

BRAZORIA COUNTY SALES FOR JUNE 3, 2025, BEGINNING AT 10:00 A.M.



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 JUNE 3, 2025, BEGINNING AT 10:00 A.M.

Item No.	Cause No.	Legal Description	Geographic ID	Minimum Bid
1	117908-T BRAZORIA COUNTY, ET AL VS. DUNLAP, RUTH, ET AL	LOT 35, DENT NO. 2 SURVEY, ABSTRACT 66 OF THE J.E. GROCE SURVEY, LOCATED IN CLUTE, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 65 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS Adjudge Value: \$140,560.00	3381-0064-000	\$95,466.05
2	118021-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. SAJI, GEORGE, ET AL	LOT TWENTY -SEVEN (27) AND THE WEST ONE - HALF (1/2) OF LOT TWENTY- SIX (26) , IN BLOCK THREE (3) , OF BAYOU BEND ADDITION , AN ADDITION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8, PAGES 147-148 , OF THE MAP RECORDS OF BRAZORIA COUNTY , TEXAS Adjudge Value: \$327,980.00	1640-0091-000	\$57,983.32
3	118521-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. GOMEZ, DORA, ET AL	LOTS 17 & 19, IN BLOCK V, OF RESUBDIVISION OF BLOCKS V & X OF THE FIRST PART OF SECTION 2, HOLIDAY LAKES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 27 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$7,430.00	5120-0165-000	\$3,626.84 2024 Taxes Due
4	121971-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. DITECH FINANCIAL, LLC	LOT 27, BLOCK 4 OF COLD RIVER RANCH PHASE 2, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN CLERK'S FILE NO. 2006021562 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$22,500.00	2820-2004-027	\$5,748.32 2024 Taxes Due
5	121976-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. FROLICK, MILTON V., ET UX	A TRACT OF LAND CALLED TRACT OR LOT 68 OF WOODED HARBOR, SECTION 1, AN UNRECORDED SUBDIVISION OF LOTS 21 AND 22 OF THE MASTERSON SUBDIVISION AS SHOWN BY THE MAP RECORDED IN VOLUME 1, PAGE 62 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, BEING OUT OF THE S. F. AUSTIN 1-3/4 LEAGUE GRANT, ABSTRACT 37, BRAZORIA COUNTY, TEXAS, SAID TRACT OR LOT 68 BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN VOLUME 882 PAGES 841-843, DEED RECORDS, BRAZORIA COUNTY, TEXAS. Adjudge Value: \$12,250.00	8425-0062-000	\$5,284.17 2024 Taxes Due

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6	122478-T CITY OF BROOKSIDE VILLAGE, ET AL VS. PELEN, KEVIN CARLOS, ET UX	LOT FOUR (4), BLOCK ONE (1), CLEAR CREEK MANOR, SECTION THREE, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 105 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$108,560.00	2762-0016-001	\$9,007.80 2024 Taxes Due
7	122479-T CITY OF ANGLETON, ET AL VS. BARNES, JOHNNIE LYN. ET UX	LOT THREE (3) OF EARL R. KNIGHT, INC., WEST SUBDIVISION, A SUBDIVISION OF 3.860 ACRES OF LAND OUT OF TRACT 14 OF THE H.H. CORNWALL SURVEY, ABSTRACT NO. 180, BRAZORIA COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 16, PAGE 111 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$152,020.00	8233-0003-000	\$15,896.95 2024 Taxes Due
8	122522-T DANBURY INDEPENDENT SCHOOL DISTRICT, ET AL VS. KELLEY, KOURTNEY, ET AL	TRACT 1: LOT 57, BLOCK 3, SHADOW BEND SUBDIVISION, IN E.P. MYRICKSURVEY, ABSTRACT A0102, SITUATED IN BRAZORIA COUNTY, TEXAS, AS SHOWN IN VOLUME 325, PAGE 868 OF THE DEED AND PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND FURTHER DESCRIBED BY TAX ACCOUNT 7501-0192-000 TRACT 2: LOT 58, BLOCK 3, SHADOW BEND SUBDIVISION, IN E.P. MYRICK SURVEY, ABSTRACT A0102, SITUATED IN BRAZORIA COUNTY, TEXAS, AS SHOWN IN VOLUME 325, PAGE 868 OF THE DEED AND PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND FURTHER DESCRIBED BY TAX ACCOUNT 7501-0193-000 TRACT 3: LOT 60, BLOCK 3, SHADOW BEND SUBDIVISION, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1632, PAGE 246 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 4: LOT 61, BLOCK 3, SHADOW BEND SUBDIVISION, IN E.P. MYRICK SURVEY, ABSTRACT A0102, SITUATED IN BRAZORIA COUNTY, TEXAS, AS SHOWN IN VOLUME 325, PAGE 868 OF THE DEED AND PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND FURTHER DESCRIBED BY TAX ACCOUNT 7501-0196-000 Adjudged Aggregate Value: \$13,350.00	7501-0192-000 7501-0193-000 7501-0195-000 7501-0196-000	\$4,674.65 2024 Taxes Due
9	122669-T BRAZORIA COUNTY, ET AL VS. FUGATE, BERT, ET AL	TRACT OR LOT NUMBER 17 OF PEACHCREST HOMESITES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 75, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$110,350.00	7010-0030-000	\$24,525.61 2024 Taxes Due

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10	122923-T BRAZORIA COUNTY, ET AL VS. TAYLOR, TERRELL TROY	TRACT 1: LOT TWENTY SEVEN (27), DUTCH LAKE SUBDIVISION NO. 2, BEING A SUBDIVISION OF TRACT 18 OF THE BRYAN SUBDIVISION, S.F. AUSTIN SURVEY, ABSTRACT 21, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID DUTCH LAKE SUBDIVISION NO. 2 OF RECORD IN VOLUME 11, PAGE 65, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; MORE COMMONLY KNOWN AS 138 DUTCH LAKE COURT, OYSTER CREEK, TEXAS. Adjudge Value: \$10,010.00	3570-0027-000	\$2,291.44 2024 Taxes Due
11	122923-T Continued	TRACT 2: LOT 11, BLOCK D, VELASCO HEIGHTS, A SUBDIVISION OF THE CITY OF FREEPORT, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID SUBDIVISION DULY RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED AND AS DESCRIBED IN CLERK'S FILE # 2009011903 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudge Value: \$77,830.00	8115-0048-000	\$6,927.35 2024 Taxes Due
12	125272-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. CAMACHO, ANDRES	LOT 9 CONSISTING OF 0.140000 ACRES OF LAND, MORE OR LESS, HAYES SUBDIVISION OUT OF THE HOOPER & WADE SURVEY, ABSTRACT 491, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2019063170 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS Adjudge Value: \$91,220.00	4760-0018-000	\$12,284.86 2024 Taxes Due
13	127893-T BRAZORIA COUNTY, ET AL VS. LAPE, LARRY JOHN, ET UX	TRACT 28-28A CONSISTING OF 12.031 ACRES OF LAND, MORE OR LESS, IN THE S F AUSTIN SURVEY, ABSTRACT 29, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2018018837 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudge Value: \$2,050.00	0029-0076-000	\$2,050.00 2024 Taxes Due
14	128052-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. BROWN, CHARLOTTE, A/K/A CHARLOTTE HATHAWAY	TRACT 1: LOTS 6, 7, 8, 9 & 13 BLOCK 2 OF SNUG HARBOR, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 77, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND A MOBILE HOME, LABEL NUMBER PFS1079798. TRACT 2: LOT 10, BLOCK 2 OF SNUG HARBOR, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 77, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 3: LOT 12, BLOCK 2 OF SNUG HARBOR, SECTION 2, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 77, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Aggregate Value: \$227,030.00	7681-0041-000 7681-0047-000 7681-0050-000	\$16,530.80 2024 Taxes Due

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15	129992-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. BENEFIELD, NANCY WILLIS, TRUSTEE FOR THE FRANK BRACEWELL CHARITABLE FOUNDATION	TRACT 41B CONSISTING OF 1 ACRE OF LAND, MORE OR LESS, IN OLINWOOD HEIGHTS, A SUBDIVISION IN THE H T & B RAILROAD COMPANY SURVEY, ABSTRACT 229, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2009037926 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$199,800.00	0229-0021-261	\$18,632.10 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 courtesies!"

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