

BRAZORIA COUNTY SALES FOR AUGUST 3, 2021 SCHEDULED FOR 10:00 A.M.

Tax foreclosure sales are conducted by the Sheriff of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. in 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** now requires individuals who wish to participate request a statement of no delinquent tax with the Brazoria County Tax Office. You must fill out the Request under oath and have it notarized. Mail your completed form with a \$10.00 processing fee, in the form of a money order or cashier check, 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. The name on the Statement of No Delinquent Tax Form will be the name that is put on your deed. **Statement of No Delinquent Tax forms will not be processed on the day of sale!**

Cause No.	Legal Description	Min Bid	Account No.
95281-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. CAMPOS, OSVALDO, ET AL	TRACT 183BB-184U CONSISTING OF 3 ACRES OF LAND, MORE OR LESS, ROY ACRES, SECTION II, OUT OF THE H T & B RAILROAD COMPANY SURVEY, ABSTRACT 308, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE # 2014039119 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$177,170.00	\$2,176.96 2019-2021 TAXES \$11,781.02	0308-0023-041

Cause No.	Legal Description	Min Bid	Account No.
99753-T PEARLAND INDEPENDENT SCHOOL DISTRICT, ET AL VS. FREEMAN, CYNTHIA S., ET AL	LOT 9, BLOCK 1 OF AMENDING PLAT, OAKBROOK SUBDIVISION, SECTION 1, RESERVE "B" IN THE CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 325-326, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$214,810.00	\$18,258.82 2020 TAXES \$3,093.00	6838-0002-109
99539-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. FORBES, ROBERT B., ET AL	TRACT 1: LOT 72, BLOCK 17, LAS PLAYAS, SECTION 6, PART II, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-82 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$6,000.00	\$4,918.69	6067-1872-000
	TRACT 2: LOT 5, BLOCK 14, SECTION FIVE (5), LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$4,500.00	\$3,233.86	6067-1405-000
	TRACT 3: LOT 56, BLOCK 14, LAS PLAYAS, SECTION FIVE (5), PART II, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-82 OF THE PLAT RECORDS OF BRAZORIA ADJUDGED VALUE: \$4,130.00	\$4,130.00	6067-1456-000
	TRACT 4: LOT 69, BLOCK 17, LAS PLAYAS, SECTION 6, PART II, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-82 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$6,000.00	\$4,997.57	6067-1869-000
	TRACT 5: THE NORTHWEST 1/2 OF LOT 20, BLOCK 11, SECTION 5 OF LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$2,080.00	\$2,080.00	6067-1120-110
	TRACT 6: THE NORTHERN 1/2 OF LOT 25, BLOCK 11, SECTION FIVE (5), LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$2,080.00	\$2,080.00	6067-1125-000

Cause No.	Legal Description	Min Bid	Account No.
99539-T Continued	TRACT 7: THE SOUTHERN 1/2 OF LOT 25, BLOCK 11, SECTION FIVE (5), LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$2,080.00	\$2,080.00	6067-1125-110
	TRACT 8: LOT 7, BLOCK 12, SECTION FIVE (5), LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$4,950.00	\$4,950.00	6067-1207-000
	TRACT 9: LOT 84, BLOCK 14, LAS PLAYAS, SECTION FIVE (5), PART II, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-82 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$2,350.00	\$2,350.00	6067-1484-000
	TRACT 10: THE SOUTHEAST 1/2 OF LOT 5, BLOCK 16, SECTION 6, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$3,000.00	\$2,546.84	6067-1705-110
	TRACT 11: THE NORTHWEST 40 FEET OF LOT 6, BLOCK 16, SECTION 6, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$2,400.00	\$2,270.42	6067-1706-110
	TRACT 12: GEO: THE NORTHWEST 1/2 OF LOT 5, BLOCK 16, SECTION 6, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$3,000.00	\$1,898.19	6067-1705-000
99869-T CITY OF ANGLETON, ET AL VS. JOHNSON, GARY	LOT 7, BLOCK 5, CHEVY CHASE SUBDIVISION, SECTION II, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 5, PAGE 287, AND AMENDED BY VOLUME 5, PAGE 289 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS ADJUDGED VALUE: \$122,150.00	\$2,061.89 2020 TAXES \$3,920.48	2671-0335-000

Cause No.	Legal Description	Min Bid	Account No.
100122-T BRAZORIA COUNTY, ET AL VS. HAWKINS, LULA BELLE, ET AL	LOT 47, BLOCK 6, BRAZOS OAKS SUBDIVISION, SECTION III, A SUBDIVISION IN THE CITY OF LAKE JACKSON, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME (88) 563, PAGE 208 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS ADJUDGED VALUE: \$99,050.00	\$5,135.90 2020 TAXES \$3,748.01	2070-0191-114
105345-T BRAZORIA COUNTY, ET AL VS. WASHINGTON, SAVITRI C.	TRACT 12: LOT 41, CONSISTING OF 6.890 ACRES OF LAND, MORE OR LESS, BRAZOSPORT INDUSTRIAL PARK, OYSTER CREEK, BEING AN UNRECORDED SUBDIVISION OUT OF THE B.T. ARCHER SURVEY, ABSTRACT 9, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN PROPERTY DESCRIBED IN VOLUME (92) 1006, PAGE 323 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$8,320.00	\$1,032.77 2020 TAXES \$287.68	2077-0031-000
	TRACT 18: LOT 77, CONSISTING OF 6.310 ACRES OF LAND, MORE OR LESS, BRAZOSPORT INDUSTRIAL PARK, OYSTER CREEK, BEING AN UNRECORDED SUBDIVISION OUT OF THE B.T. ARCHER SURVEY, ABSTRACT 9, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN PROPERTY DESCRIBED IN VOLUME (92) 1006, PAGE 323 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$10,890.00	\$1,334.77 2020 TAXES \$376.47	2077-0051-000
	TRACT 19: LOT 78, CONSISTING OF 4.830 ACRES OF LAND, MORE OR LESS, BRAZOSPORT INDUSTRIAL PARK, OYSTER CREEK, BEING AN UNRECORDED SUBDIVISION OUT OF THE B.T. ARCHER SURVEY, ABSTRACT 9, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN PROPERTY DESCRIBED IN VOLUME (92) 1006, PAGE 323 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$8,330.00	\$1,080.59 2020 TAXES \$288.31	2077-0052-000
	TRACT 20: LOT 79, CONSISTING OF 5.170 ACRES OF LAND, MORE OR LESS, BRAZOSPORT INDUSTRIAL PARK, OYSTER CREEK, BEING AN UNRECORDED SUBDIVISION OUT OF THE B.T. ARCHER SURVEY, ABSTRACT 9, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN PROPERTY DESCRIBED IN VOLUME (92) 1006, PAGE 323 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$8,920.00	\$1,103.28 2020 TAXES \$308.35	2077-0053-000

Cause No.	Legal Description	Min Bid	Account No.
105345-T Continued	TRACT 23: LOT 81, CONSISTING OF 4.130 ACRES OF LAND, MORE OR LESS, BRAZOSPORT INDUSTRIAL PARK, OYSTER CREEK, BEING AN UNRECORDED SUBDIVISION OUT OF THE B.T. ARCHER SURVEY, ABSTRACT 9, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN PROPERTY DESCRIBED IN VOLUME (92) 1006, PAGE 323 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$7,120.00	\$931.48 2020 TAXES \$246.29	2077-0055-000
	TRACT 25: LOT 83, CONSISTING OF 4.090 ACRES OF LAND, MORE OR LESS, BRAZOSPORT INDUSTRIAL PARK, OYSTER CREEK, BEING AN UNRECORDED SUBDIVISION OUT OF THE B.T. ARCHER SURVEY, ABSTRACT 9, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN PROPERTY DESCRIBED IN VOLUME (92) 1006, PAGE 323 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$7,060.00	\$715.30 2020 TAXES \$244.07	2077-0057-000
105552-T CITY OF ALVIN, ET AL VS. ABDIN, JOYNAL, ET AL	0.82 ACRES OF LAND, BEING A PART OF LOT 3, BLOCK 3, WILLOW BEND SUBDIVISION, IN THE J. M. O'DONNELL SURVEY, ABSTRACT 471, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 6, PAGE 174, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID 0.82 ACRES BEING MORE PARTICULARLY DESCRIBED ON EXHIBIT "A" OF A DEED OF TRUST RECORDED UNDER CLERK'S FILE NUMBER 2017016076 OPR BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$227,020.00	\$19,251.21	8375-0024-111
106370-T CITY OF FREEPORT, ET AL VS. URIBE, CINDY, ET AL	LOTS 9, 10, 11 & 12, BLOCK 785, OF THE CITY OF VELASCO (FREEPORT), A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32 PAGES 14-25 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$9,560.00	\$4,349.85 PULLED	8110-3940-000
106420-T CITY OF WEST COLUMBIA, ET AL VS. GOODLOW, CHAROLETTE, A/K/A CHARLOTTE GOODLOW, ET AL	TRACT 1: 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	\$3,090.00	7165-0009-000
	TRACT 2: LOT 40, 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	\$2,714.77	7165-0001-000

Cause No.	Legal Description	Min Bid	Account No.
106420-T Continued	TRACT 3: LOT 41, 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	\$2,450.84	7165-0024-000
107051-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. PRIETO, FRANCISCO VILLARREAL	LOT FORTY-THREE (43), IN BLOCK THREE (3), SECTION EIGHT (8), BAR X RANCH, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 16, PAGES 237-240 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$11,080.00	\$6,428.63	1540-0043-003
107194-T CITY OF PEARLAND, ET AL VS. CANTU, NORA J., ET AL	TRACT 4, 0.726 ACRES IN ABSTRACT 232, BRAZORIA COUNTY, TEXAS AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2013002376 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$198,400.00	\$14,815.21	0232-0023-000
107995-T CITY OF FREEPORT, ET AL VS. YOUNT, PAULINE AGNES NEELY	LOT 10, BLOCK 71, VELASCO TOWNSITE, CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS. AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1647, PAGE 88 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$2,340.00	\$2,340.00	8110-0710-000

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 call Katelynn Nett at 979-849-5056, knett@pbfc.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

979.864.1838 FAX
979.864.1346

****NOTICE****

NEW LEGISLATION

CONCERNING PROPERTY TAX FORECLOSURE SALES

House Bill 355, Passed in the 78th session of the Texas Legislature, became effective September 1, 2003. This law applies to a Sheriff's Sale conducted after October 1, 2003. This new legislation requires the following:

1. You must complete and have NOTARIZED a request for taxes due from the Brazoria County Tax Assessor-Collector's office. This form can be obtained from the Brazoria County Tax Office or on-line at:

www.brazoria-county.com/tax

Based on your request, you will be issued a statement of TAX DUE or a statement of NO TAX DUE signed by the Tax Assessor-Collector. To be eligible to bid in the Sheriff's Sale, a statement of NO TAX DUE must be submitted to the Officer conducting the sale prior to the beginning of the sale.

2. An individual may not bid on or purchase property in the name of another individual without written authorization from that individual presented to the officer conducting the sale. The Officer conducting the sale may not execute a deed in the name of or deliver a deed to any person other than the person who was the successful Bidder.

**ANY PERSON WHO KNOWINGLY VIOLATES THIS SECTION OF THE LAW
COMMIT'S A CLASS B MISDEMEANOR.**

**ALL REQUESTS FOR TAXES DUE MUST BE SUBMITTED AT LEAST 10 DAYS
PRIOR TO THE DATE OF THE SHERIFF'S SALE.**

REQUEST FOR STATEMENT OF NO DELINQUENT TAX

NAME: _____

ADDRESS _____

PHONE NO. _____

Please provide the following information for each property you own in Brazoria County, Texas:

<u>NAME</u>	<u>LEGAL DESCRIPTION</u>	<u>ACCOUNT NO.</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

(ATTACH ADDITIONAL SHEET IF NECESSARY)

Do you own a business in Brazoria County? If so, what is the business name?

Are you a Partner or Officer of a business in Brazoria County? If so, what is the business name?

Do you have any ownership interest in any other property in Brazoria County? If so, provide name, legal description & account no.

Oath

I hereby attest that the above information given by me is true and correct and that it includes all property that I have or have had an interest in during the previous five (5) years. I further understand that falsifying this request is a Class B Misdemeanor.

_____ Requestor's Signature _____ Date of Request

SUBSCRIBED AND SWORN BEFORE ME this _____ day of _____, 20__.

Notary Public in and for the State of Texas
My Commission Expires: _____, 20__

****Note: There is a \$10.00 charge for each statement issued****
Request for Delinquent Taxes must be submitted no less than 10 days prior to tax sale.

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