



**BRAZORIA COUNTY SALES FOR OCTOBER 6, 2020 SCHEDULED FOR 10:00 A.M.**

**\*\*\*PLEASE WEAR A FACE COVER AND MAINTAIN SOCIAL DISTANCING. PLEASE ONLY ATTEND THE SALE IF YOU ARE BIDDING ON PROPERTY. \*\*\***

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 1<sup>st</sup> 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)
- 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, have it notarized, and mail to the Brazoria County Tax office at, **111 East Locust, Angleton, Texas 77515** or deliver in person at **451 N. Velasco, Angleton, Texas** with a \$10.00 processing fee in the form of a money order or cashier check. Mail in your completed form 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.
83371-T BRAZORIA COUNTY, ET AL VS. EDWARDS, SR., RALPH D.	AN UNDIVIDED 22.22% INTEREST IN A 4.856 ACRE TRACT, PART OF LOT 6 IN THE S. F. AUSTIN LEAGUE, ABSTRACT 20, BRAZORIA COUNTY, TEXAS, DESCRIBED AS TRACT 4 IN A PARTITION DEED RECORDED IN THE REAL PROPERTY RECORDS OF BRAZORIA COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 1987003411. <b>ADJUDGED VALUE: \$6,015.00</b>	<b>\$1,021.16</b>  <b>2016-2019 TAXES \$851.78</b>	0020-1733-275

Cause No.	Legal Description		Account No.
<b>99874-T</b> ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. ELDRIDGE, GILBERT G., ET AL	LOT 21, OF DOUBLE M RANCH SUBDIVISION, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGES 281-284, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$21,780.00</b>	<b>\$6,415.29</b>	3485-0000-021
<b>99880-T</b> BRAZORIA COUNTY, ET AL VS. SAPIEN, MARCO ANTONIO, ET AL	LOT FIFTEEN (15), IN BLOCK TWO (2), OF FINAL REPLAT OF LAKEPOINTE, SECTION ONE (1), AT SILVERLAKE, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 385, PLAT RECORDS OF RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$339,800.00</b>	<b>\$20,698.27</b>  <b>2019  TAXES  \$9,861.30</b>	6035-0215-000
<b>102069-T</b> CITY OF ANGLETON, ET AL VS. HIGGINS, ROSA BELL, a/k/a ROSIE HIGGINS, a/k/a ROSIE BELL HIGGINS, ET AL	<b>TRACT 1:</b> LOT 4, BLOCK 1, JACKSON ADDITION TO THE CITY OF ANGLETON, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1170, PAGE 721 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$2,270.00</b>	<b>\$2,270.00</b>	5322-0025-111
<b>102069-T</b> CONTINUED	<b>TRACT 2:</b> LOTS 18 AND 19, BLOCK 2, JACKSON ADDITION TO THE CITY OF ANGLETON, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 601, PAGE 126 (LOT 18) AND VOLUME 384, PAGE 479 (LOT 19) OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$4,540.00</b>	<b>\$4,540.00</b>	5322-0058-000
<b>102069-T</b> CONTINUED	<b>TRACT 3:</b> LOT 2, BLOCK 1, JACKSON ADDITION TO THE CITY OF ANGLETON, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1129, PAGE 88 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$2,270.00</b>	<b>\$2,270.00</b>	5322-0024-000
<b>102092-T</b> BRAZORIA COUNTY, ET AL VS. BARTSCH, MARIE, ET AL	LOT 17, BLOCK 4, SHERWOOD SUBDIVISION, CITY OF PEARLAND, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1080, PAGE 315 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$85,470.00</b>	<b>\$85,470.00</b>	7565-0209-000

Cause No.	Legal Description		Account No.
<p><b>102864-T</b> COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. DORRIS, JACKIE RAY, ET AL</p>	<p>PROPERTY CALLED LOT 39A8A, 1.43 ACRES, OUT OF THE NORTHERLY PORTION OF 2.869 ACRE LOT EIGHT (8) OF AN UNRECORDED SUBDIVISION OUT OF 9.938 ACRES IN TRACT 39 IN ALL-HANDS SUBDIVISION OUT OF THE JAMES CUMMINGS LEAGUE, ABSTRACT 56, BRAZORIA COUNTY, TEXAS AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 95-015092 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$71,930.00</b></p>	<p><b>\$14,309.58</b></p>	<p>0056-0026-116</p>
<p><b>103110-T</b> VILLAGE OF JONES CREEK, ET AL VS. MARTINEZ, FRANK, A/K/A FRANCISCO MARTINEZ, ET UX</p>	<p>LOTS A1 &amp; G1 CONSISTING OF .277 ACRES OF LAND, MORE OR LESS, PAUL STOLL SUBDIVISION OUT OF THE S.F. AUSTIN SURVEY, ABSTRACT 20, DIVISION 18 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING THE TOTAL OF BOTH TRACTS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE # 93-01317 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$31,090.00</b></p>	<p><b>\$8,736.46</b></p>	<p>7805-0003-000</p>
<p><b>103121-T</b> PEARLAND INDEPENDENT SCHOOL DISTRICT, ET AL VS. NGUYEN, TOM</p>	<p>1 ACRE TRACT OF LAND, BEING A PART AND OUT OF LOT 6 &amp; LOT 7, OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 7, H.T. &amp; B.R.R. CO. SURVEY, ABSTRACT 219, BRAZORIA COUNTY, TEXAS AND ALSO RECORDED IN VOLUME 992, PAGE 853 OF BRAZORIA COUNTY DEED RECORDS, SAID 1 ACRE DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2005010303 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$46,960.00</b></p>	<p><b>\$12,059.35</b></p>	<p>0219-0008-127</p>
<p><b>103357-T</b> SWEENEY ISD, ET AL VS. TRACY, JEAN, ET UX</p>	<p>PROPERTY CALLED TRACT 8B19, .557 ACRES OF LAND, CALLED LOTS 44, 45 &amp; 46 OF FISHERMANS POINT, AN UNRECORDED SUBDIVISION, IN, ABSTRACT 4, BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2017012367 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$96,250.00</b></p>	<p><b>\$12,719.82</b></p>	<p>0004-0057-585</p>

<p><b>103603-T</b> COLUMBIA- BRAZORIA ISD, ET AL VS. GRELEN, DOUGLAS, ET AL</p>	<p><b>TRACT 1:</b> AN UNDIVIDED 1/4 INTEREST IN THE SOUTH 48 FEET OF LOT 3, BLOCK 8, OF THE NORTHSIDE ADDITION TO THE CITY OF BRAZORIA LOCATED IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF DULY RECORDED IN VOLUME 4, PAGE 143 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>TRACT 2:</b> AN UNDIVIDED 1/4 INTEREST IN THE SOUTH 48 FEET OF LOT 3, BLOCK 8, OF THE NORTHSIDE ADDITION TO THE CITY OF BRAZORIA LOCATED IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF DULY RECORDED IN VOLUME 4, PAGE 143 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>TRACT 3:</b> AN UNDIVIDED 1/4 INTEREST IN THE SOUTH 48 FEET OF LOT 3, BLOCK 8, OF THE NORTHSIDE ADDITION TO THE CITY OF BRAZORIA LOCATED IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF DULY RECORDED IN VOLUME 4, PAGE 143 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>TRACT 4:</b> AN UNDIVIDED 1/4 INTEREST IN THE SOUTH 48 FEET OF LOT 3, BLOCK 8 OF THE NORTHSIDE ADDITION TO THE CITY OF BRAZORIA LOCATED IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF DULY RECORDED IN VOLUME 4, PAGE 143 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>AGGREGATE VALUE: \$85,240.00</b></p>	<p><b>\$13,357.23</b></p>	<p>2041-0256-000 2041-0256-110 2041-0256-120 2041-0256-130</p>
<p><b>103616-T</b> CITY OF FREEPORT, ET AL VS. NAVARRO, XAVIER, ET AL</p>	<p>LOTS 1 &amp; 2, BLOCK 596, VELASCO TOWNSITE, CITY OF FREEPORT, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 95-015120 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$53,840.00</b></p>	<p><b>\$23,690.06</b></p>	<p>8110-1828-000</p>
<p><b>104826-T</b> CITY OF CLUTE, ET AL VS. HARRIS, EUGENE ERNEST, A/K/A ERNEST EUGENE HARRIS, ET AL</p>	<p>PROPERTY CALLED LOTS 14 &amp; 16 OF HARLEM HEIGHTS, AN UNRECORDED SUBDIVISION IN THE CITY OF CLUTE, BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED IN VOLUME 688 PAGES 359-360 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$7,420.00</b></p>	<p><b>\$7,420.00</b></p>	<p>4665-0014-000</p>
<p><b>105076-T</b> CITY OF BROOKSIDE VILLAGE, ET AL VS. YOAKUM, FRANK, ET UX</p>	<p><b>TRACT 1:</b> LOT 1 IN BLOCK 23 BROOKSIDE SUBDIVISION, OUT OF SECTION 4 HT&amp;B RR CO SURVEY ABSTRACT 543 IN BRAZORIA COUNTY TEXAS ACCORDING TO THE MAP OF RECORD IN VOLUME 2 PAGE 112 PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$7,270.00</b></p>	<p><b>\$2,106.34</b></p>	<p>2210-0083-000</p>

<p><b>105076-T</b> CONTINUED</p>	<p><b>TRACT 2:</b> LOT 2 IN BLOCK 23 BROOKSIDE SUBDIVISION, OUT OF SECTION 4 HT&amp;B RR CO SURVEY ABSTRACT 543 IN BRAZORIA COUNTY TEXAS ACCORDING TO THE MAP OF RECORD IN VOLUME 2 PAGE 112 PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$9,270.00</b></p>	<p><b>\$2,330.40</b></p>	<p>2210-0084-006</p>
<p><b>105452-T</b> SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. MACK, LOTTIE M.</p>	<p>0.344 ACRES OF LAND CALLED TRACT 3A IN ABSTRACT 73, THE GEORGE HARRISON SURVEY, BRAZORIA COUNTY, TEXAS AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 95-002193 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. <b>ADJUDGED VALUE: \$54,420.00</b></p>	<p><b>\$12,858.70</b></p>	<p>0073-0072-003</p>

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# Brazoria County Tax Office

Ro'Vin Garrett  
Tax Assessor-Collector

**\$10.00 Fee**

Brazoria County Courthouse  
111 East Locust, Suite 100A  
Angleton, Texas 77515-4682

## **\*\*NOTICE\*\***

### NEW LEGISLATION CONCERNING PROPERTY TAX FORECLOSURE SALES

House Bill 355, Passed in the 78<sup>th</sup> 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:

<http://brazoriacountytx.gov>

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**  
**COMMITTS 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: Charles Wagner, 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). 1<sup>st</sup> Tuesday of each month.

If further information is deemed necessary please do not hesitate to call.

Sincerely,

Officer Name  
Title