



MAVERICK COUNTY TAX SALE FOR NOVEMBER 3RD, 2026

LOCATION: Maverick County Court House, Eagle Pass, Texas

TIME: 11:00 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 (2026 tax year) 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. Purchase of a property included as a public resale may be subject to a Resale Deed recording fee.
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. **BIDDING ON BEHALF OF ANOTHER PARTY.** We will only accept bidder registration on behalf of another party (whether an individual or a company) with a signed and notarized Power of Attorney or other document that provides the authorization to bid on and purchase property on behalf of said party.
7. **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 #
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 Year(s): 2024-2025	15190
20-01-05845-TXAJA 365TH DISTRICT COURT 5-November-2025	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. ANABEL ZAMARRIPA	0.21 ACRES OF LAND, MORE OR LESS, OUT OF SURVEY 27, ABSTRACT 840, (ALSO DESCRIBED AS LOT 4, TRACT 12, CHULA VISTA CARR, AN UNRECORDED SUBDIVISION) MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 1044, PAGES 343-344, DEED RECORDS MAVERICK COUNTY, TEXAS	\$106,412	TBD Post-Judgment Year(s): 2025	7288
20-01-05863-TXAJA 365TH DISTRICT COURT 21-May-2026	MAVERICK COUNTY vs. RICARDO HERNANDEZ, ET AL	2.4314 ACRES OF LAND, MORE OR LESS, OUT OF M.A. JONES SURVEY NO. 29 1/2, ORIGINAL GRANTEE, ABSTRACT 1241, ALSO KNOWN AS TRACTS 21-24, OUT OF TRACTS 21 AND 22, UNIT 3, MORALES LANDS, AN UNRECORDED SUBDIVISION, MAVERICK COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME 1027, PAGES 46-49, DEED RECORDS MAVERICK COUNTY, TEXAS	\$162,464	TBD	13544
20-09-05913-TXAJA 365TH DISTRICT COURT 7-March-2024	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. JOSE JUAN ESPARZA, ET AL	LOT 414, LOMA BONITA SUBDIVISION, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 1665, PAGES 94-96, DEED RECORDS MAVERICK COUNTY, TEXAS	\$95,803	TBD Post-Judgment Year(s): 2024-2025	12172
23-01-06170-TX 293RD DISTRICT COURT 8-April-2026	MAVERICK COUNTY vs. MONICA O. HERRERA, ET AL	BEING LOT 9 AND THE SOUTH 30 DEGREES OF LOT 8, BLOCK 4, RICKS ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED IN VOLUME 746, PAGE 84, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS	\$236,090	TBD Post-Judgment Year(s): 2020-2025	17014
23-05-06203-TXAJA 365TH DISTRICT COURT 17-March-2026	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. MARIANO I. GONZALEZ, ET AL	LOT 14, BLOCK 7, UNIT 4, SOUTH ELM CREEK SUBDIVISION, MAVERICK COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 1303, PAGES 78-80, DEED RECORDS MAVERICK COUNTY, TEXAS.	\$322,974	TBD	57413
23-08-06240-TX 293RD DISTRICT COURT 9-March-2026	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. MARIBEL V. ZAPATA	THE NORTH-EAST FIFTY FEET (NE 50') OF LOT 30, UNIT 2, CHULA VISTA SUBDIVISION, MAVERICK COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 1590, PAGES 132-135, DEED RECORDS MAVERICK COUNTY, TEXAS.	\$45,208	TBD	6844

24-09-06348-TX 293RD DISTRICT COURT 6-March-2026	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. JOSE LUIS FLORES, ET AL	A TRACT OF LAND CONTAINING 0.255 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES W. TINSLEY SURVEY NO. 27, ORIGINAL GRANTEE, ABSTRACT 840 AND ALSO DESCRIBED AS LOT 7, OUT OF TRACT 8, BLOCK 1, UNIT 4, QUINTAS FRONTERIZAS SUBDIVISION, MAVERICK COUNTY, TEXAS, ACCORDING TO THE DEED RECORDED IN VOLUME 1577, PAGES 14-18, DEED RECORDS MAVERICK COUNTY, TEXAS.	\$221,702	TBD	15897
25-03-06399-TXAJA 365TH DISTRICT COURT 21-May-2026	MAVERICK COUNTY vs. REBECCA LEOS LOVING	BEING LOT 8, BLOCK 2, NEW RANGE, UNIT 3, IN THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 1515, PAGE 133, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS.	\$126,153	TBD	13865
25-03-06404-TX 293RD DISTRICT COURT 4-December-2025	MAVERICK COUNTY vs. ANTONIO VILLEGAS	BEING A TRACT OF LAND TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING FURTHER DESCRIBED AS LOT 15, BLOCK 12, LOMA LINDA SUBDIVISION, UNIT 1, MAVERICK COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED AS TRACT 1 IN VOLUME 1242, PAGES 219-222, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS	\$256,079	TBD Post-Judgment Year(s): 2025	12967
25-03-06404-TX 293RD DISTRICT COURT 4-December-2025	MAVERICK COUNTY vs. ANTONIO VILLEGAS	BEING A 0.25 ACRE TRACT OF LAND, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND BEING FURTHER DESCRIBED AS LOT 2, TRACT 84, ROSITA VALLEY, UNIT # 2, MAVERICK COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED AS TRACT 2 IN VOLUME 1242, PAGES 219-222, OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS	\$64,256	TBD Post-Judgment Year(s): 2025	62162

Levied on the 1st day of October, 2026, 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