



**BRAZORIA COUNTY SALES FOR NOVEMBER 3, 2015
SCHEDULED FOR 10:00 A.M.
TAX SALE INFORMATION**

- 1) 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.
- 2) All sales are without warranty of any kind. **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. The judgments in these cases list the parties included in the tax suit.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) Payment method, 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)
- 5) 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 will be reoffered for sale the same day.**
- 6) **STATE LAW** now restricts tax sales to those individuals who Request a Statement of Delinquencies along with payment of a \$10 processing fee to the Brazoria County Tax Assessor-Collector. You must fill out the Request under oath and have it notarized. Mail it to Brazoria County Tax office at, **111 East Locust, Angleton, Texas 77515** or come by the Tax Office at **451 N. Velasco, Angleton, Texas** with a \$10 money order.
- 7) Early application forms will ensure that you are eligible to bid on tax property. If you submit your form too late for the tax office to review its tax records prior to the sale date, or if you submit your Request without payment of the fee in cash or money order, **you may be prohibited from bidding on tax sale property.** Mail in your completed form **no less than 10 days prior to the sale** to ensure that you are eligible to bid on tax sale property. You may obtain a Request form in person or use the copy provided at the end of the sale list. The \$10 processing fee must be paid, or your Request cannot be processed by the Brazoria County tax office. The name of 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/Address (if available)	Estimated Min Bid	Acct Number
75278-T BRAZORIA CO., ET AL VS. SCOTT DRABEK, ET AL	LOTS 1 TO 6 & 9 TO 11, ALL IN BLOCK 3, OF DURAZNO GARDENS, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 342 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$139,200	\$6,446.25 2014-2015 TAXES ARE \$7,552.17 IF PAID NOV 2015	3620-0055-000

Cause No.	Legal Description/Address (if available)	Estimated Min Bid	Acct Number
77623-T BRAZORIA CO., ET AL VS. J.L. HENRY, ET AL	TRACT 19-19B IN ABSTRACT 415, BRAZORIA COUNTY TEXAS, APPROXIMATELY 4.5 ACRES, BEING THE SOUTH ½ OF LOT 19, OF THE ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION #87 ACH&B SURVEY, ABSTRACT 415 BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 2, PAGE 91 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, SAVE AND EXCEPT THE EASTERN 66 FEET OF SAID LOT 19. ADJUDGED VALUE \$157,500	\$51,632.61 2015 TAXES ARE \$3,397.43 IF PAID NOV 2015	0415-0010-000
77747-T COLUMBIA- BRAZORIA ISD, ET AL VS. DANIEL BARRINEAU, ET AL	LOT 2F1-3A9-3A11A CONSISTING OF 2.919 ACRES OF LAND, MORE OR LESS, HINKLE ESTATES LANDS SUBDIVISION OUT OF THE JOHN MCNEEL SURVEY, ABSTRACT 92, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE # 2005023145 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND THE MOBILE HOME LOCATED THEREON, LABEL # BEC0005927. ADJUDGED VALUE \$19,180	\$5,654.97 2015 TAXES ARE \$363.86 IF PAID NOV 2015	5040-0018-110
78006-T BRAZORIA CO., ET AL VS. KELLY OIL COMPANY, INC., ET AL	TRACT 5: TRACT 9A7A CONSISTING OF 2.640 ACRES OF LAND, MORE OR LESS, OUT OF THE J W HALL SURVEY, ABSTRACT 68, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE # 98-002952 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$14,030	\$3,813.20 2015 TAXES ARE \$337.31 IF PAID NOV 2015	0068-0006-115
	TRACT 6: THE SURFACE ESTATE ONLY OF THE SOUTH 1/2 OF LOT 3, BLOCK 3, SECTION 1, RIVERSIDE ESTATES, A SUBDIVISION LOCATED IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 41 AND 42 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$1,480	\$1,480.00 (\$235.39) 2015 TAXES ARE \$35.58 IF PAID NOV 2015	7305-0035-000
78023-T PEARLAND ISD VS. ANY & ALL KNOWN & UNKNOWN HEIRS TO THE ESTATE OF GEORGE F. MCCAIN, JR., AKA GEORGE FRANK MCCAIN, (DEC'D)	LOTS NINETEEN (19), TWENTY (20), TWENTY-ONE (21), TWENTY-TWO (22) AND TWENTY-THREE (23), BLOCK TWO (2), CLEAR CREEK MANOR SUBDIVISION, SECTION FIVE (5), AN ADDITION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 43 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. *** BCAD LEGAL DESCRIPTION: CLEAR CREEK MANOR, SEC 1 (A0237) BROOKSIDE VILLAGE, BLOCK 2, LOT 19 TO 23, ACRES 4.243 ADJUDGED VALUE \$194,780	\$26,605.00 2015 TAXES ARE \$5,195.70 IF PAID NOV 2015	2760-0106-000

Cause No.	Legal Description/Address (if available)	Estimated Min Bid	Acct Number
78296-T CITY OF WEST COLUMBIA VS. GEORGIE WILLIAMS, ET AL	LOT 6, BLOCK 4 OF LINCOLN HEIGHTS SUBDIVISION, WEST COLUMBIA, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE RECORDED MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 29 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$50,320	\$11,516.02 2015 TAXES ARE \$1,544.97 IF PAID NOV 2015	6230-0030-000
78602-T BRAZORIA CO., ET AL VS. LISA WILLIAMS, ET AL	TRACT 1: AN UNDIVIDED 1/18 INTEREST IN A TRACT 183.33 FEET BY 555.5 FEET AND BEING THE WEST ONE-THIRD (1/3RD) OF OUTLOT THIRTY-FIVE (35) IN THE TOWN OF BRAZORIA, BRAZORIA COUNTY, TEXAS, AND COMPRISING 2.33 ACRES OF LAND, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS AND BEING THE SAME TRACT RECORDED IN VOL. 997, PAGE 719 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$420	\$420.00 2015 TAXES ARE \$11.28 IF PAID NOV 2015	2040-0684-120
	TRACT 2 AN UNDIVIDED 1/24 INTEREST IN A TRACT 183.33 FEET BY 555.5 FEET AND BEING THE WEST ONE-THIRD (1/3RD) OF OUTLOT THIRTY-FIVE (35) IN THE TOWN OF BRAZORIA, BRAZORIA COUNTY, TEXAS, AND COMPRISING 2.33 ACRES OF LAND, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS AND BEING THE SAME TRACT RECORDED IN VOL. 997, PAGE 719 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$320	\$320.00 2015 TAXES ARE \$8.59 IF PAID NOV 2015	2040-0684-210
	TRACT 3: AN UNDIVIDED 1/3 INTEREST IN LOTS 1, 2 & 3 BLOCK 8, MCGREAL'S ADDITION TO THE TOWN OF BRAZORIA, BRAZORIA COUNTY, TEXAS, AN UNRECORDED SUBDIVISION, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT. ADJUDGED VALUE \$4,376	\$4,376.00 2015 TAXES ARE \$117.62 IF PAID NOV 2015	6500-0023-120
	TRACT 4: LOT 7 BLOCK 8, MCGREAL'S ADDITION TO THE TOWN OF BRAZORIA, BRAZORIA COUNTY, TEXAS, AN UNRECORDED SUBDIVISION, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT. ADJUDGED VALUE \$4,310	\$4,310.00 2015 TAXES ARE \$115.84 IF PAID NOV 2015	6500-0026-000
	TRACT 5: AN UNDIVIDED 1/3 INTEREST IN LOT 2 BLOCK 9, MCGREAL'S ADDITION TO THE TOWN OF BRAZORIA, BRAZORIA COUNTY, TEXAS, AN UNRECORDED SUBDIVISION, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT. ADJUDGED VALUE \$1,440	\$1,440.00 2015 TAXES ARE \$38.70 IF PAID NOV 2015	6500-0028-110

Cause No.	Legal Description/Address (if available)	Estimated Min Bid	Acct Number
78602-T BRAZORIA CO., ET AL VS. LISA WILLIAMS, ET AL	TRACT 6: AN UNDIVIDED 1/3 INTEREST IN LOT 8 BLOCK 10, MCGREAL'S ADDITION TO THE TOWN OF BRAZORIA, BRAZORIA COUNTY, TEXAS, AN UNRECORDED SUBDIVISION, AS SHOWN ON THE MAPS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT. ADJUDGED VALUE \$2,400	\$2,400.00 2015 TAXES ARE \$64.50 IF PAID NOV 2015	6500-0031-110
78740-T BRAZORIA CO., ET AL VS. JOE HILL, ET AL	LOT 47, OF THE SUBDIVISION OF THE GEO. H. BINGHAM 44 ACRE TRACT IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4 PAGE 95 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$29,320	\$9,109.11 2015 TAXES ARE \$921.66 IF PAID NOV 2015	1820-0043-110
78984-T BRAZORIA CO., ET AL VS. AURELIO CABUSAS, ET UX	TRACT 1: LOT 71, BLOCK 1, OF COLUMBIA LAKES, SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14 PAGE 37 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$10,200	\$4,094.98 2015 TAXES ARE \$279.17 IF PAID NOV 2015	2901-0071-000
	TRACT 2: LOT 72, BLOCK 1, OF COLUMBIA LAKES, SECTION 1, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14 PAGE 37 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$8,960	\$3,846.62 (\$2,260.78) 2015 TAXES ARE \$279.17 IF PAID NOV 2015	2901-0072-000
79015-T COLUMBIA- BRAZORIA ISD, ET AL VS. LEILOA FONOTI, ET AL	TRACT 1: LOT 60, BLOCK 31, OF COLUMBIA LAKES, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14 PAGE 65 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$8,440	\$6,683.73 2015 TAXES ARE \$231.00 IF PAID NOV 2015	2901-1198-000
	TRACT 2: LOT 61, BLOCK 31, OF COLUMBIA LAKES, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14 PAGE 65 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$8,190	\$6,555.31 (\$4,846.79) 2015 TAXES ARE \$224.15 IF PAID NOV 2015	2901-1199-000
79026-T COLUMBIA- BRAZORIA ISD, ET AL VS. BARBARA MILLER, ET AL	LOT 6, BLOCK 35, OF COLUMBIA LAKES, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14 PAGE 65 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,760	\$5,745.89 2015 TAXES ARE \$212.40 IF PAID NOV 2015	2901-1313-000

Cause No.	Legal Description/Address (if available)	Estimated Min Bid	Acct Number
79028-T COLUMBIA- BRAZORIA ISD, ET AL VS. SHEILA'S PLACE, INC., A DEFUNCT TEXAS CORP.	LOT 31, BLOCK 20, OF COLUMBIA LAKES, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14 PAGES 53-54 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,590	\$6,292.77 2015 TAXES ARE \$207.72 IF PAID NOV 2015	2901-0754-000
79055-T COLUMBIA- BRAZORIA ISD, ET AL VS. JERRY GLOVER	TRACT 1: LOT 1, BLOCK 33, OF COLUMBIA LAKES, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14 PAGE 65 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,870	\$3,809.15 2015 TAXES ARE \$215.41 IF PAID NOV 2015	2901-1253-000
	TRACT 2: LOT 2, BLOCK 33, OF COLUMBIA LAKES, SECTION 3, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 14 PAGE 65 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,380	\$4,505.85 (\$3,281.72) 2015 TAXES ARE \$207.72 IF PAID NOV 2015	2901-1254-000
75056-T COLUMBIA- BRAZORIA ISD, ET AL VS. CLAYTON O. LABETH, ET UX	LOT 44 OF BERNARD OAKS, SECTION 2, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT THERE OF RECORDED IN VOLUME 16, ON PAGE 85 OF THE MAP RECORDS OF BRAZORIA COUNTY. ADJUDGED VALUE \$48,030	\$9,841.94 2015 TAXES ARE \$523.57 IF PAID NOV 2015	1773-0244-000
78013-T BRAZORIA CO., ET AL VS. RICHARD BATTLE, ET UX	LOT 37 OF BAR X RANCH, SECTION 1, BRAZORIA COUNTY, TEXAS, A SUBDIVISION WAS SHOWN ON THE MAP OR PLAT THERE OF RECORDED IN VOLUME 16, ON PAGES 103-110 IN THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$184.17	4,023.21 2015 TAXES ARE \$184.17 IF PAID NOV 2015	1533-0037-000
75003-T ALVIN ISD, ET AL VS. RUBEN GONZALEZ, ET AL	TRACT 1: TRACT 2A5C, ONE (1) ACRE OF LAND, MORE OR LESS, OUT OF LOT TWO (2), HT&B RR SURVEY, SECTION 30, ABSTRACT 552, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGE 316 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 2001010369. ADJUDGED VALUE \$17,040	\$2,969.59 2015 TAXES ARE \$432.15 IF PAID NOV 2015	0552-0003-195

Cause No.	Legal Description/Address (if available)	Estimated Min Bid	Acct Number
75003-T ALVIN ISD, ET AL VS. RUBEN GONZALEZ, ET AL	TRACT 2: TRACT 2A5D, ONE (1) ACRE OF LAND, MORE OR LESS, OUT OF LOT TWO (2), HT&B RR SURVEY, SECTION 30, ABSTRACT 552, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 82, PAGE 316 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN A DEED RECORDED IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 1986010204. ADJUDGED VALUE \$40,990	\$5,828.35 (\$4,947.56) 2015 TAXES ARE \$271.50 IF PAID NOV 2015	0552-0003-196
65066 CITY OF PEARLAND VS. UNKNOWN HEIRS TO THE ESTATE OF SARA HUGGINS, DEC'D, ET AL	THE SOUTH 1/2 OF LOT 24 AND ALL OF LOT 25, TURNER ADDITION TO THE CITY OF PEARLAND LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1144, PAGE 258 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$108,090	\$35,060.45 2015 TAXES ARE \$3,372.33 IF PAID NOV 2015	8050-0045-000
50250 ANGLETON ISD VS. HORTENSE MITCHELL, ET AL	LOT 11A CONSISTING OF 0.250 ACRES OF LAND, MORE OR LESS, BLOCK C, NARCISSUS SUBDIVISION OUT OF THE D. TALLEY SURVEY, ABSTRACT 130 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING OUT OF THAT 1 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN VOLUME 245, PAGE 326 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,810	\$7,810.00 2015 TAXES ARE \$74.78 IF PAID NOV 2015	6745-0004-190
79388-T BRAZORIA CO., ET AL VS. BERNICE WILLIAMS MOTLEY, AKA BERNICE WILLIAMS MOTTLEY, ET AL	2.2 ACRES OF LAND, MORE OR LESS, OUT OF TRACT 6 OUT OF THE W.C. CARSON SURVEY, ABSTRACT 52 LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING OUT OF THAT CERTAIN 20 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN VOLUME 303, PAGE 568 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$7,700	\$3,830.49 2015 TAXES ARE \$152.23 IF PAID NOV 2015	0052-0075-000
79380-T BRAZORIA CO., ET AL VS. GAYHART M. LOWER	LOT 41 CONSISTING OF 1 ACRE OF LAND, MORE OR LESS IN COLONY WEST, SECTION 3, AN UNRECORDED SUBDIVISION OUT OF THE H T AND B RAILROAD COMPANY SURVEY, ABSTRACT 286, LOCATED IN BRAZORIA COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN CLERK'S FILE # 94-020571 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$20,000	\$3,883.10 2015 TAXES ARE \$475.73 IF PAID NOV 2015	2873-0141-000

Cause No.	Legal Description/Address (if available)	Estimated Min Bid	Acct Number
79317-T BRAZORIA CO., ET AL VS. FELIX AKOMPI, ET AL	LOT 4, IN BLOCK 5, OF THE OAKS AT SUNCREEK ESTATES, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED CLERK'S FILE NO. 2005058149 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. ADJUDGED VALUE \$12,540	\$6,053.46 2015 TAXES ARE \$301.49 IF PAID NOV 2015	7944-0005-004

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 Annette Trevino at 979-849-5056 or atrevino@pbfc.com.



Brazoria County Tax Office

Ro'Vin Garrett
Tax Assessor-Collector

\$10.00 Fee

Brazoria County Courthouse
111 East Locust, Suite 100A
Angleton, Texas 77515-4682

****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: Charles Wagner, 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