BRAZORIA COUNTY SALES FOR DECEMBER 1, 2026, BEGINNING AT 10:00 A.M.

PERDUE BRANDON
ATTORNEYS AT LAW

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 overage 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 ***237 E. Locust St., Suite 104, Angleton, TX 77515.*** 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.

For questions, please contact Katelynn Nett at 979-849-5056 or knett@pbfcm.com

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Item No.	Cause No.	Legal Description	Geographic ID	Minimum Bid
1	120785-T CITY OF FREEPORT, ET AL VS. RAMIREZ, SR., ALFONSO, ET AL	LOT 14, BLOCK 116, CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN VOLUME 1198, PAGE 339 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND AS SHOWN ON THE MAPS OF BRAZORIA CAD. Adjudged Value: $99,800.00	4200-1162-000	**PULLED**
2	122817-T BRAZORIA COUNTY, ET AL VS. SMITH, HATTIE MAE, A/K/A HATTIE WRIGHT, ET AL	LOT 12, BLOCK 85, CITY OF FREEPORT, BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN VOLUME 1298 PAGE 4 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS AND AS SHOWN ON THE MAPS OF BRAZORIA CAD. Adjudged Value: $128,314.00	4200-0834-000	**$9,370.87** **2025-2026 Taxes Due**
3	124340-T COLUMBIA-BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. TEJEDA, LINESE BEAL, AS TRUSTEE OF THE DIXIE BEAL FAMILY LIVING TRUST	TRACT 1: LOTS 16, 17, 18, BLOCK 25, CONSISTING OF 1.2 ACRES OF LAND, MORE OR LESS, CITY OUTLOTS, CITY OF WEST COLUMBIA, LOCATED IN BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY A DEED RECORDED UNDER CLERK'S FILE NUMBER 2017024669 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $78,410.00	2900-0112-000	**$1,073.31** **2025-2026 Taxes Due**
4	124340-T Continued	TRACT 3: 1/2 OF LOT 2A, BEING 1 ACRE OF LAND, MORE OR LESS, BLOCK A, STARK SUBDIVISION TO THE CITY OF WEST COLUMBIA, OUT OF THE J H BELL SURVEY, ABSTRACT 40, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2017024669 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $14,380.00	7780-0018-000	**$1,725.10** **2025-2026 Taxes Due**

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BRAZORIA COUNTY SALES FOR DECEMBER 1, 2026, BEGINNING AT 10:00 A.M.

5	129031-T BRAZORIA COUNTY, ET AL VS. MARTINEZ, MARY HELEN, ET AL	**TRACT 1:** TRACT 2H, BEING A. 0.290 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN THE SOUTH 1/2 OF LOT 2, SECTION 8, ALLISON-RICHEY GULF COAST HOME COMPANY'S SUBDIVISION, CITY OF PEARLAND, HT&B RAILROAD SURVEY, ABSTRACT 504, BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN DEED DATED JANUARY 17, 1985, FROMNEMECIO PEREZ, TO RUFUS MARTINEZ, IN CLERK'S FILE # 85122 922, DEED RECORDS OF BRAZORIA COUNTY,TEXAS **TRACT 2:** TRACT 2C1 CONSISTING OF ONE (1) ACRE OF LAND, MORE OR LESS OUT OF THE HT B RAILROAD SURVEY, ABSTRACT 504 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE #03-036516 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS **TRACT 3:** TRACT 2I, BEING A 0.300 ACRE TRACT OF LAND, MORE OR LESS, SITUATED IN LOT 2, SECTION 8, ALLISON-RICHEY GULF COAST HOME COMPANY'S SUBDIVISION, AN ADDITION TO THE CITY OF PEARLAND, HT&B RAILROAD SURVEY, ABSTRACT 504, BRAZORIA COUNTY, TEXAS, AS DESCRIBED IN DEED DATED APRIL 16, 200-3, FROM DOMINGO MARTINEZ, ET UX TO RUFUS MARTINEZ, ET UX, IN CLERK'S FILE NO. 03 036152, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Aggregate Value: $347,270.00	0504-0018-000 0504-0021-000 0504-0030-000	**$135,876.88** **2025-2026 Taxes Due**
6	132004-T BRAZORIA COUNTY, ET AL VS. HUBBARD, ELLA E.	AN UNDIVIDED 50% INTEREST IN LOT EIGHTEEN (18), IN BLOCK TWENTY-SIX (26) OF COLUMBIA LAKES, SECTION THREE (3) AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14, PAGE 65-66 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $110,315.00	2901-0974-005	**$7,233.87** **2026 Taxes Due**
7	132242-T BRAZORIA COUNTY, ET AL VS. SMIRCIC, JOHN	TRACT 1: TRACT 15B-16A (NW OF CR 319) CONSISTING OF 8.061 ACRES OF LAND, MORE OR LESS OF THE R.D. MACDONALD SUBDIVISION OUT OF THE J. MIMS SURVEY, ABSTRACT 95 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME (84), 26, PAGE 352 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: $110,000.00	6507-0004-150	**$6,089.66** **2025-2026 Taxes Due**
8	132242-T Continued	TRACT 2: LOT 52, OF RICHWOOD, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5 PAGE 193 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $270,590.00	7255-0076-000	**$2,377.87** **2025-2026 Taxes Due**

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9	134008-T COLUMBIA-BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. HOFFMAN, JUSTIN DAVIS, ET AL	LOT TWENTY-SEVEN (27), BLOCK ONE (1), OF CORRECTION PLAT OF BAR X RANCH, SECTION 14, (ACRES 0.810) A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGE 385-388, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged value: $34,020.00	1547-0027-000	**$3,055.10** **2026 Taxes Due**
10	134610-T BRAZORIA COUNTY, ET AL VS. SALAZAR, ANDRIA DAWN	LOT 19, BLOCK 1, OF GLENWOOD SUBDIVISION, TO THE CITY OF LAKE JACKSON, ACCORDING TO THE MAP OR PLAT IN VOLUME 8, PAGE 115, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $285,710.00	4364-0079-111	**$5,939.54** **2026 Taxes Due**
11	136663-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. PATIRI LEGEND, LLC, ET AL	TRACT 59A-60A CONSISTING OF 12.7015 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 # 2023023839 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $1,419,460.00	0417-0043-000	**$54,653.10** **2026 Taxes Due**
12	136730-T ANGLETON INDEPENDENT SCHOOL DISTRICT, ET AL VS. GARDOVSKY, MICHELLE, D/B/A PETS & PLANTS, ET AL	LOT 18E IN THE I T TINSLEY SURVEY, ABSTRACT 375, ANGLETON, BRAZORIA COUNTY, TEXAS, A 1.0006 ACRE TRACT OF LAND AS DESCRIBED ON EXHIBIT "E" OF A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2012039558 IN THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $374,390.00	4012-0010-000	**$76,407.20** **2026 Taxes Due**
13	136879-T BRAZORIA COUNTY, ET AL VS. GOMEZ, MARTHA, A/K/A MARTHA GOMEZ GUERRERO, ET AL	**TRACT 1:** LOT 29A1D CONSISTING OF .173 ACRES OF LAND, MORE OR LESS, OUT OF THE J.E. GROCE SURVEY, ABSTRACT 66, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1643, PAGE 677 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $15,820.00	0066-0078-105	**$1,848.34** **2026 Taxes Due**
14		**TRACT 2:** 1.29 ACRES OF LAND, MORE OR LESS, BEING A PART OF TRACT 2A, BLOCK 10, (BEING OUT OF THE SUBDIVISION OF TRACTS 3A-4-7A-8-9-10), OUT OF THE GEORGE HARRISON SURVEY, ABSTRACT 73, LOCATED IN BRAZORIA COUNTY, TEXAS Adjudged Value: $43,330.00	0073-0036-000	**$3,600.12** **2026 Taxes Due**

15		**TRACT 3:** LOTS 9 & 18 OF BLOCK 18 OF BASTROP BEACH, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGES 97-98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $3,450.00	1590-0046-102	**$529.45** **2026 Taxes Due**
16		**TRACT 4:** LOT 4 OF BLOCK 35 OF BASTROP BEACH, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGES 97-98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $3,600.00	1590-0064-000	**$540.88** **2026 Taxes Due**
17		**TRACT 5:** LOT 1 OF BLOCK 61 OF BASTROP BEACH, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3 PAGES 97-98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $3,600.00	1590-0065-110	**$540.88** **2026 Taxes Due**
18	136879-T Continued	**TRACT 6:** .67 ACRES, MORE OR LESS, SITUATED IN THE NORTHEAST PART OF OUT LOT 26, TOWN OF BRAZORIA, BRAZORIA COUNTY, TEXAS, AND DESCRIBED IN DEED DATED FEBRUARY 20, 1948 FROM ELIZA J. MCBETH, ET AL, TO CORA CHRIS WILKES, RECORDED IN VOLUME 428, PAGE 456, DEED RECORDS OF BRAZORIA COUNTY, TEXAS; SAVE AND EXCEPT, .74 ACRE, MORE OR LESS DESCRIBED IN VOLUME 85204, PAGE 196, DEED RECORDS OF SAID COUNTY, LEAVING HEREIN A RESIDUE OF 1.67 ACRES, MORE OR LESS. Adjudged Value: $9,360.00	2040-0663-000	**$895.12** **2026 Taxes Due**
19		**TRACT 7:** PART OF LOT 7, BLOCK 26, OUTLOTS TOWNSITE OF THE CITY OF BRAZORIA, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 65, PAGE 518 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $5,830.00	2040-0665-000	**$657.49** **2026 Taxes Due**

20		**TRACT 8:** LOT 56A, CONSISTING OF 0.090 ACRES OF LAND, MORE OR LESS, OUT OF THE BCIC SUBDIVISION #10, OYSTER CREEK, IN THE F J CALVIT SURVEY, ABSTRACT 51, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2019034726 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. **TRACT 9:** LOT 56A1, CONSISTING OF 0.090 ACRES OF LAND, MORE OR LESS, OUT OF THE BCIC SUBDIVISION #10, OYSTER CREEK, IN THE F J CALVIT SURVEY, ABSTRACT 51, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2020008741 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Aggregate Value: $145,710.00	2110-0075-000 2110-0076-000	**$10,811.30** **2026 Taxes Due**
21		**TRACT 10:** LOT ONE (1), BLOCK ONE (1), JACKSON SUBDIVISION, ANGLETON, SITUATED IN BRAZORIA COUNTY, TEXAS Adjudged Value: $2,270.00	5322-0023-000	**$1,999.94** **2026 Taxes Due**
22		**TRACT 11:** LOT 7, BLOCK 1, JEFFERS ADDITION, OUT OF THE BCIC SUBDIVISION #10, OYSTER CREEK, IN THE F J CALVIT SURVEY, ABSTRACT 51, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 2018014378 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $370,910.00	5400-0005-000	**$30,549.91** **2026 Taxes Due**
23		**TRACT 12:** LOT 2, BLOCK B OF LAKEWOOD PARK, SECTION 1, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 98-044270 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS Adjudged Value: $167,020.00	6100-0010-000	**$11,261.25** **2026 Taxes Due**
24		**TRACT 13:** LOT 11, BLOCK B, VELASCO HEIGHTS, ADDITION TO THE CITY OF FREEPORT, IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 174 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON. Adjudged Value: $3,510.00	8115-0027-000	**$2,925.38** **2026 Taxes Due**
25	137201-T BRAZORIA COUNTY, ET AL VS. VU, HUY TRUONG, ET AL	LOT 2, BLOCK 1, CLEAR CREEK PARK SUBDIVISION, PEARLAND, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 35-38 AND AMENDED IN VOLUME 21, PAGE 67-68, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. Adjudged Value: $358,850.00	2765-0001-002	**$26,741.47** **2026 Taxes Due** **(BC MUD 21)**

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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@pbfcm.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

237 E Locust Suite 104
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 :

	Tax Account No.	Property Address	Legal Description	Date Acquired
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 :

	Tax Account No.	Property Address	Legal Description	Date Acquired
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 PUBLIC, State of Texas

[Notary Seal]

_____
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 <u>Letter of Guaranty</u> 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