

DIMITT COUNTY TAX SALE FOR JUNE 6TH, 2023
LOCATION: Dimmitt County Court House, Carrizo Springs, Texas
TIME: 10:00 AM

Tax Foreclosure Sale Protocols & Disclaimers:

1. **LOCATION AND TIME OF SALE.** This tax foreclosure sale is conducted by the Sheriff or Constable of the county where the property is located. This sale is being 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, as provided by Texas Tax Code.
2. **NO WARRANTIES OF ANY KIND.** All sales are without warranty of any kind, and is an "AS IS," "WHERE IS," and "BUYER BEWARE" sale. Purchasers receive a Sheriff's/Constable'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.** 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.
3. **AMOUNTS DUE OUTSIDE OF THE SALE.** Taxes may be due beyond what is listed in the minimum bid amounts (**post-judgment taxes**) and must be paid independently of the winning bid amount. Please note that current year taxes may also be assessed. It is your duty to verify any amounts or years due outside of the sale. Municipal liens and assessments by water districts may also be due outside of the bid amount.
4. **FORMS OF PAYMENT.** Acceptable payment methods include 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. **ALL PAYMENTS MUST BE EXACT.** No overages will be accepted, and no change will be made. **CASH WILL NOT BE ACCEPTED.**
5. **PAYMENT DEADLINE.** We will accept payment by mail up to three days after the sale; **if out office does not receive the funds BY END OF BUSINESS OF THE FRIDAY following this sale, the property may be reoffered for sale.** Once your bid is accepted, if you fail to pay for the property, we may file a motion with the court seeking to impose a fine for your failure to complete the sale.
6. **RIGHT OF REDEMPTION.** The properties are sold subject to a right of redemption by the previous owner. The six-month or two-year deadline will apply as provided by Sec. 34.21, Texas Tax Code. Please consult subchapter B of Chapter 34 of the Texas Tax Code, and an attorney regarding the requirements of bidders and former owners regarding the process to redeem any property sold. Please note that any general information provided herein or at the sale is not legal advice. PBFCM represents the taxing units and will not provide you with legal advice as to the redemption process.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

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.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL CONDADO, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

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.

For more information regarding any property listed below, please contact the **Perdue Brandon Fielder Collins & Mott, LLP**, San Antonio office at 210-998-3230 ext. 2 and / or email: dreyes@pbfc.com

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	CAD Account #
10-07-02484-DTX 293RD DISTRICT COURT 5-July-2022	CITY OF ASHERTON vs. GUSTAVO MARQUEZ	BEING ALL OF LOTS 1-3, IN BLOCK 173, TOGETHER WITH ALL IMPROVEMENTS THEREON AND SITUATED IN THE CITY OF ASHERTON, DIMMIT COUNTY, TEXAS AND BEING THE SAME PROPERTY DESCRIBED IN VOLUME 7, PAGES 363-364 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	1,203	TBD Post-Judgment Tax Year(s): 2021-2022	10292
15-07-02666-DTX 293RD DISTRICT COURT 5-July-2022	DIMMIT COUNTY vs. RANDALL MATTHEWS, ET AL	BEING ALL OF LOTS NINE (9), TEN (10), ELEVEN (11), AND TWELVE (12), IN BLOCK ONE HUNDRED THREE (103), IN THE CITY OF BIG WELLS, ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN VOLUME 14, PAGE 630, ET SEQ., DEED RECORDS BEING MORE PARTICULARLY DESCRIBED IN VOLUME 203 PAGE 67, OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$69,750	TBD Post-Judgment Tax Year(s): 2022	11430
15-07-02666-DTX 293RD DISTRICT COURT 5-July-2022	DIMMIT COUNTY vs. RANDALL MATTHEWS, ET AL	LOTS FIVE (5) AND SIX (6), IN BLOCK TWO HUNDRED TWENTY-EIGHT (228) IN THE CITY OF BIG WELLS, ACCORDING TO THE MAP AND PLAT THEREOF RECORDED IN VOLUME 14, PAGE 630, ET SEQ., DEED RECORDS, DIMMIT COUNTY, TEXAS. BEING MORE PARTICULARLY DESCRIBED IN VOLUME 210, PAGE 689, OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$2,000	TBD Post-Judgment Tax Year(s): 2021	11645
15-12-02714-DTX 293RD DISTRICT COURT 2-November-2021	DIMMIT COUNTY vs. MARIA IRENE BRIONES, ET AL	BEING PARCEL OF LAND LYING WITHIN THE CORPORATION LIMITS OF THE CITY OF CARRIZO SPRINGS, TEXAS, AND BEING OUT OF SURVEY 11, ABSTRACT 774, AND BEING MORE PARTICULARLY DESCRIBED BY METE AND BOUNDS IN VOLUME 222 PAGE 202 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS, ALONG WITH A 1971 CONCORD 14 X 61 MOBILE HOME	\$3,825	TBD Post-Judgment Tax Year(s): 2021-2022	14441
15-12-02714-DTX 293RD DISTRICT COURT 2-November-2021	DIMMIT COUNTY vs. MARIA IRENE BRIONES, ET AL	TRACT FOUR (4) OF THE LUISA S. GUERRERO SUBDIVISION, OF THE SOUTH SLOPE SUBDIVISION, OUT OF THE ANDREW UTZ SURVEY 12 ABSTRACT 1040, MORE OR LESS 0.662 ACRES OF LAND. BEING MORE PARTICULARLY DESCRIBED IN VOLUME 250 PAGE 572 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$8,738	TBD Post-Judgment Tax Year(s): 2021-2022	19533

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16-08-02758-DTX 293RD DISTRICT COURT 5-July-2022	DIMMIT COUNTY vs. HOMER L EDRINGTON, ET AL	1.77 ACRES, MORE OR LESS, OF THE ANTONIO BALLE SURVEY 2, ABSTRACT 27, TRACT 15 AND MORE PARTICULARLY DESCRIBED IN VOLUME 199, PAGE 119 OF THE DEED RECORDS FOR DIMMIT COUNTY, TEXAS; LESS AND EXCEPT A 0.76 ACRES TRACT DESCRIBED IN VOLUME 199, PAGE 220, OF THE DEED RECORDS FOR DIMMIT COUNTY, TEXAS 0.5 ACRES, MORE OR LESS, OF THE ANTONIO BALLE SURVEY 2, ABSTRACT 27, TRACT 15 AND MORE PARTICULARLY DESCRIBED IN VOLUME 199, PAGE 119 OF THE DEED RECORDS FOR DIMMIT COUNTY, TEXAS; LESS AND EXCEPT 0.76 ACRES TRACT DESCRIBED IN VOLUME 199, PAGE 220 OF THE DEED RECORDS FOR DIMMIT COUNTY, TEXAS	\$68,100	TBD Post-Judgment Tax Year(s): 2022	14201 14202
20-01-03034-DTX 293RD DISTRICT COURT 2-September-2022	DIMMIT COUNTY vs. ANTONIO GARZA, JR., ET AL	BEING ALL LOT FOUR (4), FIVE (5), AND SIX (6) IN BLOCK NO. SIXTY-FIVE (65) IN THE TOWN OF BIG WELLS, TEXAS AND AS DESCRIBED IN VOLUME 252, PAGES 134-135 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS	\$72,159	TBD Post-Judgment Tax Year(s): 2022	11320
20-01-03043- DTXAJA 365TH DISTRICT COURT 13-October-2022	DIMMIT COUNTY vs. LUIS FERNANDO REYES	BEING ALL OF LOTS ONE (1), TWO (2), AND THREE (3) IN BLOCK 132, OF THE ORIGINAL TOWNSITE OF ASHERTON, DIMMIT COUNTY, TEXAS, AS DESCRIBED IN VOLUME 402, PAGE 732 OF THE OFFICIAL PUBLIC RECORDS OF DIMMIT COUNTY, TEXAS	\$39,175	TBD Post-Judgment Tax Year(s): 2022	10087
20-02-03076-DTX 293RD DISTRICT COURT 4-October-2022	DIMMIT COUNTY vs. DEBBIE M. CRUZ	BEING SURFACE ONLY IN AND TO LOT 5, BLOCK 97, IN THE TOWN OF ASHERTON, TEXAS, DIMMIT COUNTY, TEXAS, BEING FURTHER DESCRIBED IN VOLUME 338, PAGES 699-700 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS BEING ALL OF LOT 6 IN BLOCK 97 OF THE CITY OF ASHERTON, BEING FURTHER DESCRIBED IN VOLUME 265, PAGES 278-279 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS, AND INCLUDING A MOBILE HOME, LABEL #PFS0568301 / PFS0568302, SERIAL #AH01999215B / AH01999215A	\$45,984	TBD Post-Judgment Tax Year(s): 2022	10013 10014

20-03-03090-DTX 293RD DISTRICT COURT 2-September-2022	DIMMIT COUNTY vs. TETA COPELAND	BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND, BEING THE SOUTHWEST 35.7 FEET OF LOT NO. 15 IN BLOCK NO. 8 OF THE PALM HERRAN ADDITION TO THE CITY OF CARIZO SPRINGS, TEXAS, BEING FURTHER DESCRIBED BY METES AND BOUNDS IN VOLUME 19, PAGE 28 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS	6,062	TBD Post-Judgment Tax Year(s): 2022	13568
20-10-03140-DTX 293RD DISTRICT COURT 8-March-2023	DIMMIT COUNTY vs. CANDELARIO MARTINEZ	LOT NUMBER EIGHTY-SIX (86), IN BLOCK NUMBER TWO (2), IN THE ELM LAKE ADDITION TO THE CITY OF ASHERTON. BEING MORE PARTICULARLY DESCRIBED IN VOLUME 62 PAGE 184 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$8,875	TBD	10651
20-11-03151- DTXAJA 365TH DISTRICT COURT 6-December-2022	DIMMIT COUNTY vs. FRANCISCO NAVARRO JR., (DECEASED)	BEING LOT 21, BLOCK 2, OF THE ELM LAKE ADDITION TO THE CITY OF ASHERTON, DIMMIT COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS THEREON, AND AS DESCRIBED IN VOLUME 84, PAGES 64-65 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$22,682	TBD Post-Judgment Tax Year(s): 2022	10599
21-01-03170-DTX 293RD DISTRICT COURT 2-September-2022	DIMMIT COUNTY vs. JOHN E HAYLEY SR, (DECEASED), ET AL	BEING THE SURFACE ESTATE ONLY FOR BLOCK 25, LOTS 7-10, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, LOCATED IN BIG WELLS, ORIGINAL TOWN, DIMMIT COUNTY, TEXAS, AND BEING DESCRIBED IN VOLUME 278, PAGES 150-152 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS.	\$47,231	TBD Post-Judgment Tax Year(s): 2022	11142
21-07-03216-DTX 293RD DISTRICT COURT 9-January-2023	DIMMIT COUNTY vs. FEDERICO F. TALAMANTES, ET AL	BEING THE SURFACE INTEREST ONLY FOR ALL OF LOTS 8 TO 12, INCLUSIVE, IN BLOCK 254, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, OF THE CITY OF BIG WELLS, DIMMIT COUNTY, TEXAS, AND BEING FURTHER DESCRIBED IN VOLUME 141, PAGES 276-277 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS.	\$5,000	TBD Post-Judgment Tax Year(s): 2022	11743
21-09-03231- DTXAJA 365TH DISTRICT COURT 6-December-2022	DIMMIT COUNTY vs. CLARA G DE LEON, ET AL	BEING ALL OF LOT 6, IN BLOCK 252, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, CITY OF BIG WELLS, TEXAS, AS DESCRIBED IN VOLUME 170, PAGES 766-767 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS	\$29,830	TBD Post-Judgment Tax Year(s): 2022	11723

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21-10-03242-DTX 293RD DISTRICT COURT 4-October-2022	DIMMIT COUNTY vs. CARLOS LARA	BEING 0.5 ACRES TRACT OF LAND, MORE OR LESS, OUT OF A PART OF THE RAY B. WRIGHTS SUBDIVISION PER MAP OR PLAT OF SAID SUBDIVISION, AND BEING THE NORTH 1/2 OF LOT 4 IN BLOCK 1, AS DESCRIBED IN VOLUME 232, PAGE 767 OF THE DEED RECORDS OF DIMMIT COUNTY, TEXAS	\$1,675	TBD Post-Judgment Tax Year(s): 2019-2022	19866
22-04-03262-DTX 293RD DISTRICT COURT 9-January-2023	DIMMIT COUNTY vs. ROBERT TREVINO	BEING THE WEST ONE-HALF (W 1/2) OF LOT 5, INCLUDING ANY AND ALL IMPROVEMENTS THEREON, IN THE CARRIZO HILL SUBDIVISION, AND BEING FURTHER DESCRIBED IN VOLUME 298, PAGES 397-399 OF THE REAL PROPERTY RECORDS OF DIMMIT COUNTY, TEXAS	\$80,270	TBD Post-Judgment Tax Year(s): 2022	46748

Levied on the 5th of May, 2023, 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.dimmit-cad.org/>

For more information, contact: Perdue Brandon Fielder Collins & Mott, LLP www.pbfc.com San Antonio Office: 210-998-3230 ext. 2