



MAVERICK COUNTY TAX SALE FOR NOVEMBER 2ND, 2021

LOCATION: Maverick County Court House, Eagle Pass, 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 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.** 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 on 11/5/2021, the property may be reoffered for sale.** 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.
- 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 #
09-07-03947-TXAJA 365TH DISTRICT COURT 18-Dec-17	MAVERICK COUNTY, ET AL vs. NICK D. CARR, ET AL	LOT 9 BLOCK 11 OF THE EL PUEBLO NUEVO LTD SUBDIVISION SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED ON ENVELOPE 139 SIDE A OF THE MAP AND PLAT RECORDS OF MAVERICK COUNTY TEXAS 452 CARLA DRIVE, EAGLE PASS TX	\$38,130	\$38,130 Post-Judgment Tax Year(s): 2017-2020	51055
09-10-04085-TXAJA 365TH DISTRICT COURT 20-June-17	MAVERICK COUNTY, ET AL vs. NICK D. CARR, ET AL	LOT 33 BLOCK 3 OF THE LOMA BONITA HIGHTS SUBDIVISION UNIT B SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN ENVELOPE 126 SIDE B OF THE MAP OR PLAT RECORDS OF MAVERICK COUNTY TEXAS. 2161 CALLE NICOLAS, EAGLE PASS TX	\$18,720	\$6,097.88 Post-Judgment Tax Year(s): 2017-2020	12563
09-10-04096-TX 293RD DISTRICT COURT 6-Nov-17	MAVERICK COUNTY, ET AL vs. MARIO ALBERTO DELGADO, ET AL	LOT 21 BLOCK 7 OF THE LA HERRADURA SUBDIVISION SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 899, PAGE 241-243 OF THE MAP AND PLAT RECORDS OF MAVERICK COUNTY TEXAS. 1056 VENESA STREET, EAGLE PASS TX	\$10,780	\$2,519.93 Post-Judgment Tax Year(s): 2017-2020	11650
10-11-04372-TX 293RD DISTRICT COURT 6-March-17	MAVERICK COUNTY, ET AL vs. SERGIO MARTINEZ	A 3.21 ACRE TRACT OF LAND MORE OR LESS DESIGNATED AS TRACT 5 OF THE MARTINEZ LANDS AND BEING A PORTION OF TRACT 45, BLOCK 9-1 OF THE QUEMADO ALLEY AND CARRILLO G. DELLLA FOR SITUATED IN MAVERICK COUNTY TEXA ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 899, PAGE 20 OF THE MAP OR PLAT RECORDS OF MAVERICK COUNTY TEXAS. 2881 FM 1590, QUEMADO TX	\$6,050	TBD Post-Judgment Tax Year(s): 2016-2020	15643

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12-03-04561-TXAJA 365TH DISTRICT COURT 17-Oct-17	MAVERICK COUNTY, ET AL vs. JOSE MARIA RIVERA, JR.	A 0.138 TRACT OF LAND, MORE OR LESS OUT OF SURVEY #19 1/2 ABSTRACT #1237 AND BEING OUT OF A SUBDIVISION OF TRACT 8 OF THE ROSITA VALLEY SUBDIVISION UNIT #1 AND ALSO BEING KNOWN AS LOT 18 OF THE DURAN SUBDIVISION SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 184 PAGES 279-280 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS A 0.138 ACRE TRACT OF LAND, MORE OR LESS OUT OF SURVEY #19 1/2 ABSTRACT #1237 AND BEING OUT OF A SUBDIVISION OF TRACT 8 OF THE ROSITA VALLEY SUBDIVISION UNIT #1 AND ALSO BEING KNOWN AS LOT 17 OF THE DURAN SUBDIVISION SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 184 PAGES 275-276 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS.	\$5,960	TBD Post-Judgment Tax Year(s): 2017-2020	17711 17710
12-07-04602-TX 293RD DISTRICT COURT 6-Nov-17	MAVERICK COUNTY, ET AL vs. JAMES KENNETH YOUNG, ET AL	A 2.0438 ACRE TRACT OF LAND OUT OF A 9.35 ACRE TRACT OF LAND MORE OR LESS BEING TRACT 9 BLOCK 4 OF THE QUEMADO VALLEY LANDS OF G. BEDELL MOORE SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 219 PAGES 126-127 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS.	\$15,330	\$11,435.82 Post-Judgment Tax Year(s): 2017-2020	15099
12-07-04602-TX 293RD DISTRICT COURT 6-Nov-17	MAVERICK COUNTY, ET AL vs. JAMES KENNETH YOUNG, ET AL	A 0.16 ACRE TRACT OF LAND MORE OR LESS BEING TRACT 19 LOT 11 BLOCK 4 OF THE QUEMADO VALLEY LANDS OF G. BEDELL MOORE SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 260 PAGES 21-22 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS.	\$3,490	\$3,490 Post-Judgment Tax Year(s): 2017-2020	51937
12-07-04602-TX 293RD DISTRICT COURT 6-Nov-17	MAVERICK COUNTY, ET AL vs. JAMES KENNETH YOUNG, ET AL	A 0.1593 ACRE TRACT OF LAND OUT OF A 9.35 ACRE TRACT OF LAND MORE OR LESS BEING TRACT 19 LOT 14 BLOCK 4 OF THE QUEMADO VALLEY LANDS OF G. BEDELL MOORE SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 219 PAGES 126-127 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS.	\$3,470	\$3,470 Post-Judgment Tax Year(s): 2017-2020	51936
12-11-04642-TX 293RD DISTRICT COURT 5-Aug-20	MAVERICK COUNTY vs. BERTHA FRANCO, ET AL	LOT 48 BLOCK 1 OF THE DEER RUN SUBDIVISION UNIT 1 SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 301 PAGES 164-166 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS, ALONG WITH A 1992 28 X 48 COUNTRY PLACE MOBILE HOME LABEL #TEX0471342/3 SERIAL #PH073242A/B 3871 WHITE TAIL DRIVE, EAGLE PASS TX	\$49,340	\$7,171.67 Post-Judgment Tax Year(s): 2020	7488

13-04-04696-TX 293RD DISTRICT COURT 6-March-17	MAVERICK COUNTY, ET AL vs. OSCAR CASAREZ	LOT 2 BLOCK 1 OF C.B. & R. HEIGHTS ADDITION SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 417 PAGES 188-191 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS. EL INDIO HWY, TX	\$61,800	\$2,847.22 Post-Judgment Tax Year(s): 2016-2020	4920
15-01-04905-TXAJA 365TH DISTRICT COURT 8-Feb-16	MAVERICK COUNTY, ET AL vs. HECTOR SAUCEDO, ET AL	LOT 13 BLOCK 1 EAGLE HEIGHTS SUBDIVISION UNIT IV SITUATED IN MAVERICK COUNTY TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME 846 PAGE 334 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS, ALONG WITH A 1994 16 X 76 CREST RIDGE MOBILE HOME LABEL#TEX0515781 SERIAL#CRHTX2258 25 EBANO STREET, EAGLE PASS TX	\$21,690	\$2,897.54 Post-Judgment Tax Year(s): 2016-2020	81997
16-12-05138-TX 293RD DISTRICT COURT 9-Sept-19	MAVERICK COUNTY vs. MARIA TERESA BARRIENTOS	BEING THE SOUTH 75 FEET OF LOTS 17 AND 18 AND THE SOUTH 75 FEET OF THE EAST 41 FEET OF LOT 19, ALL IN BLOCK 53, HILLCREST ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS, ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 1258, PAGES 9-11 DEED RECORDS OF MAVERICK COUNTY, TEXAS 507 PECOS STREET, EAGLE PASS TX	\$94,520	\$94,520 Post-Judgment Tax Year(s): 2019-2020	10451
17-08-05244-TX 293RD DISTRICT COURT 4-Nov-20	EAGLE PASS INDEPENDENT SCHOOL DISTRICT, ET AL vs. LUIS F. MORENO, ET AL	LOT 3, BLOCK 11, HILLCREST ADDITION TO THE CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 174, PAGES 320-321, DEED RECORDS, MAVERICK COUNTY, TEXAS. 1260 RIO GRANDE STREET, EAGLE PASS TX	\$46,360	\$30,036.51 Post-Judgment Tax Year(s): 2020	9817
18-07-05502-TX 293RD DISTRICT COURT 7-Oct-20	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. DOMINGO SAUCEDO, ET AL	LOT 180, LOMA BONITA SUBDIVISION, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 183, PAGE 218 DEED RECORDS MAVERICK COUNTY, TEXAS 792 CALLE COTORRA, EAGLE PASS TX	\$86,830	\$18,094.67 Post-Judgment Tax Year(s): 2020	11929
18-08-05516-TX 293RD DISTRICT COURT 9-Dec-19	EAGLE PASS INDEPENDENT SCHOOL DISTRICT, ET AL vs. LUISA MYERS GARZA, AK LUISA GARZA ET AL	LOT 4, BLOCK 2, SOUTH HEIGHTS UNIT 2 ADDITION, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 40, PAGES 215-217 AND VOLUME 50, PAGES 372-374 DEED RECORDS MAVERICK COUNTY, TEXAS 1338 WILLIAMS STREET, EAGLE PASS TX	\$43,360	TBD Post-Judgment Tax Year(s): 2019-2020	19526

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19-01-05624-TX 293RD DISTRICT COURT 9-Sept-19	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. YANCY MINISTRIES, INC.	TRACT XI, BEING 10.5 ACRES OF LAND, MORE OR LESS, OUT OF TRACT 50, BLOCK 'D,' QUEMADO VALLEY LANDS, (ALSO REFERRED TO AS TRACT XI, OUT OF TRACTS 50-55, BLOCK 'D,' QUEMADO VALLEY LANDS SUBDIVISION), MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 829, PAGES 331-332, DEED RECORDS MAVERICK COUNTY, TEXAS FM 1666, QUEMADO TX	\$52,490	\$7,724.81 Post-Judgment Tax Year(s): 2019-2020	15565
19-04-05689-TXAJA 365TH DISTRICT COURT 6-Aug-21	MAVERICK COUNTY vs. ROBERTO VASQUEZ, ET AL	BEING LOT 281, LOMA BONITA SUBDIVISION UNIT 3, SITUATED IN MAVERICK COUNTY, TEXAS ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 208, PAGE 179 OF THE DEED RECORDS OF MAVERICK COUNTY, TEXAS (Acct. no. 12035) 936 CALLE FRENTE, EAGLE PASS TX	\$92,123	\$7,900.86	12035
19-07-05741-TXAJA 365TH DISTRICT COURT 1-Sept-20	EAGLE PASS INDEPENDENT SCHOOL DISTRICT, ET AL vs. JOSE E. MARTINEZ, ET AL	LOT 2, BLOCK 23, UNIT 11, CARTHAGE PLACE SUBDIVISION, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 318, PAGES 223-226, DEED RECORDS MAVERICK COUNTY, TEXAS 1513 PASEO ENCINAL DRIVE, EAGLE PASS TX	\$100,600	\$4,930.01 Post-Judgment Tax Year(s): 2020	53177
19-10-05795-TXAJA 365TH DISTRICT COURT 1-Sept-20	EAGLE PASS INDEPENDENT SCHOOL DISTRICT vs. JAIME VARGAS, ET AL	LOT 'J', SCHOOL BLOCK, UNIT 5, CHULA VISTA SUBDIVISION, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEED RECORDED IN VOLUME 726, PAGES 447-449, DEEDS RECORDS MAVERICK COUNTY, TEXAS 172 SCHOOL CIRCLE, EAGLE PASS TX 78852	\$148,330	\$3,609.43 Post-Judgment Tax Year(s): 2020	55488
20-01-05857-TXAJA 365TH DISTRICT COURT 6-Aug-21	MAVERICK COUNTY vs. RAUL VELA, ET AL	ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING AND BEING SITUATED IN MAVERICK COUNTY, TEXAS DESCRIBED AS LOT 12, BLOCK SOUTH ELMCREAK SUBDIVISION, UNIT 2, PART OF TRACT DESCRIBED IN VOLUME 674, PAGES 62-63 OF THE OFFICIAL PUBLIC RECORDS OF MAVERICK COUNTY, TEXAS 3793 CROSS CREEK DRIVE, EAGLE PASS TX	\$6,134	TBD	51871

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Levied on the 30th of September, 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.uvaldecad.org/>

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