PERDUE BRANDON

ATTORNEYS AT LAW

ZAVALA COUNTY TAX SALE FOR DECEMBER 1ST, 2026

LOCATION: Zavala County Court House, Crystal City, 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, COMERCIABILIDAD, 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 #
15-07-1985-TX 365TH DISTRICT COURT 1-September-2026	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. JOE M JACKSON	LOTS ONE (1) AND TWO (2) IN BLOCK TWENTY-FIVE (25) OF THE TOWN OF LA PRYOR, ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN VOLUME K, PAGE 340 1/2, DEED RECORDS OF ZAVALA COUNTY BEING MORE PARTICULARLY DESCRIBED IN VOLUME 212 PAGE 460, OF THE DEED RECORDS OF ZAVALA COUNTY, TEXAS.	$20,180	**$6,539.54**	R20569
18-11-2269-TX 365TH DISTRICT COURT 10-April-2026	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. RICARDO VICTORINO, ET AL	NORTH 1/2 OF LOTS 12, 13, AND 14 IN BLOCK 4 OF COLONIA JARDIN, AT LA PRYOR ZAVALA COUNTY, TEXAS. ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 117, PAGE 234-235 OF THE OFFICIAL PUBLIC RECORDS OF ZAVALA COUNTY, TEXAS	$13,440	**$9,384.86**	R17679
19-11-2397-TX 365TH DISTRICT COURT 1-September-2026	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. MARINA SALAZAR, ET AL	LOTS NINE (9) AND TEN (10) IN BLOCK THREE (3) IN ASELGA IN ZAVALA COUNTY, TEXAS, ACCORDING TO THE SUBDIVISION OF ASELGA AS SHOWN ON THE PLAT RECORDS RECORDED IN VOLUME 63 PAGE 499 OF THE DEED RECORDS OF ZAVALA COUNTY, TEXAS	$760	**$760.00**	R17518
19-11-2397-TX 365TH DISTRICT COURT 1-September-2026	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. MARINA SALAZAR, ET AL	LOT SEVEN IN BLOCK THIRTY-FIVE IN THE TOWN OF LA PRYOR, IN ZAVALA COUNTY, TEXAS AS PER OFFICIAL MAP OF SAID TOWN RECORDED IN VOLUME 52 PAGE 115, DEED RECORDS, ZAVALA COUNTY, TEXAS	$10,070	**$4,405.42**	R17577
20-03-2432-TX 293RD DISTRICT COURT 9-May-2022	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. JAMES BRITT DAVIS, ET AL	BEING LOT NUMBERS FOUR (4), FIVE (5), SIX (6) AND SEVEN (7) IN BLOCK FORTY-SEVEN (47) OF THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN VOLUME 331, PAGES 95-96 OF THE DEED RECORDS OF ZAVALA COUNTY, TEXAS	$31,770	**$3,888.57** Post-Judgment Year(s): 2022-2025	R17730
22-08-2620-TX 293RD DISTRICT COURT 5-August-2025	UVALDE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT vs. ARMANDO SAMBRANO, ET AL	BEING LOT 3, IN BLOCK 8, OF THE COOPER ADDITION TO THE TOWN OF BATESVILLE, IN ZAVALA COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED IN VOLUME 250 PAGE 438, AND VOLUME 393 PAGE 85, BOTH OF WHICH ARE FILED OF RECORD IN THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS	$1,280	**$1,094.07** Post-Judgment Year(s): 2025	UCAD PID 35277 GEO 4CR008030
22-08-2620-TX 293RD DISTRICT COURT 5-August-2025	UVALDE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT vs. ARMANDO SAMBRANO, ET AL	BEING LOT 4, IN BLOCK 8, OF THE COOPER ADDITION TO THE TOWN OF BATESVILLE, IN ZAVALA COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED IN VOLUME 250 PAGE 438, AND VOLUME 393 PAGE 85, BOTH OF WHICH ARE FILED OF RECORD IN THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS	$1,280	**$1,094.07** Post-Judgment Year(s): 2025	UVALDE PID 35278 GEO 4CR008040

22-08-2620-TX 293RD DISTRICT COURT 5-August-2025	UVALDE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT vs. ARMANDO SAMBRANO, ET AL	BEING LOT 5, IN BLOCK 8, OF THE COOPER ADDITION TO THE TOWN OF BATESVILLE, IN ZAVALA COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED IN VOLUME 250 PAGE 438, AND VOLUME 393 PAGE 85, BOTH OF WHICH ARE FILED OF RECORD IN THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS	$1,280	**$1,094.07** Post-Judgment Year(s): 2025	UVALDE PID 35279 GEO 4CR008050
22-08-2620-TX 293RD DISTRICT COURT 5-August-2025	UVALDE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT vs. ARMANDO SAMBRANO, ET AL	BEING LOT 6, IN BLOCK 8, OF THE COOPER ADDITION TO THE TOWN OF BATESVILLE, IN ZAVALA COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED IN VOLUME 250 PAGE 438, AND VOLUME 393 PAGE 85, BOTH OF WHICH ARE FILED OF RECORD IN THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS	$1,280	**$1,094.07** Post-Judgment Year(s): 2025	UVALDE PID 35280 GEO 4CR008060
22-08-2620-TX 293RD DISTRICT COURT 5-August-2025	UVALDE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT vs. ARMANDO SAMBRANO, ET AL	BEING LOT 11, IN BLOCK 8, OF THE COOPER ADDITION TO THE TOWN OF BATESVILLE, IN ZAVALA COUNTY, TEXAS, AND AS MORE PARTICULARLY DESCRIBED IN VOLUME 250 PAGE 438, AND VOLUME 393 PAGE 85, BOTH OF WHICH ARE FILED OF RECORD IN THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS	$1,280	**$1,094.07** Post-Judgment Year(s): 2025	UVALDE PID 35284 GEO 4CR008110
22-09-2641-TX 365TH DISTRICT COURT 6-August-2025	UVALDE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT vs. MICHELLE ADAME	BEING LOT 11 OF TALBERT A. NELSON SUBDIVISION TO THE TOWN OF BATESVILLE, ZAVALA COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND AS FURTHER DESCRIBED IN VOLUME 248, PAGE 29, OF THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS	$43,730	**$2,646.36** Post-Judgment Year(s): 2025	UVALDE PID 35765 GEO 0033018500 00701
23-08-2708-TX 293RD DISTRICT COURT 5-May-2026	UVALDE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT vs. DIANA SAMBRANO GOMEZ, ET AL	ALL OF LOT THREE (3) AND LOT TEN (10), THE NORTH ONE-HALF (N-1/2) OF LOT TWO (2) AND LOT ELEVEN (11) IN BLOCK THREE (3) OF THE COOPER ADDITION TO THE TOWN OF BATESVILLE, ZAVALA COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON, ACCORDING TO WARRANT DEED WITH VENDOR'S LIEN OF RECORD IN VOLUME 421, PAGE 435, OF THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS	$59,800	**$6,928.62**	UVALDE PID 35226 GEO 4CR003030

Levied on the 19th 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://esearch.zavalacad.com/

For more information, contact: Perdue Brandon Fielder Collins & Mott, LLP www.pbfcm.com

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