

ZAVALA COUNTY TAX SALE FOR JUNE 7TH, 2022

LOCATION: Zavala County Court House, Crystal City, 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 PBFCM. 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) **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.**
- 6) 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 #
05-12-1145-TX 365TH DISTRICT COURT 10-Dec-2014	ZAVALA COUNTY APPRAISAL DISTRICT vs. ALVINO TORRES GARZA AND MARY ANN GARZA, ET AL	LOTS TEN (10), ELEVEN (11) TWELVE (12), IN BLOCK THIRTY-TWO (32) TO THE TOWN OF LA PRYOR, SITUATED IN ZAVALA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME K, PAGE 340-1/2, BEING MORE PARTICULARLY DESCRIBED IN VOLUME 225, PAGE 691, IN THE DEED RECORDS OF ZAVALA COUNTY, TEXAS OF THE MAP AND PLAT RECORDS OF ZAVALA COUNTY, TEXAS. 244 W HAZEL ST, LA PRYOR TX 78872	\$39,810	TBD Post-Judgment Tax Years: 2014-2021	R20574 R19082
11-11-1628-TX 293RD DISTRICT COURT 4-Nov-2021	ZAVALA COUNTY APPRAISAL DISTRICT vs. PASQUALA P. BUSTOS, ET AL	LOT 17 BLOCK 4 OF THE TOWN OF ASELGA SITUATED IN ZAVALA COUNTY TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 47 PAGE 337 OF THE DEED RECORDS OF ZAVALA COUNTY TEXAS SAN JOSE ST, LA PRYOR	\$350	TBD Post-Judgment Tax Years: 2021	R20536
12-05-1696-TX 293RD DISTRICT COURT 4-Nov-2021	ZAVALA COUNTY APPRAISAL DISTRICT vs. L. SCHWARTZ CO.	LOT 26 BLOCK 56 IN THE TOWN OF LA PRYOR SITUATED IN ZAVALA COUNTY TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 36 PAGE 307 OF THE DEED RECORDS OF ZAVALA COUNTY TEXAS W EDITH ST, LA PRYOR	\$2,480	TBD Post-Judgment Tax Years: 2021	R17990
14-02-1846-TX 293RD DISTRICT COURT 2-May-2016	ZAVALA COUNTY, ET AL vs. ALVINO FLORES, III, ET AL	LOTS 6 AND 7 BLOCK 128 TO THE TOWN OF LA PRYOR TEXAS SITUATED IN ZAVALA COUNTY TEXAS ACCORDING TO THE DEEDS THEREOF RECORDED IN VOLUME 203 PAGES 81-82, VOLUME 234 PAGES 387-388 AND VOLUME 340 PAGES 226-227 OF THE DEED RECORDS OF ZAVALA COUNTY TEXAS. W DAVID ST, LA PRYOR	\$8,420	TBD Post-Judgment Tax Years: 2016-2021	R18860
15-01-1922-TX 293RD DISTRICT COURT 28-Sept-2015	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. SONYA M VASQUEZ, ET AL	BEING ALL OF LOT ONE (1) AND THE EAST ONE-HALF OF LOT TWO (E-1/2 OF LOT 2) IN BLOCK TWO (2) OF THE TOWN OF LA PRYOR, ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN VOLUME 311 PAGE 360 OF THE DEED RECORDS OF ZAVALA COUNTY, TEXAS. 612 N HOYT ST, LA PRYOR TX 78872 669 N HOYT ST, LA PRYOR TX 78872	\$12,280	TBD Post-Judgment Tax Years: 2015-2021	R17691 R17459

15-12-2031-TX 365TH DISTRICT COURT 1-Dec-2021	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. JAVIER OSVALDO ROSAS, ET AL	BEING ALL OF LOT NUMBER TWENTY- FOUR (24), TWENTY-FIVE (25), TWENTY- SIX (26), TWENTY-SEVEN (27), AND TWENTY-EIGHT (28) IN BLOCK NINETY- EIGHT (98) OF THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS ACCORDING TO THE OFFICIAL MAP AND PLAT THEREOF RECORDED IN VOLUME K, PAGE 340-1/2, BEINBG MORE PARTICULARLY DESCRIBED IN VOLUME 259, PAGE 476, AND VOLUME 259, PAGE 474 OF THE DEED RECORDS OF ZAVALA COUNTY, TEXAS. 388 S ESTES ST, LA PRYOR TX 78872	\$40,860	TBD Post-Judgment Tax Years: 2021	R19021 R19022
16-06-2065-TX 365TH DISTRICT COURT 13-Sept-2018	ZAVALA COUNTY, ET AL vs. IRMA MARTINEZ	WEST TWO-THIRD (2/3RDS) OF LOT 1 AND THE NORTH ONE-HALF (1/2) OF THE WEST TWO-THIRDS (2/3RDS) OF LOT 2 BLOCK 8, BATESVILLE TOWNSITE, ZAVALA COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 190, PAGES 181-182, DEED RECORDS, ZAVALA COUNTY, TEXAS. 317 ZAVALA ST, BATESVILLE TX	\$28,540	TBD Post-Judgment Tax Years: 2018-2021	GEO: 4BT008012
17-10-2166-TX 293RD DISTRICT COURT 2-July-2018	ZAVALA COUNTY, ET AL vs. CAROLINA NAVA, ET AL	LOTS 20, 21, 22, 23, OLD LOMA VISTA ACRES SUBDIVISION, ZAVALA COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 181, PAGES 83- 85, DEED RECORDS ZAVALA COUNTY, TEXAS. 683 OLD LOMA VISTA RD, BATESVILLE	\$3,830	TBD Post-Judgment Tax Years: 2018-2021	GEO: 4LV003200
17-10-2172-TX 293RD DISTRICT COURT 12-Sept-2019	ZAVALA COUNTY, ET AL vs. NORMAN TORRES, ET AL	EAST 1/2 OF LOT 5 AND EAST 1/2 OF LOT 6, TOLBERT A. NELSON SUBDIVISION (AKA TALBERT-NELSON SUBDIVISION), SITUATED IN ZAVALA COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 244, PAGES 107-108, DEED RECORDS ZAVALA COUNTY, TEXAS, ALONG WITH A 14 X 76 WOODLAKE MOBILE HOME LABEL #NEB0029735 SERIAL #0538849115. 447 RAMOS ST, BATESVILLE TX	\$18,580	TBD Post-Judgment Tax Years: 2019-2021	GEO: 0033018500 00401
20-11-2467-TX 365TH DISTRICT COURT 2-Sept-2021	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. BENITO R. GARCIA	BEING ALL OF LOT EIGHT (8) AND NINE (9) IN BLOCK THIRTEEN (13) IN THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS; AND BEING THE SAME PROPERTY CONVEYED IN VOLUME 372, PAGE 270 OF THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS 690 W HUTCHINSON LN, LA PRYOR TX	\$31,280	TBD Post-Judgment Tax Years: 2021	R16558

Levied on the 29th day of April, 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.zavalacad.com/>

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