

BRAZORIA COUNTY SALES FOR NOVEMBER 5, 2024, BEGINNING AT 10:00 A.M.



Updated 10/15/2024

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.

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Item No.	Cause No.	Legal Description	Account No.	Minimum Bid
1	108457-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. DAVILA, MARTHA ALICIA, ET AL	TRACT 1: BEING A TRACT OR PARCEL CONTAINING 0.6443 ACRE OF LAND BEING LOTS 4A-3 AND 4A-4 OUT OF LOT 4, BLOCK 8 OF THE EAST 1/2 OF THE EDWIN WALLER LEAGUE ABSTRACT NUMBER 134, BRAZORIA COUNTY, TEXAS, BEING THAT SAME CALLED 0.6443 ACRE TRACT OF RECORD UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 01 040770, SAID 0.6443 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE NO. 2011048198 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$293,110.00	0134-0402-000 PULLED	
2	108457-T Continued	TRACT 2: LOT 11, BLOCK 2, WOOD OAKS SUBDIVISION, SECTION 2, BEING .460 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 BY METES AND BOUNDS IN VOLUME 1698, PAGE 308 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$149,160.00	8422-0061-000 PULLED	
3	109855-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. GARZA, CHRISTOPHER, ET UX	LOTS 348, 349 & 350, IN BLOCK C, OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$32,820.00	5760-0348-000	\$6,441.15 2023-2024 Taxes due
4	113710-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. FABRYGEL, JR., JOSEPH H., ET AL	A 50% UNDIVIDED INTEREST IN TRACT 40D CONSISTING OF 5 ACRES OF LAND, MORE OR LESS, OUT OF THE J H BELL SURVEY, ABSTRACT 40, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING OUT OF THAT PROPERTY MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 94- 002651 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 0.2999 ACRE TRACT CONVEYED TO THE STATE OF TEXAS BY VIRTUE OF AN AGREED JUDGMENT RECORDED IN CLERK'S FILE # 2020065554 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$36,560.00	0040-0717-000	\$1,799.77 2023-2024 Taxes due

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5	115044-T BRAZORIA COUNTY, ET AL VS. EDWARDS, II, ELROY	TRACT 1: LOTS 4, 5 & 6, BLOCK 6, MCGREAL ADDITION TO THE CITY OF BRAZORIA, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2008034105 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 2: PERSONAL PROPERTY CONSISTING OF A 2010 16X72 CLAYTON MOBILE HOME, SN1 CLW31085TX, HUD # HWC0412058, TITLE # MH00705865, LOCATED ON LOTS 4, 5, 6, BLOCK 6, LOCATED IN BRAZORIA COUNTY, TEXAS. Aggregate Adjudged Value: \$50,100.00	6500-0018-120 9610-0560-085	\$10,188.79 2024 Taxes Due
6	115684-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. BURLEIGH, STEPHEN D., ET AL	TRACT 1: LOT 58, 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: \$33,900.00	1539-0058-001	\$8,248.65 2024 Taxes Due
6A*	115684-T Continued	TRACT 2: LOT 59, 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: \$41,040.00	1539-0059-001	\$8,516.57 2024 Taxes Due
7	116932-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. JACKSON, ALEXANDRA	TRACT 1: TRACT 49D (C/S) BEING 1.50 ACRES OF LAND, MORE OR LESS, OUT OF THE D MCNEEL SURVEY, ABSTRACT 88, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2018045733 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 2: TRACT 49E, BEING 1.50 ACRES OF LAND, MORE OR LESS, OUT OF THE D MCNEEL SURVEY, ABSTRACT 88, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2018045733 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Aggregate Adjudged Value: \$317,480.00	0088-0002-110 0088-0002-120	\$10,188.79 2024 Taxes Due
8	117458-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. MEJIA, RIGOBERTO, B., ET AL	TRACT 20B CONSISTING OF 1 ACRE OF LAND, MORE OR LESS, OUT OF THE H T & B RAILROAD COMPANY SURVEY, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE # 2020042977 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$178,890.00	0472-0042-000	\$13,773.84 2023-2024 Taxes Due

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9	117982-T DAMON INDEPENDENT SCHOOL DISTRICT, ET AL VS. COLBY, CHRISTINA M.	LOT 347, BLOCK 7 TWIN LAKES, A SUBDIVISION OUT OF THE WILLIAM PRATER LEAGUE, ABSTRACT 12, BRAZORIA COUNTY, TEXAS, AND BEING PART OF THAT CERTAIN 326.899 ACRE TRACT OF LAND CONVEYED TO TEXAS WATERWAYS, INC. BY DEED RECORDED IN VOLUME 992, PAGE 464 OF THE BRAZORIA COUNTY, TEXAS, DEED RECORDS. Adjudged Value: \$75,700.00	8065-0348-000	\$8,091.58 2023-2024 Taxes Due
10	119727-T BRAZORIA COUNTY, ET AL VS. MILLER, CAROL, ET AL	TRACT 1: LOT 51, BLOCK 1, TWIN LAKES, A SUBDIVISION IN THE WILLIAM PRATER SURVEY, ABSTRACT 120, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE #2001020296 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 2: LOT 52, BLOCK 1, TWIN LAKES, A SUBDIVISION IN THE WILLIAM PRATER SURVEY, ABSTRACT 120, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE #2005008778 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Aggregate Adjudged Value: \$23,620.00	80650052000 80650053000	\$7,660.21 2023-2024 Taxes Due
11	121532-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. STREDIC, GUSSIE LEE, ET AL	LOT 8, CROUCH SUBDIVISION (CALLED LOT 11 IN THE DEED), OUT OF THE HOOPER & WADE SURVEY, ABSTRACT 420, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1260, PAGE 617 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$48,190.00	3091-0010-000	\$11,069.94 2024 Taxes Due

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