

BRAZORIA COUNTY SALES FOR MAY 4, 2021 SCHEDULED FOR 10:00 A.M.

****RESULTS****

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.

- 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 method 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)
- 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** now requires individuals who wish to participate request a statement of no delinquent tax with the Brazoria County Tax Office. You must fill out the Request under oath, have it notarized, and mail to the Brazoria County Tax office at, **111 East Locust, Angleton, Texas 77515** or deliver in person at **451 N. Velasco, Angleton, Texas** with a \$10.00 processing fee in the form of a money order or cashier check. Mail in your completed form no less than 10 days prior to the sale to ensure that you are eligible to bid. 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	Min Bid	Account No.
91265-T PROPEL FINANCIAL SERVICES, LLC AS AGENT AND ATTORNEY IN FACT FOR PROPEL FUNDING NATIONAL 1, LLC VS. MONROE STAFFORD AKA MONROE M. STAFFORD, ET AL	TRACT 1: LOT 33, IN BLOCK 1, SHADOW BEND, A SUBDIVISION OF 58.41 ACRES IN THE E. P. MYRICK SURVEY, ABSTRACT #102, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 6, PAGE 136, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$45,360.00	\$18,041.32 2017-2020 TAXES \$5,386.26	7501-0042-000 SOLD TO CASEY LENDING LLC \$18,041.32

Cause No.	Legal Description	Min Bid	Account No.
91265-T CONTINUED	TRACT 2: LOT 34, IN BLOCK 1, SHADOW BEND, A SUBDIVISION OF 58.41 ACRES IN THE E. P. MYRICK SURVEY, ABSTRACT #102, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 6, PAGE 136, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$1,000.00	\$1,000.00 2017-2020 TAXES 192.53	7501-0043-000 SOLD TO M. NGUYEN \$3,500.00
91265-T CONTINUED	TRACT 3: LOT 35, IN BLOCK 1, SHADOW BEND, A SUBDIVISION OF 58.41 ACRES IN THE E. P. MYRICK SURVEY, ABSTRACT #102, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN VOLUME 6, PAGE 136, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$1,000.00	\$1,000.00 2017-2020 TAXES 192.53	7501-0044-000 SOLD TO M. NGUYEN \$4,500.00
99136-T CITY OF FREEPORT, ET AL VS. MAL-HADR, LLC	LOT 14, BLOCK 133, TOWN OF FREEPORT, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE # 94-000311 IN THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$86,420.00	\$12,082.99 2020 TAXES \$2,544.58	4200-1362-000 PULLED
99622-T SWEENEY INDEPENDENT SCHOOL DISTRICT., ET AL VS. ALLSUP, JAMES H., ET AL	TRACT 1: THE SOUTHWEST ½ OF LOT 110 BLOCK 6, SECTION 4, PART II, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-84 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$3,000.00	\$2,837.98* 2020 TAXES \$71.27	6067-0610-000 SOLD TO B. BLANCO \$4,200.00
99622-T CONTINUED	TRACT 2: THE SOUTHWEST ½ OF LOT 111 BLOCK 6, SECTION 4, PART II, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-84 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. TRACT 3: THE NORTHEAST ½ OF LOT 111 BLOCK 6, SECTION 4, PART II, LAS PLAYAS, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 15, PAGES 81-84 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. AGGREGATE VALUE: \$6,000.00	\$5,643.95* 2020 TAXES \$142.54	6067-0611-000 & 6067-0611-110 SOLD TO M. GOODLY \$8,500.00
99869-T CITY OF ANGLETON, ET AL VS. JOHNSON, GARY	LOT 7, BLOCK 5, CHEVY CHASE SUBDIVISION, SECTION II, CITY OF ANGLETON, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 5, PAGE 287, AND AMENDED BY VOLUME 5, PAGE 289 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS ADJUDGED VALUE: \$122,150.00	\$5,065.49 2020 TAXES \$3,102.34	2671-0335-000 PULLED

Cause No.	Legal Description	Min Bid	Account No.
102043-T BRAZORIA COUNTY, ET AL VS. GARCIA, GUADALUPE, INDIVIDUALLY & D/B/A GARCIA RENTAL PROPERTIES, ET AL	TRACT 1: LOTS 1 TO 4, INCLUSIVE, BLOCK 3, BROOKSIDE SUBDIVISION, LOCATED IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 112 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$43,200.00	\$3,566.04 2020 TAXES \$980.10	2210-0007-000 PULLED
102043-T CONTINUED	TRACT 2: A 2.350 ACRE TRACT OUT OF A 4.67 ACRE TRACT OUT OF A 40 ACRE TRACT BEING THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 18 OF THE G.C. SMITH SURVEY, (ALSO CALLED H.T. & B.R.R. COMPANY SURVEY) ABSTRACT NO. 547, BRAZORIA COUNTY, TEXAS ADJUDGED VALUE: \$426,630.00	\$97,011.63 2020 TAXES \$13,040.43	0547-0009-110 PULLED
102082-T PEARLAND INDEPENDENT SCHOOL DISTRICT, ET AL VS. MATTHEWS, KISA, ET AL	LOT 5 IN BLOCK 3 OF CRYSTAL LAKE SUBDIVISION, SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 19, PAGE 711 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS ADJUDGED VALUE: \$256,080.00	\$10,729.76 2020 TAXES \$7,427.28	3099-1003-005 PULLED
103596-T CITY OF BRAZORIA, ET AL VS. JOHNSON, PRISCILLA L.	LOT 8, BLOCK 9, WILSON ADDITION, CITY OF BRAZORIA, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 75 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$55,500.00	\$6,833.50 2020 TAXES \$1,064.01	8321-0077-000 PULLED
103876-T BRAZORIA COUNTY, ET AL VS. BARKER, DOUGLAS E.	TRACT 5B, BEING A SUBDIVISION OF TRACTS 5A-5B-5C-6A, CONSISTING OF 2 ACRES OF LAND, MORE OR LESS, OUT OF THE HT & B RAILROAD COMPANY SURVEY, ABSTRACT 252, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE # 2009031244 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$38,210.00	\$3,551.90 2020 TAXES \$1,075.74	0252-0006-152
106134-T SWEENEY INDEPENDENT SCHOOL DISTRICT, ET AL VS. ESPARZA, SERGIO, ET AL	2.87 ACRES OF LAND, CALLED LOT 46 OF SHERWOOD LAND, AN UNRECORDED SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS DESCRIBED IN A DEED RECORDED UNDER COUNTY CLERK'S FILE NUMBER 2003023780 IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS ADJUDGED VALUE: \$33,600.00	\$6,894.66 2020 TAXES \$1,100.89	7569-0046-001 SOLD TO M. RIUSEC \$41,000.00

Cause No.	Legal Description	Min Bid	Account No.
106377-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. WILKINSON, GUY N., ET UX	LOT 304, BAR X RANCH, SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 16, PAGES 103-110, PLAT RECORDS, BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$13,720.00	\$4,941.41 2020 TAXES \$257.19	1533-0304-000 SOLD TO B. DAVID \$21,000.00
106383-T ALVIN INDEPENDENT SCHOOL DISTRICT, ET AL VS. THE UNKNOWN TRUSTEE OF THE HEMISPHERE PARTNERS REAL ESTATE TRUST	PROPERTY CALLED TRACT 36A, APPROXIMATELY 4.75 ACRES, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT AND BEING THE NORTH 1/2 OF LOTS 36 & 35 OF THE PLAT OF SECTION 26 OF THE I & G N R R SURVEY, ABSTRACT 619 IN BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE PLAT THEREOF RECORDED IN VOLUME 41, PAGE 98 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, SAVE AND EXCEPT ANY PORTION THEREOF WHICH LIES IN GALVESTON COUNTY, TEXAS ADJUDGED VALUE: \$44,890.00	\$8,073.10 2020 TAXES \$1,125.65	0619-0014-000 SOLD TO S. KANNAPPAN \$33,000.00
106843-T COLUMBIA- BRAZORIA INDEPENDENT SCHOOL DISTRICT, ET AL VS. MCDANIEL, CARRIE LYNN	LOT 15 CONSISTING OF 5.510 ACRES OF LAND, MORE OR LESS, WILSON ACRES, AN UNRECORDED SUBDIVISION IN THE F. PETTUS SURVEY, ABSTRACT 114, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE # 98-050823 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE: \$69,120.00	\$8,452.64 2020 TAXES \$1,309.32	0114-0012-150 PULLED

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 Katelynn Nett at 979-849-5056, 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
979.864.1838 FAX
979.864.1346

****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:

www.brazoria-county.com/tax

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
COMMIT'S 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: 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