

UVALDE COUNTY TAX SALE FOR AUGUST 1ST, 2023

LOCATION: Uvalde County Court House, Uvalde, Texas

TIME: 10:00AM

Tax Foreclosure Sale Protocols & Disclaimers:

1. **LOCATION AND TIME OF SALE.** This tax foreclosure sale is conducted by the Sheriff or Constable of the county where the property is located. This sale is being held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. at a place designated by the commissioner's court, as provided by Texas Tax Code.
2. **NO WARRANTIES OF ANY KIND.** All sales are without warranty of any kind, and is an "AS IS," "WHERE IS," and "BUYER BEWARE" sale. Purchasers receive a Sheriff's/Constable'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.** 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. **AMOUNTS DUE OUTSIDE OF THE SALE.** Taxes may be due beyond what is listed in the minimum bid amounts (**post-judgment taxes**) and must be paid independently of the winning bid amount. Please note that current year taxes may also be assessed. It is your duty to verify any amounts or years due outside of the sale. Municipal liens and assessments by water districts may also be due outside of the bid amount.
4. **FORMS OF PAYMENT.** Acceptable payment methods include money order or cashier's check made payable to UVALDE COUNTY DISTRICT CLERK. Personal or company checks will **only** be accepted with a **Letter of Guaranty** from the bank. ALL PAYMENTS MUST BE EXACT. No overages will be accepted, and no change will be made. CASH WILL NOT BE ACCEPTED. Please note that the winning bidder is required to provide a **Statement of No Delinquent Tax** from the Uvalde County Appraisal District that the purchaser does not owe delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until this written statement is received.
5. **PAYMENT DEADLINE.** Payment must be made payable and tendered over to the Uvalde County District Clerk immediately following the sale; **if the funds are not received by 4:30 P.M. THE DAY OF THE SALE, the property may be reoffered for sale.** Once your bid is accepted, if you fail to pay for the property, we may file a motion with the court seeking to impose a fine for your failure to complete the sale.
6. **RIGHT OF REDEMPTION.** The properties are sold subject to a right of redemption by the previous owner. The six-month or two-year deadline will apply as provided by Sec. 34.21, Texas Tax Code. Please consult subchapter B of Chapter 34 of the Texas Tax Code, and an attorney regarding the requirements of bidders and former owners regarding the process to redeem any property sold. Please note that any general information provided herein or at the sale is not legal advice. PBFcm represents the taxing units and will not provide you with legal advice as to the redemption process.

For more information regarding any property listed below, **please contact the Perdue Brandon Fielder Collins & Mott, LLP, San Antonio office at 210-998-3230 ext. 2 and / or email: dreyes@pbfc.com**

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	CAD Account #
2019-07-32908-TX 38TH DISTRICT COURT 22-Sept-2022	UVALDE COUNTY APPRAISAL DISTRICT vs. GUADALUPE Z. DEL TORO	BEING 2 ACRES, MORE OR LESS, AND BEING A PART OF TRACT 198, IN UVALDE ESTATES, INC., UVALDE COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUND IN DOCUMENT NO. 2012001139 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS	\$29,373	\$2,109.36 Post-Judgment Tax Year(s):2022	30596
2021-07-33888-TX 38TH DISTRICT COURT 11-April-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. JENNIFER C. REYNOLDS	BEING LOT 3-1, ALSO REFERRED TO AS LOT3A, BLOCK A, TOGETHER WITH ALL IMPROVEMENTS THEREON, OUT OF THE PULLIAM & EVANS SUBDIVISION, AN ADDITION TO THE CITY UVALDE, UVALDE COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED MORE PARTICULARLY BY METES AND BOUND IN CLERK FILE NO. 2011001059, OFFICIAL PUBLIC RECORDS, UVALDE COUNTY, TEXAS	\$112,845	\$4,894.51 Post-Judgment Tax Year(s): 2022	14980
2021-09-33933-TX 38TH DISTRICT COURT 18-Oct-2022	UVALDE COUNTY APPRAISAL DISTRICT vs. AUGUSTINE R CRUZ, ET AL	BEING A ONE (1) ACRE TRACT OF LAND WHOLLY WITHIN SURVEY NO. 148, AND REFERRED TO AS TRACT 92, LOT D, OF THE NUECES RIVER RANCH IN UVALDE COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME 502, PAGE 702 OF THE REAL PROPERTY RECORDS OF UVALDE COUNTY, TEXAS BEING A ONE (1) ACRE TRACT OF LAND WHOLLY WITHIN SURVEY NO. 148, AND REFERRED TO AS TRACT 92, LOT E, OF THE NUECES RIVER RANCH IN UVALDE COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN VOLUME 502, PAGE 702 OF THE REAL PROPERTY RECORDS OF UVALDE COUNTY, TEXAS	\$81,174	\$10,035.36 Post-Judgment Tax Year(s): 2022	28488 28489

Levied on the 30th day of June, 2023, as the property of said Defendants to satisfy the judgments rendered in the above styled and numbered causes, plus all taxes, penalties, interest, and attorney fees accrued to the date of sale and all costs recoverable by law in favor of each jurisdiction.

<https://propaccess.trueautomation.com/clientdb/?cid=26>

**For more information, contact: Perdue Brandon Fielder Collins & Mott, LLP www.pbfc.com
San Antonio Office: 210-998-3230 ext. 2**