

UVALDE COUNTY: Property Available for Resale

AVAILABLE NOW BY FULL AMOUNT PURCHASE OR 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 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 the 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) **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 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.

PB | 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 9/12/11 4/18/12	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
2016-09-31315-TX 04/24/17 08/01/19	UVALDE CAD vs. FEDERICO GARZA, ET AL	EAST 1/2 OF LOT 1, BLOCK 80, OPPENHEIMER OR NORTH UVALDE ADDITION, CITY OF UVALDE, UVALDE COUNTY, TEXAS <i>Subject to post-judgment tax years 2017 forward</i>	\$6,170	\$5,481.89	14053
2019-02-32612-TX 38TH DISTRICT COURT 28-March-22	UVALDE CAD vs. MARTHA BENTON	BEING LOT 11, N BLOCK 29, OF THE TYLER ADDITION, CITY OF SABINAL, UVALDE COUNTY, TEXAS, AS DESCRIBED IN DOC NO. 2001003419 AND DOC NO. 2001003418 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS BEING LOT 12, IN BLOCK 29, OF THE TYLER ADDITION, CITY OF SABINAL, UVALDE COUNTY, TEXAS, AS DESCRIBED IN DOC NO. 2001003419 AND DOC NO. 2001003418 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS BEING LOT 13, IN BLOCK 29, OF THE TYLER ADDITION, CITY OF SABINAL, UVALDE COUNTY, TEXAS, AS DESCRIBED IN DOC NO. 2001003419 AND DOC NO. 2001003418 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS BEING LOT 14, IN BLOCK 29, OF THE TYLER ADDITION, CITY OF SABINAL, UVALDE COUNTY, TEXAS, AS DESCRIBED IN DOC NO. 2001003419 AND DOC NO. 2001003418 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS BEING LOT 15, IN BLOCK 29, OF THE TYLER ADDITION, CITY OF SABINAL, UVALDE COUNTY, TEXAS, AS DESCRIBED IN DOC NO. 2001003419 AND DOC NO. 2001003418 OF THE OFFICIAL PUBLIC RECORDS OF UVALDE COUNTY, TEXAS <i>Subject to post-judgment tax years 2020 forward</i>	\$36,447	\$11,961.01	36730 36731 36732 36733 36734

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. 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.

