

**BRAZORIA COUNTY SALES FOR APRIL 1, 2025, BEGINNING AT 10:00 A.M.**



**\*Updated 3.31.2025\***

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 located at the Brazoria County Courthouse Campus – Administration Building, 237 East Locust St., Second Floor, Suite 205, Angleton, TX 77515.**

- 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 tax years, if any, will be listed UNDER the minimum bid on the tax sale list.** No penalty or interest will be waived on post judgment tax years.
- 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 1, 2025, BEGINNING AT 10:00 A.M.

Item No.	Cause No.	Legal Description	Geographic ID	Minimum Bid
1	107191-T BRAZORIA COUNTY, ET AL VS. NARVAEZ, NICOLAS MORALES	LOT 16 OF THE R.C. THOMAS AND A.B. MALLORY SUBDIVISION OF TRACT 444, DIVISION 14, OF THE BRAZOS COAST INVESTMENT COMPANY SUBDIVISION OF THE A. CALVIT LEAGUE, ABSTRACT 29, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF, RECORDED IN VOLUME 4, PAGE 73 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$56,610.00	7960-0010-000  <b>PULLED</b>	<b>\$1,231.95</b>  <b>2022-2024 Taxes Due</b>
2	116626-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. WOODARD, BONITA	LOT 30, CONSISTING OF 5 ACRES OF LAND, MORE OR LESS, RIVERWOOD SUBDIVISION LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 18, PAGE 185-186 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOBILE HOME LOCATED THEREON, TITLE #TEX0056895 Adjudged Value: \$233,540.00	7312-0030-000  <b>PULLED</b>	<b>\$3,434.57</b>  <b>2024 Taxes Due</b>
3	117782-T CITY OF CLUTE, ET AL VS. CASA DE DIOS MARANATHA, A TEXAS RELIGIOUS CORPORATION	LOTS 2 AND 3, BLOCK 1, JURGENSEN-COLEMAN SUBDIVISION OF A PART OF TRACT 314, BRAZOS COAST INVESTMENT COMPANY SUBDIVISION 14, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 185, MAP RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$138,000.00	5500-0002-000  <b>PULLED</b>	<b>\$4,245.35</b>  <b>2024 Taxes Due</b>
4	120055-T HUNTER-KELSEY OF TEXAS, LLC, SERVICER AND ATTORNEY IN FACT FOR FNA VI, LLC VS. THOMAS WALKER, ET AL	4.00 ACRES OF LAND, BEING A PART OF TRACT 358 OF THE LAVACA NAVIGATION COMPANY SURVEY, SECTION 3, ABSTRACT 328, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 2, PAGE 113, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN WARRANTY DEED DATED SEPTEMBER 9, 2000 AND RECORDED SEPTEMBER 18, 2000 AS INSTRUMENT NO. 00- 039953, OFFICIAL PUBLIC RECORDS, BRAZORIA COUNTY, TEXAS, FROM MICHAEL RAY JORDAN, SR. AND WIFE, RACHEL JORDAN TO THOMAS E. WALKER AND WIFE, BEULAH WALKER. Adjudged Value: \$428,400.00	0328-0015-111	<b>\$54,307.66</b>  <b>2024 Taxes Due</b>
5	120676-T CITY OF FREEPORT, ET AL VS. WEAVER, RONDA R., ET AL	AN 87.50% UNDIVIDED INTEREST IN LOT NINE (9), IN BLOCK 88, OF THE CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF APPEARING IN VOL. 2, AT PAGE 95 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$131,547.00	4200-0872-110	<b>\$18,440.72</b>  <b>2024 Taxes Due</b>

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6	122169-T BRAZORIA COUNTY, ET AL  VS. SALINAS, JUAN G., INDIVIDUALLY & ALL UNKNOWN HEIRS, ET AL	LOT 8, BLOCK 6 OF VICTORY ADDITION TO THE CITY OF FREEPORT, IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 6 ON PAGE 177, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$115,410.00	8125-0055-000	<b>\$17,058.76*</b>  <b>2024 Taxes Due</b>
7	122285-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. AUSTIN, MARY, ET AL	5 ACRES OF LAND, MORE OR LESS, SOMETIMES KNOWN AS LOT 13B-13B1-13B2, SOMETIMES CALLED PART OF BLOCK 2, SOMETIMES CALLED PART OF BLOCK 13, BEING THE LAND DESCRIBED IN A DEED RECORDED IN VOLUME 331 PAGE 354 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND AS SHOWN ON THE MAPS OF BRAZORIA CAD, ALONG WITH A MOBILE HOME, LABEL NUMBER TEX0222576, SERIAL NUMBER JHO5912A. Adjudged Value: \$175,000.00	7399-0033-000	<b>\$18,544.43</b>  <b>2024 Taxes Due</b>
8	122622-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. COLLINS, CAROL SUE, ET AL	PROPERTY CALLED RAYBURN & RIGGS TRACT 13A1A-13A1, LOT 22B, APPROXIMATELY 1.194 ACRES OF LAND IN ABSTRACT 20, BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2006060460 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$119,440.00	7180-0023-105	<b>\$10,700.01</b>  <b>2024 Taxes Due</b>
9	122736-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. PENA, JR., RAMIRO	LOT 29, HOMELAND SUBDIVISION, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 14, PAGE 39, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$152,000.00	5171-0027-000	<b>\$11,769.31</b>  <b>2024 Taxes Due</b>
10	125283-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. RODRIGUEZ, JUAN C., ET AL	A TRACT OF LAND CONTAINING 8.108 ACRES OF LAND, MORE OR LESS, OUT OF TRACT 9 OF TARA SUBDIVISION, AN UNRECORDED SUBDIVISION OF 263.28 ACRES OUT OF THE J.M. SPEER SUBDIVISION OF THE HT&B R.R. COMPANY SURVEY, #40, ABSTRACT 557, AS RECORDED IN VOLUME 2, PAGE 199 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE # 2013036898 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: \$1,152,900.00	0557-0003-229  <b>PULLED</b>	<b>\$39,474.48</b>  <b>2024 Taxes Due</b>

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11	125533-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. JOHN, SHAJI K., ET AL	LOT FORTY-ONE (41), BLOCK THREE (3), POMONA SECTION 4, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO, 2015040831, MAP AND/OR PLAT RECORDS, BRAZORIA COUNTY, TEXAS. Adjudged Value: \$553,550.00	7100-4003-041  <b>PULLED</b>	<b>\$54,357.12</b>  <b>2024 MUD &amp; Taxes Due</b>
12	126020-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. ADAMS, BONNIE LEE, INDIVIDUALLY & ALL UNKNOWN HEIRS, ET AL	LOT TWO (2), JONES SUBDIVISION, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 79, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$334,580.00	5450-0002-000	<b>\$55,383.43</b>  <b>2024 Taxes Due</b>
13	126998-T PEARLAND INDEPENDENT SCHOOL DISTRICT, ET AL VS. KWANG, PAULINE S., ET UX	PROPERTY CALLED LOTS 39A & 39B OF WEST FRIENDSWOOD, AN UNRECORDED SUBDIVISION IN BRAZORIA COUNTY, TEXAS, BEING THE TOTAL OF BOTH TRACTS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2005035434 IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$285,040.0	8225-0014-221	<b>\$16,817.81</b>  <b>2024 Taxes Due</b>

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](mailto:knett@pbfc.com)

\* – information has been updated or corrected

**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 <b>NOW OWNED</b> by you in <b>BRAZORIA</b> County or in <b>ANY CITY</b> or <b>SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART OF BRAZORIA COUNTY:</b>			

<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 <b>FORMERLY OWNED</b> by you in <b>BRAZORIA</b> County or in <b>ANY CITY</b> or <b>SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART OF BRAZORIA COUNTY:</b>			
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<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 courtesies!"*

# 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). 1<sup>st</sup> Tuesday of each month.

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

Sincerely,

Officer Name  
Title