

**ZAVALA COUNTY TAX SALE FOR OCTOBER 4<sup>TH</sup>, 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.**  
**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.**
- 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](mailto: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

<b>Cause No: District Court: Judgment Date:</b>	<b>Style of Case:</b>	<b>Legal Description:</b>	<b>Adjudged Value:</b>	<b>Estimated Minimum:</b>	<b>CAD Account #</b>
17-04-2119-TX 365TH DISTRICT COURT 5-Jan-2022	ZAVALA COUNTY, ET AL vs. JUBENCIO LUNA, JR.	NORTHEAST 1/3 OF LOT 15, WILLIAM HARGREAVES SUBDIVISION (SOMETIMES KNOWN AS BLOCK 34), ZAVALA COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 234, PAGES 323-324, DEED RECORDS ZAVALA COUNTY, TEXAS.  CENTER 1/3 OF LOT 15, WILLIAM HARGREAVES SUBDIVISION (SOMETIMES KNOWN AS BLOCK 34), ZAVALA COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 234, PAGES 323-324, DEED RECORDS ZAVALA COUNTY, TEXAS.  <i>123 RIOS ST, BATESVILLE TX 78829</i>	\$2,110	\$2,110.00 Post-Judgment Tax Year: 2021	GEO 4HG034153  GEO 4HG034152
18-11-2268-TX 293RD DISTRICT COURT 8-July-2021	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. RAYMOND ANTHONY SAMBRANO	BEING LOTS 2 & 3 IN BLOCK 103 OF THE TOWN OF LA PRYOR, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 370, PAGES 448-449 OF THE OFFICIAL PUBLIC RECORDS, ZAVALA COUNTY, TEXAS; REFERENCE TO WHICH IS HERE MADE; AND A MOBILE HOME LABEL # HWC02355783/4  <i>533 W EVELYN ST, LA PRYOR</i>	\$44,330	\$7,091.52 Post-Judgment Tax Year: 2021	R80302 R80269 (GEO 3LP103002)
19-05-2318-TX 293RD DISTRICT COURT 8-July-2021	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. SALLY ANN VASQUEZ AKA SALLY ANN SAMBRANO, ET AL	BEING THE WEST ONE-HALF OF LOT FIVE (W-1/2 OF 5) AND ALL OF LOTS SIX (6) AND SEVEN (7) IN BLOCK ONE HUNDRED THREE (103) OF THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN VOL. 402, PAGES 680-681 OF THE DEED RECORDS OF ZAVALA COUNTY, TEXAS; TOGETHER WITH ANY IMPROVEMENTS THEREON INCLUDING MOBILE HOME LABEL NO. LOU0029270/1, S/N LAWH248562A/B  <i>W EVELYN ST, LA PRYOR</i>	\$70,015	\$2,865.49 Post-Judgment Tax Year: 2021	R18837
19-10-2365-TX 365TH DISTRICT COURT 25-April-2022	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. DELMA PHILLIPS	BEING LOT EIGHT (8), BLOCK 139, OF THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS, AS DESCRIBED IN VOLUME 395, PAGES 243-244 OF THE DEED RECORDS OF ZAVALA COUNTY, TEXAS  <i>667 S PARISH AVE, LA PRYOR</i>	\$74,190	\$7,504.64	R19061

<p>19-08-2355-TX AND 19-11-2390-TX  365TH AND 293RD DISTRICT COURTS  1-Dec-2021 7-July-2022</p>	<p>ZAVALA COUNTY APPRAISAL DISTRICT vs. ISAAC S. FLORES AND LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. SERAPIO Z. FLORES, ET AL</p>	<p>IMPROVEMENT ONLY CONSISTING OF A MOBILE HOME LOCATED ON LOTS 4 AND 5, BLOCK 70, TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS  BEING LOTS 4-5 IN BLOCK SEVENTY (70), TOWN OF LA PRYOR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 258, PAGE 85, OF THE DEED RECORDS OF ZAVALA COUNTY, TEXAS.  625 EDITH, LA PRYOR</p>	<p>\$420</p>	<p>\$9,368.16  Post-Judgment Tax Year: 2021</p>	<p>R18000 R17604</p>
<p>19-11-2390-TX  293RD DISTRICT COURT  7-July-2022</p>	<p>LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. SERAPIO Z. FLORES, ET AL</p>	<p>BEING LOTS 6-7, IN BLOCK SEVENTY (70), TOWN OF LA PRYOR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 258, PAGE 85, OF THE DEED RECORDS OF ZAVALA COUNTY, TEXAS.  6 EDITH ST, LA PRYOR</p>	<p>\$900</p>	<p>\$1,577.60</p>	<p>R18001</p>
<p>19-11-2390-TX  293 DISTRICT COURT  7-July-2022</p>	<p>LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. SERAPIO Z. FLORES, ET AL</p>	<p>BEING LOTS 1-3, IN BLOCK SEVENTY (70), TOWN OF LA PRYOR, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 258, PAGE 85, OF THE DEED RECORDS OF ZAVALA COUNTY, TEXAS.  BEING THE IMPROVEMENTS ONLY AND DESCRIBED AS THE HOUSE LOCATED ON LOTS 1, 2, 3, BLOCK 70 OF THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS.  ZAVALA COUNTY (INCLUDES PROPERTY CODES R80355 AND R18623)  654 E EDITH ST, LA PRYOR</p>	<p>\$524</p>	<p>\$5,305.67</p>	<p>R17603 R18623 R80355</p>
<p>20-01-2426-TX  293RD DISTRICT COURT  9-May-2022</p>	<p>LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. HENRY GARCIA AKA HILARIO HENRY GARCIA INDIVIDUALLY &amp; AS TRUSTEE TO THE STATEWIDE FAMILY TRUST</p>	<p>LOT 4 IN BLOCK 38 OF THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS, FURTHER DESCRIBED IN VOLUME 343, PAGES 560-562 OF THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS  18966 N HWY 83 HWY, LA PRYOR</p>	<p>\$60,220</p>	<p>\$2,767.17</p>	<p>R17980</p>

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 FOURTY-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  <i>E HAZEL ST, LA PRYOR</i>	\$31,770	\$4,175.80	R17730
20-11-2472-TX 293RD DISTRICT COURT 8-July-2021	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. CARLOS VILLANUEVA, ET AL	BEING LOT 21, BLOCK 40, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, OF THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN VOLUME 4 PAGE 19 OF THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS  <i>352 W VELNA ST, LA PRYOR</i>	\$480	\$2,590.89 Post-Judgment Tax Year: 2021	R20581
20-11-2472-TX 293RD DISTRICT COURT 8-July-2021	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. CARLOS VILLANUEVA, ET AL	BEING LOT 22, BLOCK 40, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, OF THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN VOLUME 4 PAGE 19 OF THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS  <i>W VELNA ST, LA PRYOR</i>	\$480	\$415.18 Post-Judgment Tax Year: 2021	R17720
20-11-2472-TX 293RD DISTRICT COURT 8-July-2021	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. CARLOS VILLANUEVA, ET AL	BEING LOT 23, BLOCK 40, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, OF THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN VOLUME 4 PAGE 19 OF THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS  <i>W VELNA ST, LA PRYOR</i>	\$480	\$415.18 Post-Judgment Tax Year: 2021	R18601
20-11-2472-TX 293RD DISTRICT COURT 8-July-2021	LA PRYOR INDEPENDENT SCHOOL DISTRICT vs. CARLOS VILLANUEVA, ET AL	BEING LOT 24, BLOCK 40, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, OF THE TOWN OF LA PRYOR, ZAVALA COUNTY, TEXAS AND BEING FURTHER DESCRIBED IN VOLUME 4 PAGE 19 OF THE REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS  <i>W VELNA ST, LA PRYOR</i>	\$480	\$415.18 Post-Judgment Tax Years: 2021	R18602

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20-12-2486-TX 293RD DISTRICT COURT 11-Aug-2022	UVALDE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT vs. RODRIGUEZ DELMIRO OMAR, ET AL	BEING LOT 17 OF THE EUGENIO GUEDEA SUBDIVISION OF BATESVILLE, ZAVALA COUNTY, TEXAS LYING WITHIN SURVEY NO. 56, JOHN A. ALLEN, ORIGINAL GRANTEE, ABSTRACT 5, AND BEING THE SAME PROPERTY CONVEYED IN VOLUME 378, PAGE 73, ET SEQ., REAL PROPERTY RECORDS OF ZAVALA COUNTY, TEXAS  <i>119 GUEDEA ST., BATESVILLE</i>	\$21,390	\$2,165.35	GEO 4GU005170
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**Levied on the 30<sup>th</sup> day of August, 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](http://www.pbfc.com)  
San Antonio Office: 210-998-3230**