

BRAZORIA COUNTY SALES FOR AUGUST 6, 2024, BEGINNING AT 10:00 A.M.



UPDATED 7.25.2024

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 AUGUST 6, 2024, BEGINNING AT 10:00 A.M.

Item No.	Cause No.	Legal Description	Account No.	Minimum Bid
1	110025-T BRAZORIA COUNTY, ET AL VS. HARMON, KIMBERLY ANN, ET AL	TRACT 1: LOT 23, IN BLOCK 4, OF AREA "E" IN THE CITY OF LAKE JACKSON, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 85, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$124,070.00	5850-0663-000 PULLED	\$3,618.49
2	113929-T CITY OF ANGLETON, ET AL VS. SHANKLIN, ZAUNDRIA	TRACT 1: LOT 9, BLOCK 4, OF CHEVY CHASE, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 366, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$182,220.00	2672-0282-000	\$6,261.46 2023 Taxes Due
3	113930-T CITY OF PEARLAND, ET AL VS. FORREST, JERAD W., ET AL	TRACT 2: A 50% UNDIVIDED INTEREST IN LOT ONE (1), BLOCK ONE (1), OF FINAL PLAT COUNTRY GROVE TOWNHOMES, SECTION FIVE (5), A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 19, PAGE 27-28 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$82,135.00	2984-0501-001	\$1,086.95 2022-2023 Taxes Due
4	114065-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. CRAWFORD, WILLIAM P.	TRACT 1: TRACT 37H CONSISTING OF 2.43 ACRES OF LAND, MORE OR LESS, OUT OF THE S. MARSH SURVEY, ABSTRACT 81, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE #2009046612 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOBILE HOME LOCATED THEREON, BEING A 16X76 FOOT MOBILE HOME, HUD # NTA0590602. Adjudged Value: \$94,570.00	0081-0016-005 PULLED	\$7,237.19 2023 Taxes Due
5	114554-T DAMON INDEPENDENT SCHOOL DISTRICT, ET AL VS. TAMAYO, MARK	TRACT 1: LOTS FIVE (5) AND SIX (6), BLOCK THIRTEEN (13), DAMON, SITUATED IN BRAZORIA COUNTY, TEXAS, AS SHOWN IN VOLUME 364, PAGE 53 OF THE DEED AND PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$68,460.00	3110-0234-000 PULLED	\$2,402.06 2023 Taxes Due
6	114694-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. SALAZAR, DANIEL, ET AL	TRACT 1: LOT 2A, ZEPEDA SUBDIVISION, CITY OF ALVIN, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2004022193 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$67,300.00	8455-0000-002	\$36,368.47 2023 Taxes Due

BRAZORIA COUNTY SALES FOR AUGUST 6, 2024, BEGINNING AT 10:00 A.M.

7	115694-T DAMON INDEPENDENT SCHOOL DISTRICT, ET AL VS. SANCHEZ, JOSE, ET AL	TRACT 1: TRACT 25B1-25B2, CONSISTING OF 0.71 ACRES OF LAND, MORE OR LESS, OUT OF THE E S JONES, SURVEY, ABSTRACT 314, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 98-018873 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$64,900.00	0314-0021-000	\$6,220.46 2023 Taxes Due
8	116888-T CITY OF ANGLETON ET AL, VS. GARCIA, SANTOS, ET AL	TRACT 1: LOT FIFTEEN (15) AND LOT SIXTEEN (16) IN BLOCK ONE HUNDRED SEVEN (107) IN THE CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF DULY OF RECORD IN THE PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, AND RECORDED IN VOLUME 385, PAGE 66 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$100,890.00	1310-0678-000	\$11,014.05
9	119763-T BRAZORIA COUNTY, ET A VS. GREEN, DAVID CHARLES, ET AL	TRACT 1: LOT FOUR (4), BLOCK ONE (1), TAMARIND WOODS SUBDIVISION, BEING OUT OF A 36.64 ACRE TRACT OUT OF THE JOHN S. CALDWELL, JR. 88.66 ACRE TRACT IN THE JARED E. GROCE 5 LEAGUE GRANT, ABSTRACT 66, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 15, PAGE 151, PLAT RECORDS, BRAZORIA COUNTY, TEXAS. Adjudged Value: \$250,952.00	7890-0004-000	\$27,704.64
10	120108-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. JANEK, LAURA REED	TRACT 1: LOT 6, CONSISTING OF 6 ACRES OF LAND, MORE OR LESS, DAVIS SUBDIVISION, SOUTHEAST 1/2 OF LOTS 10 AND 11, OUT OF THE S M WILLIAMS SURVEY, ABSTRACT 138, LOCATED IN BRAZORIA COUNTY, TEXAS. Adjudged Value: \$435,010.00	3260-0006-000 PULLED	\$23,278.92
11	121640-T BRAZORIA COUNTY, ET AL VS. VU, HUY TRUONG, ET AL	TRACT 1: TRACT 5A2A CONSISTING OF 3.0288 ACRES OF LAND, MORE OR LESS, OUT OF THE H T & B RAILROAD COMPANY SURVEY, ABSTRACT 481, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2019030554 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$294,150.00	0481-0042-131	\$26,281.20
12	121640-T Continued	TRACT 2: LOT 2, BLOCK 1, CLEAR CREEK PARK SUBDIVISION, PEARLAND, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 35-38 AND AMENDED IN VOLUME 21, PAGE 67-68, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$374,040.00	2765-0001-002 PULLED	\$40,992.25

BRAZORIA COUNTY SALES FOR AUGUST 6, 2024, BEGINNING AT 10:00 A.M.

13	122377-T BRAZORIA COUNTY, ET AL VS. RASMUSSEN, FRANCES K., ET AL	TRACT 1: LOT 18, BLOCK 5, OF THE REPLAT OF THE KINGSWOOD ESTATE SUB- DIVISION, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME, 154; PAGE 161 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$252,670.00	5650-0100-000	\$32,067.61
----	---	--	---------------	--------------------

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