

**DELINQUENT TAX SALE - PECOS-BARSTOW-TOYAH INDEPENDENT SCHOOL DISTRICT, REEVES COUNTY HOSPITAL DISTRICT, REEVES COUNTY GROUND WATER CONSERVATION DISTRICT, EMERGENCY SERVICES DISTRICT #1, EMERGENCY SERVICES DISTRICT #2, REEVES COUNTY, THE TOWN OF PECOS CITY, TEXAS, BALMORHEA INDEPENDENT SCHOOL DISTRICT AND CITY OF BALMORHEA, REEVES COUNTY, TEXAS**

**April 7, 2026 at 10:00 a.m.**

**at the North door of the Reeves County Courthouse in the Town of Pecos City, Texas**

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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Reeves County Sheriff**. 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.

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

**BIDDER'S ACKNOWLEDGEMENT**

**\*\*\*COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE\*\*\***

**I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION.** I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER \_\_\_\_\_

PRINTED NAME OF GRANTEE: \_\_\_\_\_

GRANTEE'S ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

PRINTED NAME OF BIDDER: \_\_\_\_\_

BIDDERS HOME/OFFICE TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

BIDDER'S DRIVER LICENSE NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

BIDDER'S SIGNATURE: \_\_\_\_\_

**PROPERTIES TO BE SOLD ON APRIL 7, 2026:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	19-08-23071-CVR	Reeves County Appraisal District v Jay C. Burton et al	10.00 Acres, more or less, Public School Land Survey, Abstract 3580, being NW 1/4 of the NW 1/4 of the NE 1/4 of Section 35, Block 45, Reeves County, Texas (Volume 773, Page 770, Official Public Records, Reeves County, Texas) Account #27286 Judgment Through Tax Year: 2024	\$7,000.00
2	20-06-23568-CVR	Pecos-Barstow-Toyah Independent School District et al v Barbara Fuentes et al	Lot 13, Block 20, North Pecos Addition to the Town of Pecos, Reeves County, Texas (Volume 203, Page 137, Deed Records, Reeves County, Texas) Account #5140 Judgment Through Tax Year: 2024	\$3,700.00
3	23-05-24771-CVR	Pecos-Barstow-Toyah Independent School District et al v Dedra Baeza	Lot 1, Block 4, Martinez Addition to the Town of Pecos City, Reeves County, Texas (Tract 7 in Volume 917, Page 343, Deed Records, Reeves County, Texas) Account #8977 Judgment Through Tax Year: 2024	WITHDRAWN
4	23-05-24771-CVR	Pecos-Barstow-Toyah Independent School District et al v Dedra Baeza	Lot 3, Block 4, Martinez Addition to the Town of Pecos City, Reeves County, Texas (Tract Eight in Volume 917, Page 343, Deed Records, Reeves County, Texas) Account #8978 Judgment Through Tax Year: 2024	\$3,900.00
5	23-05-24771-CVR	Pecos-Barstow-Toyah Independent School District et al v Dedra Baeza	Lot 2, Block 4, Martinez Addition to the Town of Pecos City, Reeves County, Texas (Volume 1437, Page 510, Deed Records, Reeves County, Texas) Account #11056 Judgment Through Tax Year: 2024	WITHDRAWN
6	23-05-24779-CVR	Pecos-Barstow-Toyah Independent School District et al v Elisa A. Winfrey et al	Lots 6 & 7, Block 61, North Pecos Addition to the Town of Pecos, Reeves County, Texas (Volume 368, Page 495, Deed Records, Reeves County, Texas), 414 N Ash St, Pecos, Texas Account #16461 Judgment Through Tax Year: 2024	\$6,800.00
7	23-06-24835-CVR	Pecos-Barstow-Toyah Independent School District et al v Martin S. Muniz et al	Lot 7, Block 6, of the Alberta Heights Addition to the Town of Pecos, Reeves County, Texas according to the plat of record in the office of the county clerk of Reeves County, Texas (Volume 577, Page 160, Deed Records, Reeves County, Texas), 1613 W 5th St, Pecos, Texas Account #15727 Judgment Through Tax Year: 2024	\$8,100.00
8	23-10-24950-CVR	Pecos-Barstow-Toyah Independent School District et al v Frankie B. Herrera et al	Being the North 40' of Lot 4, and all of Lot 5, Block 52, West Park Addition to the Town of Pecos City, Reeves County, Texas, according to the Plat of Record in the office of the County Clerk of Reeves County, Texas (Volume 643, Page 166, Deed Records, Reeves County, Texas), 616 S Alamo St, Pecos, Texas Account #9588 Judgment Through Tax Year: 2024	\$8,500.00
9	23-11-24987-CVR	Pecos-Barstow-Toyah Independent School District et al v Terrance Arreguy	Lot 4, Block 5, East Airlawn Heights Addition to the Town of Pecos City, Reeves County, Texas (Document #2022004511, Official Public Records, Reeves County, Texas) Account #605 Judgment Through Tax Year: 2024	WITHDRAWN
10	24-03-25133-CVR	Pecos-Barstow-Toyah Independent School District v Maria T. Fuentes Martinez et al	Lots 3, 4, 21 and 22, Block 50, Original Town of Pecos City, Reeves County, Texas (Volume 416, Page 92, Deed Records, Reeves County, Texas), 417 S MESQUITE Account #9011 Judgment Through Tax Year: 2024	\$6,400.00
11	24-07-25284-CVR	Reeves County Appraisal District v Ashley Haenei AKA Ashley Haenei Kerrick	BEING A 0.00260410 ROYALTY INTEREST IN THE BECKER 6-30 UNIT B, RRC# 08-283132 WELL 1H, OPERATED BY ANADARKO E&P ONSHORE LLC, REEVES COUNTY, TEXAS. Account # 97114/219883/358443 Judgment Through Tax Year: 2024	WITHDRAWN
12	24-08-25321-CVR	Reeves County Appraisal District v OTR Trust	Being a tract of land 5.10 Acres, more or less, out of the South Half of the West Half of Section 227, Block 13, H&GN Ry. Co. Survey, Reeves County, Texas (Volume 1258, Page 599, Deed Records, Reeves County, Texas) Account #26527 Judgment Through Tax Year: 2024	\$3,100.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	24-09-25373-CVR	Reeves County Appraisal District v Fatt Enterprises LLC et al	<p>ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 1.71 ACRES, MORE OR LESS MORE PARTICULARLY DESCRIBED AT DOCUMENT # 2021005698 OF THE DEED RECORDS OF REEVES COUNTY, TEXAS, being 0.85 acres out of Section 8, Block 5, H. &amp; G. N. R.R. Company Survey, and being 0.86 acres being Lots 29 through 40, Block 1, Broadway Addition to the Town of Pecos City, Reeves County, Texas, as show in Volume 1149, Page 155, of the Reeves County Texas, Plat Records AND BEING AN AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE REEVES COUNTY UNDER ACCOUNT NUMBERS:11063 &amp; 11064 AND SHOWN ON THE TAX ROLLS OF REEVES COUNTY TAX OFFICE, AS FOLLOWS: Lots 29-40 inclusive Out of Block 1, Broadway Addition to the Town of Pecos City, Reeves County, Texas (Volume 1149, Page 155 of the Deed Records, Reeves County, Texas), 1921 W 2nd St, Pecos, Texas Account #11064 Judgment Through Tax Year: 2024; <u>AND</u> A 0.85 Acre Tract more or less, of Section 8, Block 5, H &amp; GN RR Co. Survey, Reeves County, Texas (Volume 1149, Page 155, Deed Records, Reeves County, Texas) Account #11063 Judgment Through Tax Year: 2024</p>	\$35,200.00
14	24-12-25491-CVR	Reeves County Appraisal District v Leopoldo A varado et al	<p>All of Lot 9, Block 6, of the M.C. Martinez Subdivision of Section 4, Block 5, H&amp;GN RR Co., Survey, Reeves County, Texas according to the plat of said subdivision, dated August 13, 1953, recorded in Volume 3, Page 75 of the Plat Records of Reeves County, Texas (Volume 512, Page 553, Deed Records, Reeves County, Texas), 731 Rancho St, Pecos, Texas Account #18934 Judgment Through Tax Year: 2024</p>	WITHDRAWN
15	24-12-25491-CVR	Reeves County Appraisal District v Leopoldo Alvarado et al	<p>All of Lot 8, Block 6 of the M.C. Martinez Subdivision of Section 4, Block 5, H&amp;GN RR Co. Survey, Reeves County, Texas, according to the plat of said subdivision dated August 13, 1953, recorded in Volume 3, Page 75, Plat Records Of Reeves County, Texas (Volume 550, Page 716, Deed Records, Reeves County, Texas) Account #18935 Judgment Through Tax Year: 2024</p>	WITHDRAWN
16	25-04-25670-CVR	Reeves County Appraisal District v Maria Isabel Jurado	<p>All of Lot 1, in Block 35, in the Original Town of Balmorhea, Reeves County, Texas (Volume 9, Page 202, Deed Records, Reeves County, Texas), 202 4TH ST Account #11284 Judgment Through Tax Year: 2024</p>	\$14,800.00
17	25-07-25763-CVR	Reeves County Appraisal District v Elizabeth V. Ortega	<p>The South Eleven foot inches of Lot 6 and all of Lot 7, Block 7, Hillcrest Addition, City of Pecos, Reeves County, Texas (Volume 714, Page 28, Deed Records, Reeves County, Texas), 801 N Elm St, Pecos, Texas Account #12420 Judgment Through Tax Year: 2024</p>	\$4,100.00