



**PERDUE BRANDON
FIELDER COLLINS & MOTT LLP**

ATTORNEYS AT LAW

SUTTON COUNTY SHERIFF'S SALE

July 2, 2024

All of the property listed below will be sold at a Sheriff's Sale at the Courthouse in **Sonora**, Texas on **July 2, 2024** beginning at 10:00 a.m. The Sheriff or his agent will sell the property to the highest bidder for cash upon oral bids under the rules governing the auction sales generally. The bid must start at the amount of the opening bid set out opposite each tract, and no bid of less than this figure will be accepted by the officer conducting the sale. This property is being sold for taxes, and all sales are made subject to redemption within six (6) months after date deed is filed, unless property is a residence homestead or designated for agricultural use when the tax suit was filed, in which case the period is still two (2) years. Purchaser will receive the ordinary type of Sheriff's deed which is without warranty, expressed or implied. It will also be necessary that the bidders satisfy themselves concerning the location of the property on the ground prior to the sale as the amount of property being offered will make it impossible to give this information as the sale progresses. Maps and plats of these subdivisions are on file in the office of the County Clerk at the Courthouse and all papers in the suits on which this sale is based are on file in the office of the District Clerk. Volume and Page references are to **Sutton** County Deed Records, unless otherwise indicated.

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.

CAUSE NO. TAX06127; SUTTON COUNTY APPRAISAL DISTRICT V. ZIVOTA NIKOLIC, E AL

TRACT 1: GEO: R103759

A 2.50 acre tract of land, out of and a part of Survey Ninety-One (91), Certificate 148, Abstract 318, Block B, H.E & W.T. RR Co., Sutton County, Texas; being more particularly described in a Warranty Deed recorded in Volume 287 Page 564 of Deed Records of Sutton County, Texas, such description being incorporated herein by reference.

OPENING BID: \$31,222.00

CAUSE NO. TAX06175; SUTTON COUNTY APPRAISAL DISTRICT V. FRANCISCO HERNANDEZ, ET UX

TRACT 1: GEO: R101357

Being the S/2 of Lot 3, Block J, City of Sonora, Sutton County, Texas; being that property more particularly described in a Warranty Deed recorded in Volume 364, Page 375 in the Deed Records of Sutton County, Texas.

OPENING BID: \$3,328.00

CAUSE NO. 23-218-DCCV-00043; SUTTON COUNTY APPRAISAL DISTRICT V. BRENDA CASTILLEJA, A/K/A BRENDA SOLIS

TRACT 1: R100737

Being Lot 9, Block 22A, South Heights Addition, City of Sonora, Sutton County, Texas; being that property more particularly described in a Warranty Deed recorded in Instrument #62265 in the Deed Records of Sutton County, Texas.

OPENING BID: \$1,879.00

QUESTIONS? CONTACT KIM RAMOS with PBFCM at (432) 522-2427 or the SUTTON COUNTY APPRAISAL DISTRICT at (325) 387-2809.

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