



ZAVALA COUNTY TAX SALE FOR MAY 6TH, 2025

LOCATION: Zavala County Court House, Crystal City, Texas

TIME: 10:00 AM

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@pbfc.com**

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	CAD Account #
16-06-2073-TX 365TH DISTRICT COURT 31-October-2024	ZAVALA COUNTY, ET AL vs. HENRIETTA LEONADO	LOT 10, AURORA SUBDIVISION, ZAVALA COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 65, PAGE 342-343, DEED RECORDS OF ZAVALA COUNTY, TEXAS.	650.00	\$1,650.00 Post-Judgment Year(s): 2024	34577 (GEO: 4AU001100)
19-05-2320-TX 293RD DISTRICT COURT 8-March-2024	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. SANTOS ALEMAN, ET AL	BEING ALL OF LOTS 10 & 11, BLOCK 23, TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 372, PAGE 145-146, DEED RECORDS OF ZAVALA COUNTY, TEXAS.	2,050	\$424.60 Post-Judgment Year(s): 2024	R37470
19-05-2320-TX 293RD DISTRICT COURT 8-March-2024	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. SANTOS ALEMAN, ET AL	BEING ALL OF LOT 8 AND 9, BLOCK 23, TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 342, PAGE 145-146, DEED RECORDS OF ZAVALA COUNTY, TEXAS.	6,220	\$1,292.17 Post-Judgment Year(s): 2024	R16562
20-10-2460-TX 293RD DISTRICT COURT 7-July-2022	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. ANTHONY CERVANTES, ET AL	BEING MANUFACTURED HOUSING SITUATED ON LOTS 4 & 5, BLOCK 96, IN LA PRYOR, ZAVALA COUNTY, TEXAS, AND DESCRIBED FURTHER AS HAVING THE LABEL NO. HWC0317942, SERIAL NO. CLW018078TX	\$36,230	\$3,781.39 Post-Judgment Year(s): 2022- 2024	LP T/O: M38851 ZCAD: 86355
22-02-2581-TX 365TH DISTRICT COURT 3-November-2022	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. CHRISTOPHER R. CABRERA CABRERA	BEING LOTS 11 & 12, ALSO KNOWN AS LOT S60', OF BLOCK 65, IN LA PRYOR, ZAVALA COUNTY, TEXAS, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, AND BEING DESCRIBED IN VOLUME 379, PAGES 20-22 OF THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS.	8,870	\$1,127.14 Post-Judgment Year(s): 2022- 2024	R19176
23-01-2670-TX 293RD DISTRICT COURT 5-August-2024	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. COWEN D CAMBELL, ET AL	BEING ALL OF LOT 7, BLOCK 113, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, OF THE TOWN OF LA PRYOR AND BEING DESCRIBED IN VOLUME 349, PAGES 417-418 OF THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS. BEING A MOBILE HOME, LABEL NO. TEX0406115, SERIAL NO. PH072489, AS ASSESSED IN ZAVALA COUNTY, TEXAS	5,830	\$3,155.78 Post-Judgment Year(s): 2024	R17779 M38579

23-11-2744-TX 293RD DISTRICT COURT 5-August-2024	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. ROLANDO R CORTEZ	BEING A MOBILE HOME, LABEL NO. NTA1449609, SERIAL NO. OC010819193, AND BEING SITUATED ON LOT 10, BLOCK 117, LA PRYOR, TEXAS, IN ZAVALA COUNTY	\$39,430	\$2,656.45 Post-Judgment Year(s): 2024	M37384
24-01-2754-TX 293RD DISTRICT COURT 5-August-2024	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. DORIS GUSTRO	BEING ALL OF LOT 2, IN BLOCK 119, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, OR TOV OF A PRYOR AND BEING FURTHER DESCRIBED IN VOLU PAGES 1-3 OF THE REAL PROPERTY RECORDS OF LA	28,800	\$3,884.81 Post-Judgment Year(s): 2024	R19039

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Levied on the 28th day of March, 2025, 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://esearch.zavalacad.com/>

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