

BRAZORIA COUNTY SALES FOR NOVEMBER 2, 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	Account No.	Min. Bid
105391-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. SKAINS, RITA K., ET AL	1 ACRE OF LAND CALLED LOT 13A OF CRESTMONT, SECTION 1, BRAZORIA COUNTY, TEXAS AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 98053059 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$72,970.00	3033-0015-110	\$9,871.15 2020-2021 Taxes \$4,489.25

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