



BRAZORIA COUNTY SALES FOR JUNE 6, 2023, BEGINNING AT 10:00 A.M.

UPDATED 6.1.2023

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 JUNE 6, 2023, BEGINNING AT 10:00 A.M.

| Item No. | Cause No. | Legal Description | Account No. | Minimum Bid |
|-----------------|---|--|--|--|
| 1 | 106090-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. JOHNSON, COURTNEY J., ET AL | TRACTS 1, 2, 7 & 8: PROPERTY CALLED PART OF TRACTS 47M & 51C, IN THE DANIEL MCNEEL SURVEY, ABSTRACT 88, BRAZORIA COUNTY, TEXAS, CALLED A TOTAL OF 10.894 ACRES BY BRAZORIA CAD, BEING THE SAME AS THE 8.405 ACRE TRACT DESCRIBED AS TRACT A-3 ON PAGES 22-23 OF A PARTITION JUDGMENT RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 1984040536. Adjudged Aggregate Value: \$136,889.00 | 0088-0082-002 0088-0082-001 0088-0082-005 0088-0082-006 | \$8,502.69 2021-2022 Taxes \$5,583.22 |
| 2 | 106892-T PEARLAND INDEPENDENT SCHOOL DISTRICT, ET AL VS. BANUELOS, BERTHA, ET AL | LOT OR TRACT NUMBER (19) NINETEEN OF HASTINGS ACRES, A SUBDIVISION OF (10) ACRES OF LAND, BEING A SUBDIVISION OF TRACTS (1) THROUGH (26) OF THE H.T.& B R R SURVEY, SECTION (25), ABSTRACT (245), BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT. Adjudged Value: \$19,980.00 | 4710-0019-000 PULLED | \$3,069.12 2022 Taxes \$692.72 |
| 3 | 111846-T BRAZORIA COUNTY, ET AL VS. KAATZ, KARRIE L., ET AL | TRACT 1: LOT 98, BLOCK 14, PART II OF SECTION V, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-82 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 5: LOT 97, BLOCK 14, PART II OF SECTION V, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-82 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Aggregate Value: \$8,720.00 | 6067-1498-000 6067-1497-000 | \$7,626.99 |
| 4 | | TRACT 2: LOT 10, BLOCK 5, SECTION IV, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$3,480.00 | 6067-0410-000 | \$3,037.61 |
| 5 | | TRACT 3: LOT 63, BLOCK 6, PART II OF SECTION IV, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-82 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$4,210.00 | 6067-0563-000 | \$3,386.03 |
| 6 | | TRACT 4: LOT 21, BLOCK 8, SECTION IV, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$3,070.00 | 6067-0821-000 | \$2,906.55 |

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| 7 | | TRACT 6: LOT 19, BLOCK 5, SECTION III, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$3,530.00 | 6067-0419-000 | \$1,842.82 |
| 8 | | TRACT 7: LOT 100, BLOCK 14, PART II OF SECTION V, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-82 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$5,130.00 | 6067-1500-000 | \$2,272.59 |
| 9 | | TRACT 8: LOT 108, BLOCK 6, PART II OF SECTION IV, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-82 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$8,190.00 | 6067-0608-000 | \$3,262.87 |
| 10 | | TRACT 9: LOT 1, BLOCK 6, SECTION IV, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 15-18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$3,360.00 | 6067-0501-000 | \$1,464.35 |
| 11 | 112540-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. LEWIS, GREGORY | TRACT 8 CONSISTING OF 3.260 ACRES OF LAND, MORE OR LESS, OUT OF THE S. F. AUSTIN SURVEY, ABSTRACT 20, DIVISION 10 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 58, PAGE 81 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$24,370.00 | 0020-0822-110 PULLED | \$2,879.08 2022 Taxes \$1,847.01 |
| 12 | 112764-T CITY OF SURFSIDE VILLAGE, ET AL VS. SHAW, ORIE C., ET AL | LOTS 1-A (1A) AND 2-A (2A) IN THE G D. SHANKS AND A. BELANGER SUBDIVISION OF FIVE ACRE TRACT NO. 200, SAID PLAT RECORDED IN VOLUME 5 PAGES 120-122 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, RELEVANT PLAT AT PAGE 121. Adjudged Value: \$162,750.00 | 7542-0003-000 | \$40,955.16 2022 Taxes \$6,920.51 |
| 13 | 113411-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. JACOB, BRIDGETTE | PROPERTY CALLED TRACT 2A1, APPROXIMATELY 1.773 ACRES OF LAND IN ABSTRACT 351, BRAZORIA COUNTY, TEXAS, BEING THE SAME LAND DESCRIBED AS 1.784 ACRES IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2009002242 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: \$33,270.00 | 0351-0001-120 | \$33,270.00 |

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| | <p>113508-T Continued</p> | <p>TRACT 6: AN UNDIVIDED 3/160 INTEREST IN TRACT 20A, AN APPROXIMATELY 37.5 ACRE TRACT IN ABSTRACT 59, THE WILLIAM CUMMINGS SURVEY, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT AND AS DESCRIBED IN A DEED RECORDED IN VOLUME 107, PAGE 637 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.</p> <p>TRACT 7: AN UNDIVIDED 3/40 INTEREST IN TRACT 20A, AN APPROXIMATELY 37.5 ACRE TRACT IN ABSTRACT 59, THE WILLIAM CUMMINGS SURVEY, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT AND AS DESCRIBED IN A DEED RECORDED IN VOLUME 107, PAGE 637 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.</p> <p>TRACT 8: AN UNDIVIDED 3/40 INTEREST IN TRACT 20A, AN APPROXIMATELY 37.5 ACRE TRACT IN ABSTRACT 59, THE WILLIAM CUMMINGS SURVEY, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT AND AS DESCRIBED IN A DEED RECORDED IN VOLUME 107, PAGE 637 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.</p> <p>TRACT 9: AN UNDIVIDED 3/160 INTEREST IN TRACT 20A, AN APPROXIMATELY 37.5 ACRE TRACT IN ABSTRACT 59, THE WILLIAM CUMMINGS SURVEY, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT AND AS DESCRIBED IN A DEED RECORDED IN VOLUME 107, PAGE 637 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.</p> <p>TRACT 10: AN UNDIVIDED 3/160 INTEREST IN TRACT 20A, AN APPROXIMATELY 37.5 ACRE TRACT IN ABSTRACT 59, THE WILLIAM CUMMINGS SURVEY, BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT AND AS DESCRIBED IN A DEED RECORDED IN VOLUME 107, PAGE 637 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.</p> <p>Adjudged Aggregate Value: \$145,570.00</p> | | |
| 17 | <p>114066-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. BURKES, MARY LOUISE, ET AL</p> | <p>PROPERTY CALLED LOT 41, OF BRANDI ESTATES, APPROXIMATELY 0.63 ACRES OF LAND IN ABSTRACT 476, BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2006072803 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS AND A MOBILE HOME HUD # TEX0305694 AND SERIAL # S12312813A.</p> <p>Adjudged Value: \$17,760.00</p> | 2052-0041-000 | <p>\$8,325.61</p> <p>2022 Taxes \$551.58</p> |

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| 18 | 115044-T BRAZORIA COUNTY, ET AL VS. EDWARDS, II, ELROY | TRACT 1: LOTS 4, 5 & 6, BLOCK 6, MCGREAL ADDITION TO THE CITY OF BRAZORIA, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2008034105 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 2: PERSONAL PROPERTY CONSISTING OF A 2010 16X72 CLAYTON MOBILE HOME, SN1 CLW31085TX, HUD # HWC0412058, TITLE # MH00705865, LOCATED ON LOTS 4, 5, 6, BLOCK 6, LOCATED IN BRAZORIA COUNTY, TEXAS. Adjudged Aggregate Value: \$50,100.00 | 6500-0018-120 9610-0560-085 PULLED | \$5,904.40 2022 Taxes \$1,578.81 |
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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: | () | <input type="checkbox"/> 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