



UVALDE COUNTY TAX SALE FOR FEBRUARY 6TH, 2024

LOCATION: Uvalde County Court House, Uvalde, Texas

TIME: 2:00PM

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: SAOffice@pbfc.com**

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	CAD Account #
2014-02-29830-TX 38TH DISTRICT COURT 8-December-2014	UVALDE COUNTY APPRAISAL DISTRICT vs. LOIS H. TORRES, ET AL	LOT 18, BLOCK B, GAMBA ADDITION, CITY OF UVALDE, UVALDE COUNTY, TEXAS PURSUANT TO TITLE 26, UNITED STATES CODE, SECTION 7425, AND ANY APPLICABLE STATE REDEMPTION STATUTES, THE UNITED STATES OF AMERICA SHALL HAVE THE RIGHT TO REDEEM THE ABOVE-DESCRIBED PROPERTY DURING THE STATUTORY PERIODS.	\$41,142	\$5,534.64 Post-Judgment Tax Year(s): 2014-2023	12528
2019-01-32525-TX 38TH DISTRICT COURT 8-November-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. HEIR UNKNOWN vs. HEIRS OF SABEL BRISENO, ET AL	LOT 229B, BLOCK 13, ORIGINAL TOWN OF UVALDE, UVALDE COUNTY, TEXAS, SAID AND EXCEPT THE NORTH 1/4 OF SAID LOT CONVEYED IN UVALDE COUNTY, TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 350, PAGE 64 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS	\$6,130	\$7,601.24 Post-Judgment Tax Year(s): 2023	14557
2019-01-32525-TX 38TH DISTRICT COURT 8-November-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. HEIR UNKNOWN vs. HEIRS OF SABEL BRISENO, ET AL	BEING PART OF LOTS NO. 1 & 3 AND IDENTIFIED AS LOT 1 AND A1, OF BLOCK F OF THE SOUTHERN ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 67, PAGE 24 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS	\$2,660	\$4,322.62 Post-Judgment Tax Year(s): 2023	15610
2019-02-32608-TX 38TH DISTRICT COURT 15-November-2021	UVALDE COUNTY APPRAISAL DISTRICT vs. UNKNOWN vs. HEIRS OF ALFREDO GUARDADO, DECEASED, ET AL	BEING LOT NO. 13, IN BLOCK NO. 8, OF THE EAST UVALDE ADDITION TO THE CITY OF UVALDE, AND WEST ONE-HALF (1/2) OF A TWENTY FOOT (20') ALLEY, WHICH LIES IMMEDIATELY EAST OF LOT NO. 13, BLOCK 8, BEING PART OF SAID FORMER ALLEY HEREIN CONVEYED (EIGHTEEN FEET (18') WIDE AND TWO HUNDRED FORTY FEET (240') LONG) BEING THE SAME PROPERTY DESCRIBED IN THE DEED OF RECORD IN DOC NO. 2013002636, OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS	\$0,663	\$2,399.67 Post-Judgment Tax Year(s): 2021-2023	12030
2019-04-32741-TX 38TH DISTRICT COURT 8-November-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. 200 NICHOLAS LAND TRUST	BEING A 35 FOOT BY 110 FOOT TRACT DESCRIBED AS LOT N-2, BLOCK 110, G. GARCIA ADDITION, CITY OF UVALDE, UVALDE COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS IN DOC NO. 2015003647 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS	\$81,359	\$31,503.25 Post-Judgment Tax Year(s): 2023	11217

2019-06-32829-TX 38TH DISTRICT COURT 10-January-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. UNKNOWN HEIRS (BANK TORRES, JR. (DECEASED), ET AL	BEING LOT 14, IN BLOCK 2, OF THE WILSON & KENNEDY SUBDIVISION, SADDONAL, UVALDE COUNTY, TEXAS AS DESCRIBED ON THE PROPERTY TAX BILL ACCOUNT NO. 36894	4,539	\$1,818.20 Post-Judgment Tax Year(s): 2022-2023	36894
2019-09-32976-TX 38TH DISTRICT COURT 15-November-2021	UVALDE COUNTY APPRAISAL DISTRICT vs. CARMEN 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 BEING MORE PARTICULARLY DESCRIBED IN VOL. 216 DEED RECORDS OF UVALDE COUNTY, TEXAS TOGETHER WITH THE UNIMPROVED LAND LISTED AS S# 55K19470P	5,627	\$1,989.37 Post-Judgment Tax Year(s): 2021-2023	10703
2020-10-33467-TX 38TH DISTRICT COURT 22-September-2022	UVALDE COUNTY APPRAISAL DISTRICT vs. CRISTINA HOYOS ET AL	BEING ALL THAT CERTAIN PARCEL OR TRACT OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON AND BEING SITUATED IN THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, ADJOINING LOTS 11 AND 12, BLOCK A, OF THE GAMBA ADDITION TO THE CITY OF UVALDE, BEING OUT OF SURVEY NO. 72 ABSTRACT 241, AND BEING A PART OF THE LAND CONVEYED TO CRISTINA HOYOS IN VOLUME 145 OF DEED RECORDS OF UVALDE COUNTY, TEXAS, AND BEING FULLY DESCRIBED BY METES AND BOUNDS IN VOLUME 145, PAGE 491-492 OF THE DEED RECORDS OF UVALDE COUNTY, TEXAS	\$16,877	\$14,268.39 Post-Judgment Tax Year(s): 2022-2023	12499
2020-11-33513-TX 38TH DISTRICT COURT 13-March-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. CELIA PARRA 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 UVALDE, UVALDE COUNTY, TEXAS BEING THE SAME PROPERTY CONVEYED IN VOLUME 139, PAGE 204, ETC. OF UVALDE COUNTY PUBLIC RECORDS, UVALDE COUNTY, TEXAS	8,518	\$3,975.00 Post-Judgment Tax Year(s): 2023	36873

Levied on the 29th day of December, 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