



DIMITT COUNTY TAX SALE FOR FEBRUARY 1ST, 2022

LOCATION: Dimmit County Court House, Carrizo Springs, Texas

TIME: 10:00 AM

Tax Sales Information*

Tax foreclosure sales are conducted by the Sheriff of the county where the property is located. These sales are 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. Bidders should arrive 30 minutes before the sale in order to sign-in.

- 1) **Purchasers receive a Sheriff'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. The tax sale is an "as is," "where is," and "buyer beware" sale. 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.**
- 2) Taxes may be due beyond what is listed in the minimum bid amounts (post-judgment taxes) and must be paid independently of the bid amount. Current year taxes may also be assessed on the property. It is your duty to verify any amounts or years due outside of the sale.
- 3) Accepted payment methods are money order or cashier's check made payable to PBFCEM. Personal or company checks will **only** be accepted with a **Letter of Guaranty** from the bank (see example below). **ALL PAYMENTS MUST BE EXACT.** No overages will be accepted, and no change will be made.
- 4) Please be advised that you **MUST** pay for the property immediately after the sale. If you do not have the funds available, **DO NOT BID.** Once your bid is accepted, if you fail to pay for the property, we will file a Motion with the court seeking to impose a fine for your failure to complete the sale. **If you are not back by 12:00 p.m. on the day of the sale, with the funds, the property may be reoffered for sale the same day.**
- 5) For more information regarding any property listed below, **please contact the Perdue, Brandon, Fielder, Collins & Mott, LLP, San Antonio office at 210-998-3230 or email: dreyes@pbfcem.com**

SAMPLE LETTER

If you plan on paying with a personal or company check, you must have a Letter of Guaranty from the bank the check is written.

LETTER OF GUARANTY

Date:

To: PBFCM
Delivery: HAND DELIVERED

RE: Letter of Guaranty – (Customer name)
“Name of Bank” Checking Account # (-----)

Dear Sirs:

Please accept this letter as notification to you that _____ Bank, N.A. will honor and guarantee payment of a check or checks written to you by our customer referenced above drawn upon the checking account identified above up to the aggregate amount of (\$ dollar amount), if such check is property signed, endorsed, and presented for payment no later than (Date – usually 10-14 days from date of letter). It is your responsibility to properly identify the party signing the check.

The specific purpose of this letter of guaranty is to enable (Customer’s Name) to participate in property tax sale to be held in conjunction with the Perdue Brandon law office on behalf of its clients.

If further information is deemed necessary, please do not hesitate to call.

Sincerely,

Office Name
Title

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	CAD Account #
15-05-02624-DTX 293RD DISTRICT COURT 3-Aug-2021	DIMMIT COUNTY vs. HIPOLITO SALINAS	LOTS FOUR (4) AND FIVE (5) IN BLOCK TWO (2) OF THE SAN JUAN ADDITION TO THE CITY OF CARRIZO SPRINGS, ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN THE OFFICIAL RECORDS OF DIMMIT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 234 PAGE 708 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS 103 W HIDALGO ST, CARRIZO SPRINGS	\$3,680.00	\$3,680.00 Post-Judgment Tax Year(s): 2021	13620
15-06-02632-DTX 293RD DISTRICT COURT 3-Aug-2021	DIMMIT COUNTY vs. ARTURO CENICEROS	ALL THAT CERTAIN LOT FOUR (4), IN BLOCK NUMBER TWO HUNDRES NINETEEN (219), IN THE CITY OF BIG WELLS, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 79, PAGE 450 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS 1606 ILLINOIS AVE, BIG WELLS	\$4,168.00	\$4,168.00 Post-Judgment Tax Year(s): 2021	11614
15-07-02644-DTX 293RD DISTRICT COURT 3-Aug-2021	DIMMIT COUNTY vs. UNKNOWN HEIRS OF JUAN RUIZ MARTINEZ, ET AL	LOT SEVENTY-NINE (79), IN BLOCK TWO (2), ELM LAKE ADDITION TO THE CITY OF ASHERTON, DIMMIT COUNTY, TEXAS, AS PER MAP AND PLAT OF SAID ELM LAKE ADDITION, ON RECORD IN THE COUNTY CLERK'S OFFICE OF DIMMIT COUNTY, TEXAS TO WHICH MAP AND THE RECORD THEREOF REFERENCE IS HERE MADE FOR ALL PURPOSES TOGETHER WITH ALL IMPROVEMENTS THEREON SITUATED AND IN VOLUME 83, PAGES 95 AND 96 OF THE DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 157 PAGE 413, OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS 246 E LABOR ST, ASHERTON	\$29,751.00	\$26,862.43 Post-Judgment Tax Year(s): 2021	10644

15-07-02662-DTX 293RD DISTRICT COURT 2-Nov-2021	DIMMIT COUNTY vs. UNKNOWN HEIRS OF GUILLERMO E. SANTOYA, ET AL	A PART OF BLOCK NUMBER 143 IN THE TOWN OF ASHERTON ACCORDING TO THE MAP AND PLAT THEREOF, WHICH IS RECORDED IN VOLUME 13, PAGE 248, DEED RECORD IN DIMMIT COUNTY, TEXAS, AND ALL OF THE THAT PART HEREIN CONVEYED BEING A RECTANGLE 100 FEET BY 140 FEET IN THE NORTHEAST CORNER OF SAID BLOCK 143 AND BEING ALL OF SAID BLOCK 143, EXCEPT THE PART OF THE SAME WHICH IS TAKEN UP BY THE RIGHT OF WAY OF THE A. & G. RV. CO. AND EXCEPT THE PART THAT PART OF THE SAME WHICH WAS SOLD BY ASHER RICHARDSON TO THE MCCABEL MERCANTILE COMPANY BY DEED DULY RECORDED IN VOLUME 14, PAGE 115, DEED RECORDS OF DIMMIT COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED IN VOLUME 159 PAGE 425 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS S 3RD ST, ASHERTON	\$3,125.00	\$941.13 Post-Judgment Tax Year(s): 2021	10120
15-07-02662-DTX 293RD DISTRICT COURT 2-Nov-2021	DIMMIT COUNTY vs. UNKNOWN HEIRS OF GUILLERMO E. SANTOYA, ET AL	LOT SIXTY-NINE (69) SUGARLAND SUBDIVISION, SITUATED IN DIMMIT COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THE FIRST TRACT OF VOLUME 159 PAGE 425 OF THE DEED RECORDS OF DIMMIT COUNTY TEXAS	\$1,000.00	\$1,000.00 Post-Judgment Tax Year(s): 2021 Also subject to Dimmit Regional Hospital District tax years 2010-12	10923
15-07-02662-DTX 293RD DISTRICT COURT 2-Nov-2021	DIMMIT COUNTY vs. UNKNOWN HEIRS OF GUILLERMO E. SANTOYA, ET AL	LOT THREE (3) AND SIXTY-EIGHT (68) SUGARLAND SUBDIVISION, SITUATED IN DIMMIT COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THE FIRST TRACT OF VOLUME 159 PAGE 425 OF THE DEED RECORDS OF DIMMIT COUNTY TEXAS FM 1557 TX	\$2,000.00	\$2,000.00 Post-Judgment Tax Year(s): 2021	10924
15-07-02662-DTX 293RD DISTRICT COURT 2-Nov-2021	DIMMIT COUNTY vs. UNKNOWN HEIRS OF GUILLERMO E. SANTOYA, ET AL	LOT TWENTY-ONE (21) AND FIFTY (50) SUGARLAND SUBDIVISION, SITUATED IN DIMMIT COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THE SECOND TRACT OF VOLUME 159 PAGE 425 OF THE DEED RECORDS OF DIMMIT COUNTY TEXAS	\$2,000.00	\$2,000.00 Post-Judgment Tax Year(s): 2021	10933
15-07-02662-DTX 293RD DISTRICT COURT 2-Nov-2021	DIMMIT COUNTY vs. UNKNOWN HEIRS OF GUILLERMO E. SANTOYA, ET AL	LOTS TWENTY-FOUR (24) AND FORTY-SEVEN (47) SUGARLAND SUBDIVISION, SITUATED IN DIMMIT COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED IN IN THE SECOND TRACT VOLUME 159, PAGE 425 OF THE DEED RECORDS OF DIMMIT COUNTY TX	\$2,000.00	\$2,000.00 Post-Judgment Tax Year(s): 2021	10936

<p>15-07-02662-DTX 293RD DISTRICT COURT 2-Nov-2021</p>	<p>DIMMIT COUNTY vs. UNKNOWN HEIRS OF GUILLERMO E. SANTOYA, ET AL</p>	<p>BEING ALL OF LOT FIVE (5), IN BLOCK FOURTEEN (14), OF THE EAST SIDE ADDITION TO THE CITY OF CARRIZO SPRINGS, ACCORDING TO THE DULY RECORDED PLAT, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 216 PAGE 382 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS 307 E WALKER AVE, CARRIZO SPRINGS</p>	<p>\$54,385.00</p>	<p>\$10,009.33 Post-Judgment Tax Year(s): 2021</p>	<p>12757</p>
<p>15-07-02662-DTX 293RD DISTRICT COURT 2-Nov-2021</p>	<p>DIMMIT COUNTY vs. UNKNOWN HEIRS OF GUILLERMO E. SANTOYA, ET AL</p>	<p>BEING ALL OF LOT NUMBER NINE (9), IN BLOCK TEN (10), IN THE HOMESTEAD TERRACE ADDITION TO THE CITY OF CARRIZO SPRINGS, DIMMIT COUNTY, TEXAS ACCORDING TO THE OFFICIAL MAP AND PLAT THEREOF DULY RECORDED IN THE OFFICIAL RECORDS OF DIMMIT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 179, PAGE 559 OF THE DEED RECORDS OF DIMMIT COUNTY, TX 614 N 4TH ST, CARRIZO SPRINGS</p>	<p>\$51,626.00</p>	<p>\$9,159.62 Post-Judgment Tax Year(s): 2021</p>	<p>13016</p>
<p>15-07-02662-DTX 293RD DISTRICT COURT 2-Nov-2021</p>	<p>DIMMIT COUNTY vs. UNKNOWN HEIRS OF GUILLERMO E. SANTOYA, ET AL</p>	<p>A TRACT 60 FEET BY 195 FEET OUT OF WM LANE SURVEY NUMBER 10, ABSTRACT 619 IN THE CITY OF CARRIZO SPRINGS, DIMMIT COUNTY, TEXAS AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERN RIGHT-OF-WAY LINE OF U.S. HWY 83, FROM WHICH POINT THE INTERSECTION OF THE NORTHERN LINE OF THE WM LANE SURVEY NUMBER 10 AND THE WESTERN RIGHT-OF-WAY OF U.S. HWY 83 BEARS N 21 E 58 FEET; SAID BEGINNING POINT ALSO BEING THE SOUTHEAST CORNER OF 50 FEET X 195 FEET TRACT CONVEYED BY GRANTOR TO GRANTEE BY DEED DATED APRIL 17, 1958, RECORDED IN VOLUME 114, PAGE 344-345, OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED IN VOLUME 238 PAGE 759 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS. THENCE S 21 W WITH RIGHT-OF-WAY LINE OF HWY 83 A DISTANCE OF 60 FEET TO A POINT FOR THE SOUTHEAST CORNER; THENCE N 69 W 195 FEET TO A POINT ON THE EASTERN RIGHT-OF-WAY LINE OF THE SAU&GRR FOR A CORNER; THENCE N 21 E WITH THE RIGHT-OF-WAY OF SAID RAILROAD A DISTANCE OF 60 FEET TO POINT; THENCE S 69 E 195 FEET TO THE POINT OF BEGINNING AND CONTAINING .268 ACRES OF LAND 1506 N 1ST ST (HWY 83), CARRIZO SPRINGS</p>	<p>\$92,983.00</p>	<p>\$3,273.15 Post-Judgment Tax Year(s): 2021</p>	<p>14295</p>

15-08-02676-DTX 293RD DISTRICT COURT 2-Nov-2021	DIMMIT COUNTY vs. UNKNOWN HEIRS OF PEDRO CARDENA AKA PEDRO CARDENAS, ET AL	LOTS FOUR (4) AND FIVE (5) IN BLOCK TWELVE (12) OF THE EAST SIDE TO THE CITY OF CARRIZO SPRINGS, ACCORDING TO THE PLAT THEREOF WHICH RECORDED IN OFFICIAL RECORDS OF DIMMIT COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 105 PAGE 595 OF THE DEED RECORDS OF DIMMIT COUNTY, TX 119 E WALKER AVE, CARRIZO SPRINGS	\$7,618.00	\$7,618.00 Post-Judgment Tax Year(s): 2021	12747
17-02-02814-DTX 293RD DISTRICT COURT 2-Nov-2021	CITY OF BIG WELLS vs. MARIA SIXTA RODRIGUEZ	LOT 11, BLOCK 252, OF THE ORIGINAL TOWNSITE, TO THE CITY OF BIG WELLS, DIMMIT COUNTY, TEXAS, AS DESCRIBED IN VOLUME 227, PAGES 425-426, OF THE OFFICIAL DEED RECORDS OF DIMMIT COUNTY 1707 TENNESSEE AVE, BIG WELLS	\$67,528.00	\$20,653.11 Post-Judgment Tax Year(s): 2021	11728

Levied on the 30th of December, 2021, 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.dimmit-cad.org/>

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