

UVALDE COUNTY TAX SALE FOR AUGUST 6TH, 2024

LOCATION: Uvalde County Court House, Uvalde, Texas

TIME: 10:00AM

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 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.
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 #
2018-04-32127-TX 38TH DISTRICT COURT 16-January-2024	UVALDE COUNTY APPRAISAL DISTRICT vs. THE UNKNOWN HEIRS OF JESUS E. FLORES, DECEASED, ET AL	LOT NO. THREE (3), BLOCK ONE (1) BURNS ADDITION TO THE CITY OF UVALDE; UVALDE COUNTY, TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 181, PAGES 260-261, DEED RECORDS OF UVALDE COUNTY, TEXAS	\$42,559	\$17,009.71 Post-Judgment Tax Year(s): 2023	10796
2020-12-33532-TX 38TH DISTRICT COURT 13-May-2024	UVALDE COUNTY APPRAISAL DISTRICT vs. CATARINA L. CASTILLO, DECEASED, ET AL	BEING LOTS ELEVEN (11) AND TWELVE (12), IN BLOCK TWENTY-FOUR (24), OF THE TYLER ADDITION TO THE TOWN OF SABINAL, TEXAS; AND BEING THE SAME PROPERTY THAT WAS AWARDED TO THE HEIRS TO THE ESTATE OF SOSTENES CASTILLO JUDGMENT UNDER CAUSE NO. 5831 IN THE COUNTY COURT OF GUADALUPE COUNTY AND RECORDED IN VOLUME 160, PAGE 233 OF THE REAL PROPERTY RECORDS OF UVALDE COUNTY, TEXAS	\$20,160	\$8,148.72	36680 36681
2021-09-33934-TX 38TH DISTRICT COURT 12-September-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. MINDY ANN REYES, ET AL	LOT 11, BLOCK 4, TYLER ADDITION, CITY OF SABINAL, UVALDE COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN DOCUMENT NO. 2017001954, OFFICIAL PUBLIC RECORD OF UVALDE COUNTY, TEXAS	\$42,657	\$20,525.86 Post-Judgment Tax Year(s): 2023	36533
2021-09-33942-TX 38TH DISTRICT COURT 18-October-2022	UVALDE COUNTY APPRAISAL DISTRICT vs. RICHARD ARREDONDO	BEING LOT D OF A RESUBDIVISION OF LOT NO. 118, BLOCK 5, TOGETHER WITH ALL IMPROVEMENTS THEREON, OF THE ORIGINAL TOWN OF UVALDE, UVALDE COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED IN DEED RECORDED IN DOCUMENT NO. 2007004853 OF THE OFFICIAL PUBLIC RECORD OF UVALDE COUNTY, TEXAS	\$42,550	\$4,878.90 Post-Judgment Tax Year(s): 2022-2023	14357
2021-11-34048-TX 38TH DISTRICT COURT 8-November-2023	UVALDE COUNTY APPRAISAL DISTRICT vs. MARIA E. PRUNEDA, ET AL	LOT 2, BLOCK 84, OPPENHEIMER ADDITION ALSO KNOWN AS NORTH UVALDE ADDITION, CITY OF UVALDE, UVALDE COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON AND AS DESCRIBED IN VOL. 412, PAGE 522, DEED RECORDS, UVALDE COUNTY, TEXAS <i>This is an undivided interest and would not convey 100%. Sale is subject to the undivided interests of JUAN SOSA, JR. and HECTOR SOSA</i> <i>Sale of this property is subject to a Health and Safety Code lien owed to the City of Uvalde</i>	\$82,194	\$15,839.63 Post-Judgment Tax Year(s): 2023	14085

2023-04-34863-TX 38TH DISTRICT COURT 16-January-2024	UVALDE COUNTY APPRAISAL DISTRICT vs. JULIA H. BLANKS PIERCE	BEING LOT 4, BLOCK I, OF THE HEARD ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND AS MORE PARTICULARLY DESCRIBED IN DOCUMENT NO. 2006001877 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS	\$30,528	\$10,702.56 Post-Judgment Tax Year(s): 2023	12654
2023-07-35066-TX 38TH DISTRICT COURT 20-February-2024	UVALDE COUNTY APPRAISAL DISTRICT vs. ADOLFO CRUZ	BEING 1.000 ACRES OF LAND, NOW TERMED "TRACT 92-C", OSTENSIBLY LYING WHOLLY WITHIN SURVEY 148, DAVID HUFFMA, ORIGINAL GRANTEE, ABSTRACT 257, UVALDE COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN DOCUMENT NO. 2008004363 OF THE OFFICIAL PUBLIC RECORDS, UVALDE COUNTY, TEXAS	\$152,876	\$12,461.38	103785

Levied on the 2nd day of July, 2024, 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.pbfcm.com
San Antonio Office: 210-998-3230 ext. 2**