

UVALDE COUNTY TAX SALE FOR MAY 2ND, 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 #
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 APOLONIO STREET AND HAVING A DEPTH OF 100 FEET	\$51,414	\$30,796.37 Post-Judgment Tax Year(s): 2022	10819
2019-01-32516-TX 38TH DISTRICT COURT 22-September-2022	UVALDE COUNTY APPRAISAL DISTRICT vs. ERMANDINA C. CARMONA, ET AL	BEING LOT 4, BLOCK NO. 7, OF THE HENRY COBB ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS; AND BEING THE SAME PROPERTY DEEDED AND CONVEYED TO ERMANDINA C. CARMONA, AS RECORDED AND SHOWN OF RECORD IN VOL. 0385, PAGE 412 OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS	\$35,705	\$10,067.62 Post-Judgment Tax Year(s): 2022	11379
2019-04-32719-TX 38TH DISTRICT COURT 10-January-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. ROSALIO BANDA, ET AL	BEING LOT EIGHT A (8-A), IN BLOCK O, CITY BLOCK NO. 75, OF THE BURRIS & BROWN ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, OUT OF SURVEY NO. 72, CARLOS HUIZAR, ORIGINAL GRANTEE, ABST. NO. 241, DESCRIBED BY METES AND BOUNDS IN VOLUME 178, PAGE 628 OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS	\$16,125	\$16,125.00 Post-Judgment Tax Year(s): 2022	10778
2019-06-32829-TX 38TH DISTRICT COURT 10-January-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. UNKNOWN HEIRS OF TORRE JR. (DECEASED), ET AL	BEING THE SOUTH 92' OF WEST 1/2 OF LOTS 9 AND 10, REFERRED TO AS LOTS 9B AND 10B, OF BLOCK 2 OF THE WILSON KENNEDY ADDITION TO THE CITY OF UVALDE COUNTY, TEXAS, BEING THAT PROPERTY PARTICULARY DESCRIBED IN VOLUME 363 PAGES 781-782 OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS	\$5,943	\$2,808.60 Post-Judgment Tax Year(s): 2022	36892
2019-06-32829-TX 38TH DISTRICT COURT 10-January-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. UNKNOWN HEIRS OF TORRE JR. (DECEASED), ET AL	BEING LOT 1 IN BLOCK 2, OF THE WILSON KENNEDY ADDITION, SAID LOT, UVALDE COUNTY, TEXAS IS DESCRIBED ON THE PROPERTY TAX FULL ACCOUNT NO. 36894	\$5,539	\$2,443.00 Post-Judgment Tax Year(s): 2022	36894

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2019-06-32836-TX 38TH DISTRICT COURT 21-April-2022	UVALDE COUNTY APPRAISAL DISTRICT vs. SERAPO CHAPA AKA SERAPIO CHAPA (DECEASED), ET AL	BEING ALL OF LOT NO. ONE (1), IN BLOCK NO. SIX (6) HENRY COBB ADDITION TO UVALDE, UVALDE COUNTY, TEXAS AND AS FURTHER DESCRIBED IN DEED VOLUME, 96, PAGE 513 OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS BEING LOT NO. SIXTEEN (16) IN BLOCK NO. SIX (6), HENRY COBB ADDITION TO UVALDE, UVALDE COUNTY, TEXAS AND AS FURTHER DESCRIBED IN DEED VOLUME 92, PAGE 589, DEED RECORDS OF UVALDE COUNTY, TEXAS <u>DISCLAIMER: SUBJECT TO POTENTIAL DEMOLITION OF IMPROVEMENTS BY THE CITY OF UVALDE</u>	\$39,470	\$13,520.38 Post-Judgment Tax Year(s): 2022	11362 11375
2019-06-32837-TX 38TH DISTRICT COURT 13-March-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. JANET LEE, ET AL	BEING 20.01 ACRES TRACT OR PARCEL OF LAND, DESIGNATED AS TRACT 46, NUECES FALLS SUBDIVISION SITUATED IN UVALDE COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN CABINET 2, SLIP 201-A, OF THE PLAT RECORDS OF UVALDE COUNTY, TEXAS, AS REFERENCED IN VOLUME 570, PAGE 376 OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS	\$9,528	\$34,800.73	28319
2019-06-32841-TX 38TH DISTRICT COURT 10-January-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. UVALDE ET AL	BEING LOTS NOS. FOUR (4), FIVE (5), AND SIX (6) IN BLOCK NO. THREE (3), OF THE TYLER AND BARBARA ADDITION TO THE CITY OF SAN ANTONIO, UVALDE COUNTY, TEXAS, AS SAID PROPERTY IS REFERENCED IN DOCUMENT NO. 201101390 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS	\$1,050	\$9,552.94 Post-Judgment Tax Year(s): 2022	36784
2020-08-33396-TX 38TH DISTRICT COURT 15-November-2021	UVALDE COUNTY APPRAISAL DISTRICT vs. ANTONIO JR., ET AL	BEING TRACT OR LOT 276, IN UNIT III, OF THE UVALDE ESTATE, A SUBDIVISION IN UVALDE COUNTY, TEXAS TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING THE SAME PROPERTY CONVEYED IN VOLUME 422, PAGE 38 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS	\$1,869	\$2,984.25 Post-Judgment Tax Year(s): 2021-2022	30701
2020-11-33513-TX 38TH DISTRICT COURT 13-March-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. CELIA Y MEDINA ET AL	BEING ALL OF LOTS THIRTY-TWO (32) AND THIRTY-THREE (33) IN BLOCK ONE (1), OF THE WILSON AND KENNEDY ADDITION TO THE CITY OF ABILENE, UVALDE COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED IN VOLUME 2, PAGE 391 ET SEQ. OF THE OFFICIAL PUBLIC RECORDS, UVALDE COUNTY, TEXAS	\$1,518	\$11,633.60	36873

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Levied on the 3rd day of April, 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.pbfcm.com
San Antonio Office: 210-998-3230 ext. 2**

Request for Written Statement About Delinquent Taxes for Tax Foreclosure Sale

County Tax Office

Phone (area code and number)

Address, City, State, ZIP Code

GENERAL INSTRUCTIONS: This form is for use by a purchaser of property at a tax foreclosure sale under Tax Code Section 34.01 to request a written statement regarding delinquent taxes from a county assessor-collector pursuant to Tax Code Section 34.015.

Pursuant to Tax Code Section 34.015(n), a person who knowingly violates Tax Code Section 34.015 commits a Class B misdemeanor offense.

Step 1: Name, Address, Request Date, Fee Payment

Requesting Person/Company's Name

Current Mailing Address

Address to Which Statement Should be Sent (if different from current mailing address)

City, State, ZIP Code

Phone (area code and number)

Date of Request

Check if you wish a phone call when ready. To cover the costs, this request requires a fee of \$ _____. Fee Paid \$ _____

Step 2: Properties Currently Owned by Person/Company Listed in Step 1

List all properties **currently** owned by the person/company listed in Step 1 and located in this county or in any school district or city located in part in this county. For each property, state account number, date acquired, property address and legal description. You may attach a copy of the latest tax bill for each property.

Property Account Number

Date Acquired

Property Address

Legal Description

Property Account Number

Date Acquired

Property Address

Legal Description

(Attach additional sheet if necessary.)

Step 3: Properties Formerly Owned by Person/Company Listed in Step 1

List all properties formerly owned by the person/company listed in Step 1 and located in this county or in any school district or city located in part in this county. For each property, state account number, date acquired, property address and legal description. You may attach a copy of the latest tax bill for each property.

Property Account Number _____ Date Acquired _____

Property Address _____

Legal Description _____

Property Account Number _____ Date Acquired _____

Property Address _____

Legal Description _____

(Attach additional sheet if necessary.)

Step 4: Signature of Requesting Person

I, (requesting person) _____ being first duly placed under oath by the undersigned official authorized to administer oaths under the laws of this State, do solemnly swear that the information herein and attached is true and correct.

Signature and Title, if Applicable, of Requesting Person (Must be signed before notary public or officer.)

Subscribed and sworn before me this _____ day of _____, 20_____.

Notary Public Signature _____

Notary Public in and for the State of _____

Collector's Use

\$ _____ Fee Collected

_____ Taxing Units Notified

_____ Final Statement

_____ Requesting Person Notified by Mail

_____ Requesting Person Notified by Phone