

UVALDE COUNTY: Property Available for Resale

AVAILABLE NOW FOR PRIVATE RESALE

- 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 (post-judgment taxes) and must be paid separately of any bid amount.
- 3) The properties below are held in trust by the taxing jurisdictions that participated in the original Sheriff Sale wherein the properties were struck off 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) **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 sale listed below or purchasing inquiry please call our San Antonio office at 210-998-3230 ext. 2 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 #
2011-02-27960-TX 9/12/2011 4/18/2012	UVALDE CAD vs. ARMANDO CASTRO, ET AL	LOT 1, BLOCK 5, MCGLASSON ADDITION, CITY OF UVALDE, UVALDE COUNTY, TEXAS <i>Subject to post-judgment tax years 2011 forward</i>	\$17,472	\$6,589.62	13365
2016-02-31036-TX 9/22/2022 6/13/2023	UVALDE CAD vs. CRISTINA GARCIA, ET AL	ALL OF LOT NO. 1 3/4, BLOCK 2, BURNS ADDITION, CITY OF UVALDE, UVALDE COUNTY, TEXAS, FRONTING 50 FEET ON THE WEST SIDE OF APOLONIO STREET AND HAVING A DEPTH OF 100 FEET <i>Subject to post-judgment tax years 2022 forward</i>	\$51,414	\$30,796.37	10819

You may contact the Uvalde County Appraisal District at 830-278-1106 for copies of maps to locate property you may be interested in purchasing or visit their website:

<http://www.uvaldecad.org/>

PRIVATE RESALE PROCESS / SUBMITTING A RESALE OFFER

All properties are subject to any post-judgment taxes that may be due. These amounts must be paid separately if an offer is accepted. Your offer should **not** 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, it will be presented to the taxing entity for final approval.

1. If the offer is rejected by the governing bodies, a letter will be sent notifying you of the rejection.
2. If 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 30 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
UVALDE COUNTY**

Please enter the amount you wish to bid. The taxing entities reserve the right to accept or reject any or all bids. **No title insurance or survey will be provided. The 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 (this does not include post-judgment taxes)

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 will pay them within 30 days of confirmation of bid approval. **I agree to indemnify the taxing entities and their attorney and agent from any action or damages arising from the purchase of this property.**

Your filled out form should be mailed to: PBFCM, 613 NW Loop 410 Suite 550, San Antonio TX 78216; e-mailed to SAOFFICE@pbfc.com; OR faxed to (210) 998-3231.

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 State Zip

Date