

**BRAZORIA COUNTY SALES FOR APRIL 2, 2019
SCHEDULED FOR 10:00 A.M.**

- 1) 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.
- 2) All sales are without warranty of any kind. **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. The judgments in these cases list the parties included in the tax suit.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) Payment method, 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)
- 5) 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 will be reoffered for sale the same day.**
- 6) **STATE LAW** now restricts tax sales to those individuals who Request a Statement of Delinquencies along with payment of a \$10 processing fee to the Brazoria County Tax Assessor-Collector. You must fill out the Request under oath and have it notarized. Mail it to Brazoria County Tax office at, **111 East Locust, Angleton, Texas 77515** or come by the Tax Office at **451 N. Velasco, Angleton, Texas** with a \$10 money order.
- 7) Early application forms will ensure that you are eligible to bid on tax property. If you submit your form too late for the tax office to review its tax records prior to the sale date, or if you submit your Request without payment of the fee in cash or money order, **you may be prohibited from bidding on tax sale property.** Mail in your completed form **no less than 10 days prior to the sale** to ensure that you are eligible to bid on tax sale property. You may obtain a Request form in person or use the copy provided at the end of the sale list. The \$10 processing fee must be paid, or your Request cannot be processed by the Brazoria County tax office. 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/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
83371-T BRAZORIA CO., ET AL VS. RALPH D. EDWARDS, SR.	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. ADJUDGED VALUE \$6,015	\$2,010.32 2016-2018 TAXES ARE \$550.19	0020-1733-275

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
88300-T CITY OF FREEPORT, ET AL VS. TED DYE, ET AL	LOT 1, BLOCK 71, OF THE CITY OF VELASCO, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32 PAGES 14-25 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$2,530	\$2,530.00 2018 TAXES ARE \$88.29	8110-0703-000
91865-T COLUMBIA- BRAZORIA ISD VS. JUDY & TERREL ALRIDGE, ET AL	LOT 164, BLOCK 2 OF BAR X RANCH, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN CLERK'S FILE #2011033155 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$11,960	\$5,894.43 2018 TAXES ARE \$250.89	1534-0164-000
92068-T ALVIN ISD, ET AL VS. CARMEN SIERRA PEREZ, ET AL	LOT 1, BLOCK 11 MORGAN'S ADDITION TO THE CITY OF ALVIN LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 360, PAGE 304 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$34,000	\$3,542.55 2018 TAXES ARE \$1,325.97	6646-0014-000
93560-T ALVIN ISD, ET AL VS. XIANG XIANG TANG	LOT 6, BLOCK 1, OF THE FINAL PLAT OF SHADOW CREEK RANCH SF - 39B, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 24, PAGE 312, MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$257,160	\$32,572.57 2018 TAXES ARE \$11,121.17	7502-3921-006
94039-T BRAZORIA CO., ET AL VS. JAMES H. MODLIN, ET AL	LOT 499, BLOCK 3 OF BAR X RANCH, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 119-128, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$8,780	\$7,880.85 2018 TAXES ARE \$184.19	1534-0499-000
94164-T BRAZORIA CO., ET AL VS. LC THOMURE, ET AL	LOT 39, BLOCK 2 OF BAR X RANCH, SECTION 13B, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 17, PAGES 215-218, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$14,720	\$9,567.27 2018 TAXES ARE \$282.03	1546-2039-000
94234-T BRAZORIA CO., ET AL VS. BETTIE BERARD FKA BETTIE ROBERTS, ET AL	2 ACRES KNOWN AS TRACTS 32B & 32C OUT OF THE ORIGINAL LOT 32 OF THE B. T. MASTERSON SUBDIVISION IN BLOCK 21 OF THE ANDREW ROBINSON SURVEY, ABSTRACT 125, BRAZORIA COUNTY, TEXAS, BEING THE TRACTS DESCRIBED IN 2 DEEDS RECORDING IN VOLUME 539 PAGE 243 & VOLUME 564 PAGE 218 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$36,000	\$21,028.47 2018 TAXES ARE \$911.46	0125-0048-000
95008-T BRAZORIA CO., ET AL VS. FRANCIS HARRY MANCUSO, JR.	TRACT 1: LOT 20 IN THE J.H. SWANSON SUBDIVISION OF TRACTS 579 & 580 IN DIVISION 14 OF THE BCIC SUBDIVISION OF THE A. CALVIT SURVEY, ABSTRACT 49, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2004016136 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$80,000	\$9,296.36 2018 TAXES ARE \$2,788.85	7880-0008-000

CAUSE NO.	LEGAL DESCRIPTION/ADDRESS (IF AVAILABLE)	MIN BID	ACCT #
95008-T BRAZORIA CO., ET AL VS. FRANCIS HARRY MANCUSO, JR.	TRACT 2: LOT 24 OF THE R.C. THOMAS & A.B. MALLORY SUBDIVISION OF TRACT 444 IN DIVISION 14 OF THE BCIC SUBDIVISION OF THE A. CALVIT SURVEY, ABSTRACT 49, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE #2004016135 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$57,480	\$7,293.48 2018 TAXES ARE \$2,003.79	7960-0015-000
95387-T ALVIN ISD, ET AL VS. JOEL CRUZ, ET UX	TRACT 2: LOT 26, IN BLOCK 11, 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 \$8,630	\$1,205.26 2018 TAXES ARE \$211.87	6220-0377-000
	TRACT 3: LOT 27, IN BLOCK 11, 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 \$9,940	\$1,642.79 2018 TAXES ARE \$244.01	6220-0378-000
95518-T BRAZORIA CO., ET AL VS. GLORIA DEAN BURTON	LOT NO.11, BLOCK NO. 2, RIVER BEND ESTATES, A SUBDIVISION OF 99.50 ACRES OUT OF LOT 5, DIVISION 13, STEPHEN F. AUSTIN 71/3 LEAGUES GRANT, ABSTRACT 20, BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$22,440	\$16,984.11 2018 TAXES ARE \$456.01	7285-0033-000
95565-T ALVIN ISD, ET AL VS. JULIO CESAR CORONA- GUZMAN, ET AL	ONE (1) ACRE OF LAND, MORE OR LESS, BEING A PART OF TRACT 2A42 IN THE H T & B RAILROAD COMPANY SURVEY, ABSTRACT 552, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE # 2014000451 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$240,410	\$15,566.35 2018 TAXES ARE \$5,902.02	0552-0003-422
95660-T ALVIN ISD, ET AL VS. LIS-SPVEF MUSTANG CREEK II, LLC, ET AL	TRACT 26A-27A CONSISTING OF 4.5539 ACRES OF LAND, MORE OR LESS, OUT OF THE A C H & B RAILROAD COMPANY SURVEY, ABSTRACT 417, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2007058409 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$191,260	\$17,165.71 2018 TAXES ARE \$4,906.31	0417-0012-120

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 Annette Trevino at 979-849-5056 or atrevino@pbfc.com.



Brazoria County Tax Office

Ro'Vin Garrett
Tax Assessor-Collector

611#1#

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 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:

<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). 1st Tuesday of each month.

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

Sincerely,

Officer Name
Title