

BRAZORIA COUNTY SALES FOR APRIL 4, 2023, 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 methods 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 APRIL 4, 2023, BEGINNING AT 10:00 A.M.

Item No.	Cause No.	Legal Description	Account No.	Minimum Bid
1	108260-T CITY OF CLUTE, ET AL VS. TAYLOR, ANTHONY L., ET AL	LOT 11 AND 13, OUT OF THE SCHUNCK AND GLIDDEN SUBDIVISION, TRACT 384, DIVISION 14, BRAZOS COAST INVESTMENT COMPANY SUBDIVISION, A. CALVIT LEAGUE, ABSTRACT 49, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF APPEARING IN VOLUME 3, PAGE 195 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$109,470.00	7466-0003-100	\$12,300.08 2022 Taxes \$2,298.86
2	111581-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. CASAREZ, DARIO	TRACT 1: LOT 43 OF THE THIRD PART OF HOLIDAY LAKES SECTION III, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 283 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 2: LOT 44 OF THE THIRD PART OF HOLIDAY LAKES SECTION III, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGE 283 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOBILE HOME LOCATED THEREON, SERIAL # 4200, TITLE # 88175823. Aggregate Value: \$8,360.00	5122-0143-000 5122-0144-000	\$4,051.83 2022 Taxes \$384.28
3	112324-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. CARTRETT, ASA R., ET AL	TRACT 1: LOT 18, IN BLOCK J, OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$1,650.00	5760-1118-000	\$1,265.90 2022 Taxes \$59.63
4	112324-T Continued	TRACT 2: LOT 28, IN BLOCK J, OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Value: TRACT 13: LOT 29, IN BLOCK J, OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Aggregate Value: \$3,300.00	5760-1128-000 5760-1129-000	\$1,892.88 2022 Taxes \$119.26
5		TRACT 3: LOT 31, IN BLOCK J, OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$1,650.00	5760-1131-000	\$1,266.12 022 Taxes \$59.63

6		TRACT 4: THE WEST 1/2 OF LOT 71, IN BLOCK J, OF THE FIFTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 29 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$830	5760-1171-000	\$785.60 2022 Taxes \$29.82
7		TRACT 6: LOT 11, IN BLOCK M, OF THE FOURTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 9 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$1,730.00	5760-1511-000	\$1,314.51 2022 Taxes \$62.24
8		TRACT 7: LOT 3, IN BLOCK J, OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 6, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$1,650.00	5760-1103-000	\$1,266.12 022 Taxes \$59.63
9		TRACT 8: LOT 46, IN BLOCK Q, OF THE FOURTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 9 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$790.00	5760-1946-000	\$790.00 2022 Taxes \$28.16
10		TRACT 9: LOT 11, IN BLOCK K, OF THE REVISED SIXTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 80 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$2,280.00	5760-1311-000	\$1,659.75 2022 Taxes \$82.22
11		TRACT 10: LOT 83, IN BLOCK J, OF THE FIFTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 29 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$2,150.00	5760-1183-000	\$1,656.31 2022 Taxes \$77.65
12		TRACT 11: LOT 54, IN BLOCK J, OF THE FIFTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 29 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$1,650.00	5760-1154-000	\$1,135.53 2022 Taxes \$59.63

13	112324-T Continued	TRACT 12: LOT 60, IN BLOCK Q, OF THE FOURTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 9 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$860.00	5760-1960-000	\$860.00 2022 Taxes \$30.80
14		TRACT 14: LOT 10, IN BLOCK K, OF THE REVISED SIXTH PART OF LAKE ALASKA SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 11, PAGE 80 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$2,310.00	5760-1310-000	\$732.75 2022 Taxes \$83.21
15	113035-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. TORRES, MARTIN RAYMUNDO, ET AL	PROPERTY CALLED LOT 14A OF BLUM, APPROXIMATELY 5 ACRES OF LAND IN ABSTRACT 474, THE H.T. & B. R. R. SURVEY, BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2010042390 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged value: \$210,000.00	1895-0010-001	\$7,604.99 2022 Taxes \$5,420.04
16	113142-T CITY OF ANGLETON, ET AL VS. JENNINGS, KELLY DEANN	LOT 33 OF WILLOW TRACE SUBDIVISION, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 20 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$146,620.00	8308-0033-000	\$7,670.19 2022 Taxes \$4,967.78
17	113417-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. HOUSTON PHOTO SUPPLY INC	LOT 45, BLOCK 2 OF SNUG HARBOR, SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 99, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$12,960.00	7680-0095-000	\$6,976.68 2022 Taxes \$307.79

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 contact Katelynn Nett at 979-849-5056 or 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

979.864.1320
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

"Committed to serving the citizens of Brazoria County with remarkable service and professional courtesy!"

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