

MAVERICK COUNTY TAX SALE FOR MARCH 4TH, 2025

LOCATION: Maverick County Court House, Eagle Pass, Texas

TIME: 11:00AM

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.** 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

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	CAD Account #
13-04-04696-TX 293RD DISTRICT COURT 24-April-2013	MAVERICK COUNTY, ET AL vs. OSCAR CASAREZ	LOT 2 BLOCK 1 OF C.B. & R. HEIGHTS ADDITION SITUATED IN MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 417 PAGES 188-191 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS.	\$61,800	\$986.62 Post-Judgment Tax Year(s): 2016-2024	4920
14-09-04865-TXAJA 365TH DISTRICT COURT 18-July-2024	MAVERICK COUNTY, ET AL vs. BERTHA A. SAUCEDO, ET AL	LOT 6 BLOCK 4 DEER RUN SUBDIVISION UNIT 1 AN ADDITION SITUATED IN MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 674 PAGES 189-191 DEED RECORDS MAVERICK COUNTY, TEXAS	\$49,500	TBD Post-Judgment Tax Year(s): 2024	7572
16-09-05104-TX 293RD DISTRICT COURT 5-March-2024	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. JULIO C. BALDERAS, ET AL	A TRACT OUT OF LOT 369, LOMA BONITA, UNIT 3 SUBDIVISION, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 1042, PAGES 497-499, DEED RECORDS MAVERICK COUNTY, TEXAS.	\$19,327	\$6,971.02 Post-Judgment Tax Year(s): 2024	12125
17-11-05305-TXAJA 365TH DISTRICT COURT 7-March-2024	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. MARY JANE HERNANDEZ	LOT 4, BLOCK 1, UNIT 3, DEER RUN SUBDIVISION, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 405, PAGES 465-466, DEED RECORDS MAVERICK COUNTY, TEXAS, ALONG WITH A 1993 28 X 56 TRINITY MOBILE HOME LABEL #TEX0473428/9, SERIAL #12519447A/B	\$183,107	\$12,475.94 Post-Judgment Tax Year(s): 2024	7803
18-05-05450-TX 293RD DISTRICT COURT 2-October-2024	MAVERICK COUNTY vs. BERTHA PERALES, AKA BERTHA DE LEON DE PERALES	BEING LOT 11, IN BLOCK 7, VISTA HERMOSA UNIT 10, IN THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON AND AS DESCRIBED IN VOLUME 289, PAGES 34-35, DEED RECORDS OF MAVERICK COUNTY, TEXAS	\$384,958	\$82,516.01 Post-Judgment Tax Year(s): 2024	20021
18-07-05495-TXAJA 365TH DISTRICT COURT 25-April-2024	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. MARTHA RODRIGUEZ, ET AL	LOT 35, BLOCK 18, EAGLE HEIGHTS UNIT III SUBDIVISION, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 726, PAGES 348-350, DEED RECORDS MAVERICK COUNTY, TEXAS, ALONG WITH A 1999 28 X 52 THE DREAM MOBILE HOME LABEL #HWC0283747/48, SERIAL #CW2006295TXA/B	\$132,693	\$30,944.40 Post-Judgment Tax Year(s): 2024	52555
18-10-05556-TX 293RD DISTRICT COURT 9-April-2024	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. HILDA DEMMING	BEING A PORTION OF LOT 34 (ALSO DESCRIBED AS THE NORTH PART OF LOT 34), CHULA VISTA UNIT 1 SUBDIVISION, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 1336, PAGES 463-466, DEED RECORDS MAVERICK COUNTY, TEXAS	\$162,386	\$41,863.78 Post-Judgment Tax Year(s): 2024	6743

19-01-05607-TXAJA 365TH DISTRICT COURT 18-December-2024	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. CYNTHIA LEE, AKA CYNTHIA NEY	BEING 10 ACRES OF LAND, MORE OR LESS, OUT OF TRACT 45, BLOCK 4, QUEMADO VALLEY LANDS OF G. BEDELL MOORE, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 30, PAGES 319-320, DEED RECORDS MAVERICK COUNTY, TEXAS	\$108,000	TBD Post-Judgment Tax Year(s): 2023-2024	15190
19-01-05621-TXAJA 365TH DISTRICT COURT 13-June-2024	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. ALEJANDRO DE HOYOS, ET AL	LOT 36-B, BLOCK 1, CHULA VISTA UNIT 3 (PREVIOUSLY REFERRED TO AS LOT 36-B, CHULA VISTA UNITS 3 AND 4) SUBDIVISION, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 325, PAGES 217-220, DEED RECORDS MAVERICK COUNTY, TEXAS	\$55,366	\$20,387.75 Post-Judgment Tax Year(s): 2024	7184
19-10-05811-TXAJA 365TH DISTRICT COURT 25-April-2024	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. JOSE S. SANCHEZ, ET AL	LOT 6, BLOCK 2, UNIT 1, HOLLY PARK SUBDIVISION, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 73, PAGES 387-380, DEED RECORDS MAVERICK COUNTY, TEXAS	\$100,508	\$26,369.45 Post-Judgment Tax Year(s): 2024	10785
22-05-06070-TX 293RD DISTRICT COURT 5-April-2024	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. RAMIRO LAREDO, ET AL	LOT 2, BLOCK 5, UNIT 1, EAGLE HEIGHTS SUBDIVISION, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 455, PAGES 76-78, DEED RECORDS MAVERICK COUNTY, TEXAS	\$59,156	\$7,511.29 Post-Judgment Tax Year(s): 2024	8222
22-09-06095-TXAJA 365TH DISTRICT COURT 18-July-2024	MAVERICK COUNTY vs. SANDRA RUIZ, ET AL	LOT 38, BLOCK 4, UNIT 2, CARTHAGE PLACE SUBDIVISION, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 1009, PAGES 225-227, DEED RECORDS MAVERICK COUNTY, TEXAS	\$183,866	\$13,461.25 Post-Judgment Tax Year(s): 2024	6148
22-09-06095-TXAJA 365TH DISTRICT COURT 18-July-2024	MAVERICK COUNTY vs. SANDRA RUIZ, ET AL	BEING TRACT 93 OF LOS INDIOS RANCHETTES SUBDIVISION IN MAVERICK COUNTY, TEXAS, ACCORDING TO THE MAP OF SAME RECORDED IN ENVELOPE 87, SIDE 2, MAP RECORDS OF MAVERICK COUNTY, TEXAS; SAVE AND EXCEPT A PORTION OFF OF THE EAST END OF TRACT 93 CONVEYED IN DEED RECORDED IN VOL. 182, PAGE 465, OF THE DEED RECORDS OF MAVERICK COUNTY, TEXAS. TOGETHER WITH A PERMANENT, NON-EXCLUSIVE EASEMENT OVER, UNDER, ON, UPON, THROUGH, AND ACROSS THE REAR 20 FEET OF THIS LOT 93 FOR PURPOSES OF PEDESTRIAN AND VEHICULAR INGRESS, EGRESS, ACCESS, AND PASSAGE AND TO ACCESS LOT 92; AND AS MORE PARTICULARLY DESCRIBED IN DOCUMENT #218276, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS	\$174,729	\$3,900.02 Post-Judgment Tax Year(s): 2024	13303

24-01-06303-TXAJA 365TH DISTRICT COURT 18-December-2024	MAVERICK COUNTY vs. MARIA ELVA QUINONES	BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING LOT 12, BLOCK 11, IN THE COLONIA LOMA LINDA SUBDIVISION IN MAVERICK COUNTY, TEXAS, AS SHOWN ON THE PLAT OF SAID SUBDIVISION WHICH IS OF RECORD IN ENVELOPE 136, SIDE A, OF THE PLAT RECORDS OF MAVERICK COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED IN VOLUME 1463, PAGE 467, OFFICIAL PUBLIC RECORD OF MAVERICK COUNTY, TEXAS	\$153,023	\$15,554.80 Post-Judgment Tax Year(s): 2024	12921
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Levied on the 5th day 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://www.maverickcad.org/property-search>

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