due
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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 contact Katelynn Nett at 979-849-5056 or 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: _____

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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!"

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). 1st Tuesday of each month.

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

Sincerely,

Officer Name
Title