

BRAZORIA COUNTY SALES FOR DECEMBER 3, 2024, BEGINNING AT 10:00 A.M.



Updated 11.13.2024

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 DECEMBER 3, 2024, BEGINNING AT 10:00 A.M.

Item No.	Cause No.	Legal Description	Account No.	Minimum Bid
1	115050-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. MARKS, RICKY MILLER	LOTS 3-4-4A-5A CONSISTING OF 3.319 ACRES OF LAND, MORE OR LESS IN THE LINCECUM SUBDIVISION OUT OF THE B. C. FRANKLIN SURVEY, ABSTRACT 192 LOCATED IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 213 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$327,170.00	6210-0005-000 PULLED	
2	116616-T PEARLAND INDEPENDENT SCHOOL DISTRICT, ET AL VS. NGUYEN, HONG, DUC, ET AL	LOT 61, IN BLOCK 3 OF STONEBRIDGE SEC. 2, A SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER CLERK'S FILE NO. 2008021228 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$457,370.00	7016-2003-061 PULLED	
3	117405-T DANBURY INDEPENDENT SCHOOL DISTRICT, ET AL VS. LANE, STEVEN RICHARD, ET AL	TRACT 1: LOT 65, BLOCK 1, OF SHADOW BEND SUBDIVISION, OUT OF PART OF THE E.P. MYRICK SURVEY, ABSTRACT 102, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 136 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS TRACT 2: LOT 64, BLOCK 1, OF SHADOW BEND SUBDIVISION, OUT OF PART OF THE E.P. MYRICK SURVEY, ABSTRACT 102, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 136 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS Aggregate Adjudged Value: \$93,200.00	7501-0071-000 7501-0070-000	\$11,300.86 2024 Tax Due
4	118441-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. BARRETT, BARBARA TAYLOR, ET AL	TRACT 1: TRACT 22E BEING 7.50 ACRES OF LAND, MORE OR LESS, BEING AN UNDIVIDED 1/2 INTEREST IN A 15 ACRE TRACT OF LAND IN THE ZENO PHILLIPS SURVEY, ABSTRACT 118, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME (87) 494, PAGE 599 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$90,000.00	0118-0237-000	\$8,447.65 2023-2024 Taxes Due
5	118441-T Continued	TRACT 2: TRACT 22W BEING 2.50 ACRES OF LAND, MORE OR LESS, IN THE ZENO PHILLIPS SURVEY, ABSTRACT 118, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME (87) 494, PAGE 599 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$42,190.00	0118-0288-000	\$4,283.22 2023-2024 Taxes Due

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6	118520-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. DEAN, JOHNATHON D.	LOT 6, BLOCK 1 OF DEMIJOHN PLACE, SECTION #2, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 6 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$69,380.00	3341-0010-000	\$8,575.73 2024 Tax Due
7	119194-T BRAZORIA COUNTY, ET AL VS. GOMEZ, MARTHA	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. Adjudged Value: \$78,990.00	2110-0076-000	\$2,024.76 2023-2024 Taxes Due
8	119194-T Continued	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 Value: \$370,910.00	5400-0005-000	\$15,804.40 2023-2024 Taxes Due
9	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	\$10,383.40 2023-2024 Taxes Due
10	120576-T BRAZORIA COUNTY, ET AL VS. CRIBBS, EDELMIRA, ET AL	LOT 5 CONSISTING OF 0.230 ACRES OF LAND, MORE OR LESS, FLORA ADDITION. LOCATED IN THE H T & B RAILROAD COMPANY SURVEY, ABSTRACT 552, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2014002675 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$121,020.00	4128-0003-000	\$9,532.16 2024 Tax Due
11	120676-T CITY OF FREEPORT, ET AL VS. WEAVER, RONDA R., ET AL	LOT NINE (9), IN BLOCK 88, OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF APPEARING IN VOL. 2, AT PAGE 95 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$131,547.00	4200-0872-110	TBD

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12	120677-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. CARLSON, ANITA, ET AL	LOT 15, BLOCK 13 OF LINDELL ESTATES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 87, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$19,800.00	6220-0432-000	\$10,951.50 2024 Tax Due
13	120899-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. THOMAS, EVERLINE, ET AL	2.50 ACRES OF LAND, MORE OR LESS, BEING AN UNDIVIDED 1/8 INTEREST IN TRACT 37 OUT OF THE S.F. AUSTIN SURVEY, ABSTRACT 20 LOCATED IN BRAZORIA COUNTY, TEXAS. Adjudged Value: \$174,750.00	0020-0864-000	\$13,230.64 2024 Tax Due
14	122259-T CITY OF ANGLETON, ET AL VS. HODGE, DAVID ALLEN SR.	LOT TWENTY-FOUR (24), IN BLOCK TWO (2), OF BAYOU MEADOWS, AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 10, PAGE 91, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$219,800.00	1670-0039-000	\$11,756.56 2023-2024 Taxes due
15	122389-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. ALLEY, DONALD LOUIS, ET AL	TRACT 3F2A-4H2A BEING 3.99 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 4 OF THE P. L. GUPTON SUBDIVISION OF A 819.36 ACRE TRACT IN THE FREEMAN PETTUS LEAGUE, ABSTRACT 114, BRAZORIA COUNTY, TEXAS, CALLED LOT 13 OF WILSON ACRES, AND UNRECORDED SUBDIVISION, AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 94-015217 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$249,490.00	0114-0012-166	\$10,577.72 2024 Tax 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: _____

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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!"

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