

UVALDE COUNTY TAX SALE FOR FEBRUARY 1ST, 2022

LOCATION: Uvalde County Court House, Uvalde, Texas

TIME: 2:00 PM

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 UVALDE COUNTY DISTRICT CLERK. 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 4:30 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@pbfc.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 #
2015-11-30918-TX 38TH DISTRICT COURT 15-June-2020	UVALDE COUNTY APPRAISAL DISTRICT vs. IGNACIO CARDOZA, ET AL	THE S. 1/2 OF LOTS 15 AND 16, BLOCK 2, ALSO REFERRED TO AS LOTS 15B AND 16B, OF THE MERRITT ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND DESCRIBED FURTHER IN DEED OF RECORD IN VOLUME 139, PAGES 39-40, REAL PROPERTY RECORDS, UVALDE COUNTY, TEXAS 421 CAPITAN ST, UVALDE	\$38,486.00	\$1,837.23 Post-Judgment Tax Year(s): 2020-2021	13485
2016-09-31320-TX 38TH DISTRICT COURT 25-March-2019	UVALDE COUNTY APPRAISAL DISTRICT vs. DONALD L. MOFFITT, ET AL	27.73 ACRES, MORE OR LESS, BEING 14.07 ACRES, I. D. COLTER SURVEY 624, ABSTRACT 132, AND 13.66 ACRES, WILLIAM BARRETT SURVEY 623, ABSTRACT 33, UVALDE COUNTY, TEXAS, DESCRIBED BY METES AND BOUNDS IN DEED OF RECORD IN DOCUMENT NO. 2007001, OFFICIAL PUBLIC RECORDS, UVALDE COUNTY, TEXAS	\$65,111.00	\$1,860.92 Post-Judgment Tax Year(s): 2019-2021	17589
2018-11-32450-TX 38TH DISTRICT COURT 15-Nov-2021	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 534 PVT RD 2310, UVALDE	\$115,343.00	\$9,027.22 Post-Judgment Tax Year(s): 2021	103785
2019-02-32608-TX 38TH DISTRICT COURT 15-Nov-2021	UVALDE COUNTY APPRAISAL DISTRICT vs. UNKNOWN HEIRS OF JOSE ALFREDO GUAJARDO, DECEASED, ET AL	BEING LOT NO. 13, IN BLOCK NO. 8, OF THE EAST UVALDE ADDITION TO THE CITY OF UVALDE, AND WEST ONE-HALF (1/2) OF A TWENTY FOOT (20') ALLEY, WHICH LIES IMMEDIATELY EAST OF LOT NO. 13, BLOCK 8, THE PART OF SAID FORMER ALLEY HEREIN CONVEYED BEING TEN FEET (10') WIDE AND TWO HUNDRED FORTY FEET (240') LONG; BEING THE SAME PROPERTY DESCRIBED IN THE DEED OF RECORD IN DOC NO. 2013002636, OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS 613 E NOPAL ST, UVALDE	\$50,663.00	\$12,496.30 Post-Judgment Tax Year(s): 2021	12030

PULLED

2019-12-33122-TX 38TH DISTRICT COURT 15-Nov-2021	UVALDE COUNTY APPRAISAL DISTRICT vs. BRENDA GONZALES	BEING LOT 13B3, OF BLOCK 13, IN THE SHOOK ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, AND DESCRIBED FURTHER BY METES AND BOUNDS IN DOCUMENT NO. 2017003496 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS 268 PRAIRIE ST, UVALDE	\$138,139.00	\$11,872.99 Post-Judgment Tax Year(s): 2021	15384
2020-03-33209-TX 38TH DISTRICT COURT 15-Nov-2021	UVALDE COUNTY APPRAISAL DISTRICT vs. RAUL BRAVO, ET AL	BEING LOT 6 IN BLOCK 3 OF THE SALINAS ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN INSTRUMENT NO. 2014003693 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS 936 SALINAS ST, UVALDE	\$119,946.00	TBD Post-Judgment Tax Year(s): 2021	15321
2020-03-33210-TX 38TH DISTRICT COURT 15-Nov-2021	UVALDE COUNTY APPRAISAL DISTRICT vs. REMEDIOS ACOSTA, ET AL	BEING LOT 8 OF THE BROWN ADDITION TO THE CITY OF UVALDE, AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 378, PAGES 25-26 OF THE REAL PROPERTY RECORDS OF UVALDE COUNTY, TEXAS 312 W CALERA ST, UVALDE	\$94,493.00	\$12,875.86 Post-Judgment Tax Year(s): 2021	10704
2020-06-33301-TX 38TH DISTRICT COURT 15-Nov-2021	UVALDE COUNTY APPRAISAL DISTRICT vs. DANIEL ORTIZ CARRASCO	BEING ALL OF LOT 5, BLOCK 3, OF THE HENRY COBB ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN VOLUME 330, PAGE 416 OF THE REAL PROPERTY RECORDS OF UVALDE COUNTY, TEXAS 205 BENSON ST, UVALDE BEING ALL OF LOT 6, BLOCK 3, OF THE HENRY COBB ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN VOLUME 351, PAGE 529 OF THE REAL PROPERTY RECORDS OF UVALDE COUNTY, TEXAS 203 BENSON ST, UVALDE BEING ALL OF LOT 7, BLOCK 3, OF THE HENRY COBB ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, AND BEING THE SAME PROPERTY DESCRIBED IN VOLUME 488, PAGE 896 OF THE REAL PROPERTY RECORDS OF UVALDE COUNTY, TEXAS 201 BENSON ST, UVALDE	\$51,403.00	\$9,608.08 Post-Judgment Tax Year(s): 2021	11346 11347 11348

2020-06-33303-TX 38TH DISTRICT COURT 15-Nov-2021	UVALDE COUNTY APPRAISAL DISTRICT vs. ARTURO L. RODRIGUEZ, ET AL	BEING LOT NO. TWO C (2C) IN BLOCK NO. THREE (3), IN THE MORNING GLORY HEIGHTS ADDITION TO THE CITY OF UVALDE, UVALDE COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON AND BEING THE SAME PROPERTY DESCRIBED IN DOC NO. 2008002222 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS 208 W CARGILE ST, UVALDE	\$139,362.00	\$2,349.54 Post-Judgment Tax Year(s): 2021	13532
---	--	--	--------------	---	-------

Levied on the 30th of December, 2021 AND the 5th of January, 2022, 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.uvaldecad.org/>

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