

BRAZORIA COUNTY SALES FOR JUNE 4, 2024, 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.**

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

Item No.	Cause No.	Legal Description	Account No.	Minimum Bid
1	109130-T BRAZORIA COUNTY, ET AL VS. ROSE ACCEPTANCE, INC.	LOT 51, IN BLOCK 1, IN KEY LARGO SUBDIVISION, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGES 21-22, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$356,760.00	5590-0051-000 PULLED	\$1,734.68 2022-2023 Taxes Due
2	113502-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. SUNDGREN, DELVER C., ET AL	20 ACRES OF LAND MORE OR LESS, BEING CALLED LOTS OR TRACTS 25 & 27, SOMETIMES SHOWN AS IN BLOCK 3, OF S. C. REKDAHL'S SUBDIVISION IN THE A. G. REYNOLDS LEAGUE, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 9 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$350,000.00	0121-0064-000 Sold to R. Fontenot \$32,000.00	\$8,502.66
3	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 PULLED	\$8,533.18 2023 Taxes Due
4	116136-T COLUMBIA-BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. MATURA, VICTOR, ET AL	LOT 116, BLOCK 3 OF BAR X RANCH, SECTION 10, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 279-282 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$34,500.00	1542-0116-003 Sold to C. Vasquez for \$24,000.00	\$6,323.41
5	116312-T COLUMBIA-BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. CHEER, DAVID P., ET AL	LOT 34, BLOCK 1 OF BAR X RANCH, SECTION 15, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 23-26, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$39,960.00	1548-0034-000 Sold Randy Roberts Construction \$6,423.38	\$6,423.38
6	116316-T COLUMBIA-BRAZORIA ISD, ET AL VS. SULLIVAN, J., FRANCES, AS TRUSTEE OF THE JOHN E. SULLIVAN & FRANCES J. SULLIVAN REVOCABLE LIVING TRUST	LOT 40, 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: \$35,840.00	1539-0040-001 Sold to C. Vasquez for \$8,000.00	\$6,766.44

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7	116322-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. STROTHER, SAMANTHA, ET AL	LOT 14, BLOCK 1 OF BAR X RANCH, SECTION 6, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 225-228, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$40,320.00	1538-0014-001 Sold to C. Vasquez for \$13,500.00	\$7,389.18
8	116630-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. KALLA, SELWYN, ET AL	LOT 43, BLOCK 1 OF BAR X RANCH, SECTION 6, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 225-228 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$40,320.00	1538-0043-001 Sold to J. Shimek \$25,500.00	\$6,666.50
9	116705-T CITY OF SWEENEY, ET AL VS. BROWN, ROBERT HILTON, ET AL	LOT 12, BLOCK 37 SWEENEY, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERKS FILE NUMBER 94-014585 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$22,500.00	7885-0303-000 Sold to T. Fonseca \$8,537.49	\$8,537.49
10	116735-T COLUMBIA BRAZORIA INDEPENDANT SCHOOL DISTRICT, ET AL VS. ISENHOWER, DONNA, ET AL	LOT 35, BLOCK 1 OF BAR X RANCH, SECTION 15, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 23-26, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$39,960.00	1548-0035-000 Sold to H. Baltman \$12,500.00	\$5,744.12
11	117164-T BRAZORIA COUNTY, ET AL VS. TRAHAN, BILL	LOT TWENTY-TWO (22), BLOCK 1 (1) OF CLOVER SKIES, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2011005337 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$38,160.00	2777-0001-022 Sold to C3 Homes \$9,142.68	\$9,142.68
12	117317-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. WRIGHT, HUBERT, ET AL	TRACT 21D1 CONSISTING OF 0.360 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHN MCCLOSKEY SURVEY, ABSTRACT 84, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1098, PAGE 695 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$42,840.00	0084-0110-110 Sold to Casas For All \$15,000.00	\$10,698.48
13	119194-T BRAZORIA COUNTY, ET AL VS. GOMEZ, MARTHA	TRACT 1: LOT 29A1D CONSISTING OF .173 ACRES OF LAND, MORE OR LESS, OUT OF THE J.E. GROCE SURVEY, ABSTRACT 66, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1643, PAGE 677 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$15,820.00	0066-0078-105 PULLED	\$1,466.37 2023 Taxes Due

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14	119194-T Continued	TRACT 2: 1.29 ACRES OF LAND, MORE OR LESS, BEING A PART OF TRACT 2A, BLOCK 10, (BEING OUT OF THE SUBDIVISION OF TRACTS 3A-4-7A-8-9-10), OUT OF THE GEORGE HARRISON SURVEY, ABSTRACT 73, LOCATED IN BRAZORIA COUNTY, TEXAS Adjudged Value: \$43,330.00	0073-0036-000 PULLED	\$1,591.89 2023 Taxes Due
15	119194-T Continued	TRACT 4: LOT 56A, CONSISTING OF 0.090 ACRES OF LAND, MORE OR LESS, OUT OF THE BCIC SUBDIVISION #10, OYSTER CREEK, IN THE F J CALVIT SURVEY, ABSTRACT 51, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2019034726 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 5: LOT 56A1, CONSISTING OF 0.090 ACRES OF LAND, MORE OR LESS, OUT OF THE BCIC SUBDIVISION #10, OYSTER CREEK, IN THE F J CALVIT SURVEY, ABSTRACT 51, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2020008741 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 6: LOT 7, BLOCK 1, JEFFERS ADDITION, OUT OF THE BCIC SUBDIVISION #10, OYSTER CREEK, IN THE F J CALVIT SURVEY, ABSTRACT 51, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2018014378 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Aggregate Value: \$516,620.00	2110-0075-000 2110-0076-000 5400-0005-000 PULLED	\$25,491.05 2023 Taxes Due
16	119194-T Continued	TRACT 7: LOT 2, BLOCK B OF LAKEWOOD PARK, SECTION 1, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 98-044270 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$167,020.00	6100-0010-000 PULLED	\$10,243.03 2023 Taxes Due
17	119769-T CITY OF FREEPORT, ET AL VS. EUDY, CECELIA ANN, ET AL	LOT 23 AND THE ADJOINING EAST 15 FEET OF LOT 24, BLOCK 188, AVALON FIRST ADDITION, CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT IN VOLUME 5, PAGE 273 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$148,420.00	4201-1943-000 Sold to N. Holmes \$67,000.00	\$26,691.40
18	119952-T BRAZORIA COUNTY, ET AL VS. MATTHEWS, KISA G., ET AL	LOT 5 IN BLOCK 3 OF CRYSTAL LAKE SUBDIVISION, SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 711 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$480,900.00	3099-1003-005 Sold to Summit Land Trust \$300,000.00	\$33,795.39

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19	120402-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. ALEXANDER, LEONTEEN, ET AL	TRACT 1, 2 & 3: TRACT 3D, 50.00 ACRES OF LAND, MORE OR LESS, OUT OF THE JOHNSON, WALKER & BORDEN SURVEY, A-77, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED DATED OCTOBER 7, 1929, FROM TIMOTHY BOONE TO ANITA BOONE, RECORDED IN VOLUME 216 AT PAGE 357 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT. Adjudged Aggregate Value: \$838,790.00	0077-0023-000 0077-0023-002 0077-0023-001 Sold to GFF Holdings for \$355,000.00	\$44,947.35
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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: _____ () _____ 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

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