

UVALDE COUNTY TAX SALE FOR FEBRUARY 7TH, 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 PBFCM. 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.**
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.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL CONDADO, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

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 # |
|--|---|---|-----------------|--|---------------|
| 2016-02-31036-TX 38TH DISTRICT COURT 22-September-2022 | UVALDE COUNTY APPRAISAL DISTRICT vs. CRISTINA GARCIA ET AL | ALL OF LOT NO. 1 3/4, BLOCK 2, BURNS ADDITION, CITY OF UVALDE, UVALDE COUNTY, TEXAS, FRONTING 50 FEET ON THE WEST SIDE OF POLO ROAD STREET AND HAVING A DEPTH OF 100 FEET <i>415 ADELMO ST., UVALDE</i> | \$5,114 | TBD | 10819 |
| 2019-02-32607-TX 38TH DISTRICT COURT 18-October-2022 | UVALDE COUNTY APPRAISAL DISTRICT vs. HUMBERTO RENOVAO, ET AL | THE EAST 60 FEET OF LOTS 10 AND 11 AND THE EAST 60 FEET OF THE NORTH 18 FEET OF LOT 12, BLOCK 3, SAID LOTS ALSO REFERENCED AS LOTS 10C, 11C, AND 12A2 OF BLOCK 3, TOGETHER WITH ALL IMPROVEMENTS THEREON, ALL OUT OF THE BARNHILL ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, AS DESCRIBED IN DOC NO. 2011003200 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS <i>736 JUAREZ ST, UVALDE</i> | \$33,386 | \$2,765.25 | 10413 |
| 2019-09-32976-TX 38TH DISTRICT COURT 15-November-2021 | UVALDE COUNTY APPRAISAL DISTRICT vs. CARMEN M. BARBOSA, DECEASED, ET AL | BEING ALL OF LOT NO. SIX (6) IN THE J.G. BROWN ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN VOL. 216, PAGE 220, DEED RECORDS OF UVALDE COUNTY, TEXAS AND TOGETHER WITH A MOBILE HOME LISTED AS S# 55K19470P <i>308 W CALERA ST, UVALDE</i> | \$45,627 | \$5,935.18 Post-Judgment Tax Year(s): 2021 | 10703 |
| 2019-10-33041-TX 38TH DISTRICT COURT 22-September-2022 | UVALDE COUNTY APPRAISAL DISTRICT vs. FRANCES JO. CAVE, ET AL | A TRACT OF LAND BEING 112 1/2' X 140' AND 0.36 ACRES, MORE OR LESS, OUT OF AN EIGHT-ACRE TRACT OF LAND IN SURVEY 407, ABSTRACT 448, IN THE CITY OF SABINAL, UVALDE COUNTY, TEXAS; AND BEING THE SAME LAND DESCRIBED BY METES AND BOUNDS IN THE EXHIBIT A MADE REFERENCE TO IN VOLUME 499, PAGE 692 OF THE REAL PROPERTY RECORDS OF UVALDE COUNTY, TEXAS <i>110 LINDBERGH, SABINAL, TX</i> | \$164,838 | \$6,417.73 | 21361 |
| 2021-04-33730-TX 38TH DISTRICT COURT 22-September-2022 | UVALDE COUNTY APPRAISAL DISTRICT vs. ANDREA DOMINGUEZ | BEING LOT 5, BLOCK 2, ALTA VISTA ADDITION, CITY OF UVALDE, UVALDE COUNTY, TEXAS <i>MONTERREY ST, UVALDE</i> | \$11,593 | \$3,771.32 | 10028 |

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| 2021-04-33730-TX 38TH DISTRICT COURT 22-September-2022 | UVALDE COUNTY APPRAISAL DISTRICT vs. ANDREA DOMINGUEZ | BEING LOTS 1-2, BLOCK B, OF THE MENDOSA SUBDIVISION, UVALDE, UVALDE COUNTY, TEXAS <i>303 S EVANS ST, UVALDE 305 S EVANS ST, UVALDE</i> | \$30,660 | \$7,782.84 | 13435 13436 |
| 2021-05-33794-TX 38TH DISTRICT COURT 18-October-2022 | UVALDE COUNTY APPRAISAL DISTRICT vs. VIC D. CARTER, ET AL | BEING LOT 10, BLOCK 12, OF THE H. VANHAM ADDITION TO NORTH UVALDE, UVALDE COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING THE SAME PROPERTY DESCRIBED IN DOCUMENT NO. 2010002957 OF THE OFFICIAL PUBLIC RECORD OF UVALDE COUNTY, TEXAS <i>600 E ANTONIO ST, UVALDE</i> | \$131,890 | \$5,113.30 | 16072 |
| 2021-09-33942-TX 38TH DISTRICT COURT 18-October-2022 | UVALDE COUNTY APPRAISAL DISTRICT vs. RICHARD ARREDONDO | BEING LOT D OF A RESUBDIVISION OF LOT NO. 118,, BLOCK 5, TOGETHER WITH ALL IMPROVEMENTS THEREON, OF THE ORIGINAL TOWN OF UVALDE, UVALDE COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED IN DEED RECORDED IN DOCUMENT NO. 2007004853 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS <i>211 S PIPER LN, UVALDE, TX 78801</i> | \$42,550 | \$9,019.48 | 14357 |
| 2021-09-33964-TX 38TH DISTRICT COURT 18-October-2022 | UVALDE COUNTY APPRAISAL DISTRICT vs. ALFONSO MARTINEZ, ET AL | BEING LOTS ONE (1) AND TWO (2) IN BLOCK FORTY-SIX (46) OF THE ORIGINAL TOWN SITE OF SABINAL, UVALDE COUNTY, TEXAS, TOGETHER WITH ANY IMPROVEMENTS THEREON, AND FURTHER DESCRIBED IN DOCUMENT NO. 2009002849 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS <i>409 W RHEINER ST, SABINAL, TX 78881</i> | \$89,503 | \$4,023.97 | 36217 |

Levied on the 21st day of December 2022, 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**