

DELINQUENT TAX SALE
THE TOWN OF PECOS CITY, TEXAS, REEVES COUNTY HOSPITAL DISTRICT, PECOS-BARSTOW-TOYAH INDEPENDENT
SCHOOL DISTRICT AND REEVES COUNTY GROUND WATER CONSERVATION DISTRICT
REEVES COUNTY, TEXAS

April 7, 2020 at 10:00 am
at the North door of the Reeves County Courthouse in the Town of Pecos City, Texas

GENERAL INFORMATION REGARDING THE TAX SALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government. The grantee named in the deed must be the same person who was the successful bidder. (Section 34.015 Texas Tax Code.)
2. The property will be sold at public auction for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to **cash or a cashier's check payable to Reeves County Sheriff Department**. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is **WITHOUT WARRANTY**, express or implied. Title to property is **NOT** guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property. Do **NOT** make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, you may contact Catherine Minjarez at our office in Pecos at (432) 445-5122.

PROPERTIES TO BE SOLD ON APRIL 7, 2020:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	17-07-22039-CVR	Reeves County Appraisal District v Roberto Nabarrette et al	North 5 feet of Lot 24, All of Lots 25, 26, 27, Block 16, North Pecos Addition to the Town of Pecos City, Reeves County, Texas (Volume 412, Page 290 SAVE & EXCEPT Volume 552, Page 377 of the Deed Records, Reeves County, Texas) Account #R000005154 Judgment Through Tax Year: 2018	\$10,700.00
2	18-07-22521-CVR	Reeves County Appraisal District v Charlie G. Millan, II et al	A tract of land 2.87 Acres, more or less, out of Section 73, Block 4, H&GN RY Co. Survey, Reeves County, Texas (Volume 506, Page 403 of the Deed Records, Reeves County, Texas) Account #R000002447 Judgment Through Tax Year: 2018	\$8,300.00
3	18-10-22667-CVR	Reeves County Appraisal District v Vanessa Simmons	North 53 feet of Lot 24 and the South 7 feet of Lot 25, Block 29, Veterans Addition to the Town of Pecos City, Reeves, County, Texas (Volume 658, Page 496 of the Deed Records, Reeves County, Texas) Account #R000013372 Judgment Through Tax Year: 2018	\$7,700.00
4	18-10-22671-CVR	Reeves County Appraisal District v Amador Salgado, ET AL	0.132 Acres, more or less, Lot 8, Block 62, Original Town of Pecos, Reeves County, Texas (Volume 791, Page 252 of the Deed Records, Reeves County, Texas) Account #R000008999 Judgment Through Tax Year: 2018	\$5,000.00
5	19-01-22757-CVR	Reeves County Appraisal District v T. K. Henry Estate, ET AL	Lots 1, 2 and 3, Block 56 in the North Pecos Addition to the Town of Pecos City, Reeves County, Texas (Volume 251, Page 222 of the Deed Records, Reeves County, Texas) Account #R000006383 Judgment Through Tax Year: 2018	\$5,600.00
6	19-01-22761-CVR	Reeves County Appraisal District v Julian Olivias, Sr. et al	2.278 Acres, more or less, being All of Lot Five (5), Block Seven (7) of the Roy Lindsay Subdivision out of Section Twenty-One (21) Block Five (5) of the H&GN Reeves County Survey, Reeves County, Texas (Volume 509, Page 619 of the Deed Records, Reeves County, Texas) Account #R000016662 Judgment Through Tax Year: 2018	\$2,600.00
7	19-02-22786-CVR	Reeves County Appraisal District v Araceli Venegas, et al	Lot Twelve (12), Block Eight (8) of the M&C Realty Company re-plat of Blocks Eleven (11) and Twelve (12) and the South part of Blocks Eight (8) and Nine (9) of the Bankhead Addition to the Town of Pecos City, Reeves County, Texas (Volume 367, Page 311 of the Deed Records, Reeves County, Texas) Account #R000015580 Judgment Through Tax Year: 2018	\$6,200.00
8	19-07-23027-CVR	Reeves County Appraisal District v Alfredo M. Fuentes et al	Lot 6, Block 7 Country Club Estates Addition to the Town of Pecos, Reeves County, Texas (Volume 180, Page 180 of the Deed Records, Reeves County, Texas) Account #R000008448 Judgment Through Tax Year: 2018	n/a
9	19-07-23031-CVR	Reeves County Appraisal District v Elpidia R. Sanchez	Lot 31, Block 13, Veterans Subdivision, Town of Pecos, Reeves County, Texas (Volume 1061, Page 185 of the Deed Records, Reeves County, Texas) Account #R000001452 Judgment Through Tax Year: 2018	\$1,400.00
10	19-07-23042-CVR	Reeves County Appraisal District v Mary Francis Davis et al	Lot 28, 29, 30 & 31, Block 60, North Pecos Addition to the Town of Pecos, Reeves County, Texas (Volume 441, Page 61 of the Deed Records, Reeves County, Texas) Account #R000001184 Judgment Through Tax Year: 2018	\$6,500.00
11	19-07-23043-CVR	Reeves County Appraisal District v Damasol Holguin	Lots 1, 2 & 3, Block 2, Martinez Addition to the Town of Pecos, Reeves County, Texas (Volume 1648, Page 198, Official Public Records, Reeves County, Texas) Account #R000005934/R000005935 Judgment Through Tax Year: 2018	\$13,400.00
12	19-08-23075-CVR	Reeves County Appraisal District v Cesar Trujillo	10.00 Acres, more or less, out of the Public School Land Survey, Abstract 3580, being the NW 1/4 of the SE 1/4 of the SE 1/4 of Section 35, Block 45, Reeves County, Texas (Volume 818, Page 791, Official Public Records, Reeves County, Texas) Account #R000025640 Judgment Through Tax Year: 2018	\$3,700.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	19-08-23080-CVR	Reeves County Appraisal District v Keith Retess	10.00 Acres, more or less, out of the Public School Land Survey, Abstract 3580, being the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 35, Block 45, Reeves County, Texas (Volume 706, Page 343, Official Public Records, Reeves County, Texas) Account #R000025650 Judgment Through Tax Year: 2018	\$3,500.00
14	19-09-23139-CVR	Reeves County Appraisal District v James David Hird	10.00 Acres, more or less, out of the Public School Land Survey, being the NE/4 of the SW/4 of the NE/4 of Section 12, Block 45, Reeves County, Texas (Volume 737, Page 718, Official Public Records, Reeves County, Texas) Account #R000025981 Judgment Through Tax Year: 2018	\$4,600.00