

**DIMITT COUNTY TAX SALE FOR MARCH 4<sup>TH</sup>, 2025**

**LOCATION: Dimmit County Court House, Carrizo Springs, Texas**

**TIME: 2:00 PM**

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.** We will accept payment by mail up to three days after the sale; **if our office does not receive the funds BY END OF BUSINESS OF THE FRIDAY following this 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: [SAOffice@pbfcm.com](mailto:SAOffice@pbfcm.com)

<b>Cause No: District Court: Judgment Date:</b>	<b>Style of Case:</b>	<b>Legal Description:</b>	<b>Adjudged Value:</b>	<b>Estimated Minimum:</b>	<b>CAD Account #</b>
02-09-02160-DTX  293RD DISTRICT COURT  PUBLIC RESALE ORDERED BY COMMISSIONERS COURT 2/10/25	STATE OF TEXAS, COUNTY OF DIMMIT vs. C.X. BALDWIN, ET AL	LOTS 68 AND 69, BLOCK 157 TO THE TOWNSITE OF CATARINA, SITUATED IN DIMMIT COUNTY, AS SHOWN BY A DEED OF RECORD IN VOLUME 44, PAGE 134 AND VOLUME 169, PAGE 56 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$200	<b>\$400.00</b>	16457
15-08-02677-DTXAJA  365TH DISTRICT COURT  21-November-2024	DIMMIT COUNTY vs. UNKNOWN HEIRS OF PEDRO GALAN, ET AL	BEING THE SOUTH-HALF (S/2) OF LOTS FIVE (5) AND SIX (6), IN BLOCK TWO HUNDRED TWENTY (220), IN THE CITY OF BIG WELLS, TEXAS, ACCORDING TO THE MAP AND PLAT THEREOF WHICH IS DULY RECORDED IN THE OFFICIAL RECORDS OF DIMMIT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 227, PAGE 172, OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$1,000	<b>\$1,000.00</b> Post-Judgment Years: 2024	11625
16-03-02726-DTX  293RD DISTRICT COURT  11-July-2024	DIMMIT COUNTY vs. HILARIO VELOZ AKA HILARIO RODRIGUEZ VELOZ, ET AL	LOT NUMBER THREE (3) IN BLOCK NUMBER SEVEN (7) OF THE AVONDALE ADDITION TO THE CITY OF CARRIZO SPRINGS, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF DULY RECORDED IN THE OFFICIAL RECORDS OF DIMMIT COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED IN VOLUME 275 PAGE 661 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$50,036	<b>\$13,391.15</b> Post-Judgment Years: 2024	12040
16-03-02727-DTXAJA  365TH DISTRICT COURT  6-July-2022	DIMMIT COUNTY vs. JUAN JESUS ZARATE, SR., ET AL	ABSTRACT AB 1040 SOUTH SLOPE, ACRES 0.662, SANCHEZ SUBD LUISA S GUERRERO SUBD L 5, DIMMIT COUNTY, STATE OF TEXAS. BEING MORE PARTICULARLY DESCRIBED IN VOLUME 523 PAGE 466 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$8,738	<b>\$1,364.52</b> Post-Judgment Years: 2021-2024	19534
16-04-02737-DTXAJA  365TH DISTRICT COURT  21-November-2024	DIMMIT COUNTY vs. ALFONSO TREVINO, JR., ET AL	1.625 ACRES OF LAND, MORE OR LESS, OUT OF ABSTRACT 1023, J. QUINERTO, SURVEY 10, BLOCK ONE (1), DIMMIT COUNTY, TEXAS, AS DESCRIBED IN VOLUME 262, PAGE 493 AND 497, AND VOLUME 315, PAGE 760, OF THE OFFICIAL RECORDS OF DIMMIT COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED IN VOLUME 390 PAGE 548, OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS, INCLUDING WELDING SHOP	\$86,130	<b>\$30,401.59</b> Post-Judgment Years: 2024	21991

18-07-02884-DTX 293RD DISTRICT COURT 11-July-2024	DIMMIT COUNTY vs. THE UNKNOWN HEIRS OF HIRAM H. PRIEST, DECEASED	ABSTRACT AB155 BERMUDA COLONY, BLOCK 6, TRACT PT L 24, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 95 PAGE 268 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$88,000	<b>\$52,343.47</b> Post-Judgment Years: 2024	14556
19-06-02953- DTXAJA 365TH DISTRICT COURT 21-November- 2024	DIMMIT COUNTY, ET AL vs. THE UNKNOWN HEIRS OF ELVIRA SERNA, DECEASED, ET AL	BEING ALL OF LOTS THREE (3) AND FOUR (4), BLOCK FORTY (40), CITY OF BIG WELLS, DIMMIT COUNTY, TEXAS, ACCORDING TO THE MAP, AND DESCRIBED MORE PARTICULARLY IN CORRECTED WARRANTY DEED OF RECORD IN VOLUME 175, PAGES 602-603 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$60,367	<b>\$31,581.07</b> Post-Judgment Years: 2024	11215
20-01-03017- DTXAJA 365TH DISTRICT COURT 11-July-2024	DIMMIT COUNTY vs. VICTOR JAVIER TALAMANTEZ	BEING ALL OF LOTS 1, 2, 3, AND 4 IN BLOCK 72 OF THE ORIGINAL TOWNSITE OF THE CITY OF BIG WELLS, FURTHER DESCRIBED IN VOLUME 582, PAGES 337-338 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS	\$85,248	<b>\$18,760.53</b> Post-Judgment Years: 2024	11356
20-09-03127- DTXAJA 365TH DISTRICT COURT 11-July-2024	DIMMIT COUNTY vs. MARIA M. LOPEZ, ET AL	BEING ALL OF LOTS NINE (9) AND TEN (10), IN BLOCK THIRTY-SIX (36) OF THE TOWNSITE OF BIG WELLS, DIMMIT COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING A PORTION OF THE PROPERTY CONVEYED IN VOLUME 239, PAGE 580 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$73,074	<b>\$29,445.54</b> Post-Judgment Years: 2024	11193
20-09-03129- DTXAJA 365TH DISTRICT COURT 11-July-2024	DIMMIT COUNTY vs. ESTATE OF LUCIO RODRIGUEZ SR, ET AL	BEING LOTS NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12), IN BLOCK EIGHT (8), IN THE CITY OF BIG WELLS, DIMMIT COUNTY, TEXAS. TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 275, PAGE 677 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$18,773	<b>\$18,691.85</b> Post-Judgment Years: 2024	11056
21-05-03195- DTXAJA 365TH DISTRICT COURT 11-July-2024	DIMMIT COUNTY vs. JUAN CERNA, ET AL	BEING ALL OF LOTS 9, 10, 11, AND 12 IN BLOCK 35, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, OF THE CITY OF BIG WELLS, TEXAS, AND BEING FURTHER DESCRIBED IN VOLUME 159, PAGES 225-226 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS	\$103,567	<b>\$27,265.27</b> Post-Judgment Years: 2024	11188

22-09-03283- DTXAJA  365TH DISTRICT COURT  21-November- 2024	DIMMIT COUNTY vs. MARIO MINJARES	BEING ALL OF LOTS 7, 8, AND 9, IN BLOCK 232, IN THE CITY OF BIG WELLS, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 276, PAGES 705-707 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS	\$33,267	<b>\$8,827.21</b> Post-Judgment Years: 2024	11688
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**Levied on the 3rd of February, 2025**, as the property of said Defendants to satisfy the judgements 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://esearch.dimmit-cad.org/>  
**For more information, contact: Perdue Brandon Fielder Collins & Mott, LLP [www.pbfc.com](http://www.pbfc.com) San Antonio Office: 210-998-3230 ext. 2**