

MAVERICK COUNTY: Property Available for Resale

AVAILABLE NOW BY FULL AMOUNT PURCHASE OR PUBLIC RESALE (TBA)

- 1) All sales and resales are without warranty of any kind. **Purchasers receive a Resale 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 and must be included in the bid amount. (Post Judgment tax years)
- 3) All properties listed below are held in trust by taxing jurisdictions for itself and any other taxing units participating in the judgment granted and original sheriff sale wherein the properties were struck off to the taxing authorities because no bids were received.
- 4) It is the responsibility of an interested buyer to research any and all property information prior to purchasing any property.
- 5) For more information regarding any sale listed below or purchasing inquiry please call our San Antonio office at 210-998-3230 or SAOFFICE@pbfc.com

** This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins & Mott, L.L.P. ("PBFCM") DOES NOT WARRANT the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM.

PERDUE BRANDON ATTORNEYS AT LAW

Cause No: Judgment Date: Date of Tax Deed	Style of Case:	Legal Description:	Appraised Value at Time of Judgment	Minimum Bid at Original Tax Sale:	CAD Account #
06-06-03452-TX 07/11/07 01/31/11	MAVERICK COUNTY vs. LETICIA FLORES	LOTS 7 THRU 18, BLOCK 18, TOWN OF FABRICA, MAVERICK COUNTY, TEXAS, AS DESCRIBED IN VOLUME 184, PAGE 330, DEED RECORDS OF SAID COUNTY. (ACCOUNT NO. 9184 THRU 9195) <i>Subject to post judgment tax year 2013</i>	\$67,560	\$29,531.06	9184 - 9195
17-08-05260-TX 05/07/18 12/17/18	EAGLE PASS ISD vs. ANGELO GARCIA	LOT 24, BLOCK 21, TOWN SITE OF FABRICA, MAVERICK COUNTY, TEXAS; ACCORDING TO THE DEEDS RECORDED IN VOLUME 115, PAGE 311 AND IN VOLUME 184, PAGE 312, DEED RECORDS, MAVERICK COUNTY, TEXAS. <i>Subject to post judgment tax year 2018</i>	\$3,720	\$3,720.00	9273
17-11-05306-TX 05/06/19 12/10/19	EAGLE PASS ISD vs. ESTEBAN TORRES, JR.	A TRACT OF LAND OUT OF THE SOUTH PORTION OF LOT 96, LOMA BONITA SUBDIVISION, MAVERICK COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME 238, PAGES 446-448, DEED RECORDS, MAVERICK COUNTY, TEXAS <i>Subject to post judgment tax year 2019</i>	\$31,990	\$11,614.82	50820
17-11-05311-TXAJA 04/16/18 09/11/19	EAGLE PASS ISD vs. JOSE ALFREDO CASARES	LOT 6, TRACT 6, CHULA VISTA CARR, AN UNRECORDED SUBDIVISION, OUT OF SURVEY 27, ABSTRACT 840, MAVERICK COUNTY, TEXAS ACCORDING TO THE DEED RECORDED IN VOLUME 923, PAGES 344-346, DEED RECORDS, MAVERICK COUNTY, TEXAS <i>Subject to post judgment tax years 2018-19</i>	\$31,460	\$11,864.93	51927

You may contact the Maverick County Appraisal District at 830-773-0255 for copies of maps to locate property you may be interested in purchasing or visit their website: <http://www.maverickcad.org/>.

PRIVATE RESALE PROCESS / SUBMITTING A RESALE OFFER

- All properties are subject to any post judgment taxes that may be due. Your offer should include payment for any post judgment taxes that may be due.
- All offers are subject to a Resale Deed recording fee.
- When you decide to purchase a property, fill out the Resale Offer Form (***scroll to the last page of this list***) and send to our office via email to SAOFFICE@pbfc.com
- Once the Resale Offer Form is received, it will be reviewed by our office.
 - If the offer is not recommended for approval, you will receive a Rejection Letter.
 - If the offer is recommended for approval and:
 - The offer is rejected by the governing bodies, a letter will be sent notifying you of the rejection; or
 - The offer is approved by the governing bodies, you will receive a letter detailing how you should submit payment on the offer. You will have up to 14 days to submit payment in full.
- Once we confirm that all payments are made, the Resale Deed will be prepared and sent out for signature. Once the deed is recorded in the Real Property records, it will be mailed to you. A copy of the recorded resale deed will be sent to the County Appraisal District so that the ownership records can be updated.

OFFICIAL BID FORM-TAX RESALE PROPERTY MAVERICK COUNTY

You may bid on any or all of the parcels available- *that do not already have an offer pending*. Please enter the amount you wish to bid, Maverick County reserves the right to accept or reject any or all bids. **No title insurance or survey will be provided. Property is being sold “as is”, “where is” and “without warranty”.**

(All Resale Offers are subject to a Resale Deed Recording Fee)

Cause Number	Account Number	Amount Offered for Resale Property	Amount due for Post-Judgment Taxes (if any)	<u>Total</u> Amount Offered for Property
			P/J Years Due: Amount Due:	
			P/J Years Due: Amount Due:	

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Tax code. I understand that I am responsible for post-judgment taxes, and I further understand that I am to provide for those taxes, if any, in the total amount offered for the property(ies). **I agree to indemnify the county and its attorney and agent from any action or damages arising from the purchase of this property.**

Your filled out form (along with your Statement of Delinquency issued from the Tax Office) should be mailed to the law firm: 613 NW Loop 410, Suite 550, San Antonio, TX 78216.

Bidder's Name (Please Print or Type)
(Name wanted on deed)

Bidder's Signature

Bidder's Address (address wanted on deed)

Bidder's Telephone / Email Address

City

Zip

Date