

BRAZORIA COUNTY SALES FOR FEBRUARY 1, 2022, 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 on the 1st floor of the Brazoria County Courthouse.

- 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 taxes, if any, will be listed under the minimum bid on the tax sale list.
- 3) Accepted payment method 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 FEBRUARY 1, 2022, BEGINNING AT 10:00 A.M.

Cause No.	Legal Description	Account No.	Min. Bid
106023-T BRAZORIA COUNTY, ET AL VS. WILLIAMS, RICHARD RAY, ET UX	PROPERTY CALLED LOTS 40, 50A & 50B OF BRAZOS BEND, AN UNRECORDED SUBDIVISION, APPROXIMATELY 7.12 ACRES, BEING THE TOTAL OF THE 5.125 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 99-024977 AND THE 2 ACRE TRACT AS DESCRIBED IN A DEED RECORDED IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 98-027500. ADJUDGED VALUE: \$106,220.00	2065-0050-110	\$1,443.37 2020-2021 Taxes \$5,287.64
106314-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. CHILDRESS, JR., JIMMY, ET AL	1 ACRE OF LAND CALLED LOT 57 OF DANCE EAST, AN UNRECORDED SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS DESCRIBED IN A DEED RECORDED IN VOLUME 1394 PAGES 983-985 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$39,160.00	3150-0073-111	\$3,858.03 2020-2021 \$1,680.12
106420-T CITY OF WEST COLUMBIA, ET AL VS. GOODLOW, CHAROLETTE, A/K/A CHARLOTTE GOODLOW, ET AL	LOT 23, BLOCK 1, RAINBOW SUBDIVISION TO THE CITY OF WEST COLUMBIA, LOCATED IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 17, PLAT RECORDS, BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$3,090.00	7165-0009-000	\$2,128.26
107047-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. GUERRA, DAVID H., ET UX	TRACT 1: TRACT 19 & 21 OF SOUTH MEADOWS I, AN UNRECORDED SUBDIVISION, CONSISTING OF 1.603 ACRES OF LAND, MORE OR LESS, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME (89) 685, PAGE 542 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$261,670.00	7698-0019-000	Not yet available
	TRACT 2: LOT 4, CONSISTING OF 2.1116 ACRES OF LAND, MORE OR LESS, OF TIMBERWILDE ESTATES, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 23, PAGE 363, 366 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS ADJUDGED VALUE: \$88,690.00	7995-0000-004	
107062-T CITY OF PEARLAND, ET AL VS. HOANG, LANH T.	LOT THIRTY-FOUR (34), IN BLOCK ONE (1), OF PINE HOLLOW, SECTION 2-A, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 20, PAGES 277-278 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$212,150.00	7004-2001-034	\$8,578.08 2021 Taxes \$6,397.48

<p>107064-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. PEREZ, MARIO ALBERTO OCHOA</p>	<p>TRACT 187C, 11.3501 ACRES IN ABSTRACT 551, BRAZORIA COUNTY, TEXAS AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2011026420 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$136,200.00</p>	<p>0551-0017-000</p>	<p>\$10,459.42 2021 Taxes \$4,453.54</p>
<p>108229-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. HAWKINS, MICHAEL SHANE, ET AL</p>	<p>LOT OR TRACT 39 OF SOUTH MEADOWS, AN UNRECORDED SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS DESCRIBED IN A DEED RECORDED IN VOLUME 1600, PAGES 52-56 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$65,850.00</p>	<p>7698-0039-000</p>	<p>\$13,191.67 2021 Taxes \$1,458.71</p>
<p>108258-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS WEBER, HENRY, ET AL</p>	<p>TRACT 3: TRACT 9-9B CONSISTING OF 5 ACRES OF LAND, MORE OR LESS, OUT OF THE HOOPER AND WADE SURVEY, ABSTRACT 486, LOCATED IN BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$225,750.00</p>	<p>0486-0006-000</p>	<p>Not yet Available</p>
	<p>TRACT 4: PART OF LOT 6, BLOCK 2, THE MCKITHAN DUKE ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 25, PLAT RECORDS, BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$15,950.00</p>	<p>6525-0018-000</p>	
	<p>TRACT 5: PART OF LOT 6 , BLOCK 2, THE MCKITHAN DUKE ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 25, PLAT RECORDS, BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$3,510.00</p>	<p>6525-0018-110</p>	
<p>108469-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. TOLLEFSON, TIMOTHY R., ET AL</p>	<p>LOT 39, MANVEL PLAZA, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 15, PLAT RECORDS, BRAZORIA COUNTY, TEXAS AND THE MOBILE HOME LOCATED THEREON, LABEL # TEX0452570, SERIAL # 12517328A, TITLE # 596656. ADJUDGED VALUE: \$71,460.00</p>	<p>6405-0037-001</p>	<p>\$8,211.59 2021 Taxes \$1,878.72</p>
<p>109856-T CITY OF FREEPORT, ET AL VS. NEVIL, MICHAEL, ET UX</p>	<p>THE EAST 47.15 FEET OF LOT 7 AND 30 FEET OF LOT 7A, BLOCK 185, FREEPORT, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2015052796 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$126,770.00</p>	<p>4201-1893-000</p>	<p>\$11,292.86 2021 Taxes \$2,563.99</p>

109915-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. FUENTES, BLANCA A.	LOT 17. IN BLOCK 1, OF FINAL PLAT SAVANNAH MEADOWS, SECTION 1, AN ADDITION IN BRAZORIA COUNTY. TEXAS. ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 185 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$218,010.00	7457-1001-017	\$27,702.54 2021 Taxes \$7,736.86
110263-T CITY OF CLUTE, ET AL VS. ANDERSON, CAROL T.	LOTS 6 AND 7, OF ROBERTSON SUBDIVISION OF TRACT 40, BRAZOS COAST INVESTMENT COMPANY SUBDIVISION NO. 15, IN THE S.F. AUSTIN LEAGUE, ABSTRACT NO. 19, IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 55 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS ADJUDGED VALUE: \$85,640.00	7325-0004-000	\$12,979.04 2021 Taxes \$2,274.04

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. ("PBFCEM") [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 PBFCEM. For questions, please call Katelynn Nett at 979-849-5056, knett@pbfcem.com

* – information has been updated.

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

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