

“NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER’S LICENSE NUMBER.”

TAX DEED

DRAFT

STATE OF TEXAS §
 §
COUNTY OF LAMB §

WHEREAS, by a Warrant issued out of the 154th Judicial District Court of LAMB County, Texas; in Cause No. DCV-20015-18 styled City of Amherst, et al, vs. Owners of Various Properties located within the City Limits of Amherst, TX, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 26th day of September, 2018, in favor of the Plaintiffs.

WHEREAS, in obedience to said Warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 26th day of September, 2018 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff’s sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **ONE THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$1,500.00)**, said amount being the highest and best offer received from **Ramon Ivan Cardenas, 612 Adams Ave., Amherst, TX 79312**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

Lot Five (5) in Block Forty-One (41) of the Original Town of Amherst, Lamb County, Texas., (R36878)

WHEREAS this conveyance is also subject to the following Fee Simple Determinable Condition:

Grantee will do everything necessary to bring the Property into compliance with all state and local codes within twelve months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within twelve months of said date, if not contradicted by a recorded statement filed within the same twelve months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

TO HAVE AND TO HOLD the above described property unto the named purchaser Ramon Ivan Cardenas, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this ___ day of _____, 2019.

CITY OF AMHERST

By: _____
Dwayne Montgomery, Mayor Pro-Tem

ATTEST:

City Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by
Dwayne Montgomery, Mayor Pro-Tem, on behalf of CITY OF AMHERST in its capacity therein stated.

Notary Public, State of Texas

LAMB COUNTY

By: *James M. DeLoach*
James M. DeLoach, County Judge

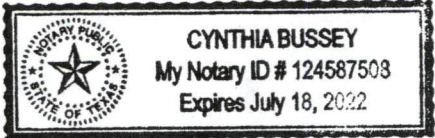
ATTEST:

Memo
County Clerk



This instrument was acknowledged before me on the 24th day of June, 2019, by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

Cynthia Bussey
Notary Public, State of Texas



AMHERST INDEPENDENT SCHOOL DISTRICT

By: _____
Ronnie Schroeder, Board President

ATTEST:

Board Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by
Ronnie Schroeder, Board President, on behalf of AMHERST INDEPENDENT SCHOOL DISTRICT in
its capacity therein stated.

Notary Public, State of Texas

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**HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT**

By: \_\_\_\_\_  
Jason Coleman as General Manager

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Jason Coleman as General Manager, on behalf of HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas





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**Management Info:**

Status: Trust

Best Process: Sign Best Process Type:  
Progress: Suit Pending? Decided no judgement 7/10/18.

STRUCK OFF 11/6/18

**Property Info:**

City: Amherst  
Cad Property Id: 36878 CAD Value: 3360.00  
Site Description: 610 Adams St  
Amherst, Texas 79312

Owner Info: Francisca Flores aka Francisca Flores Carranza  
6801 19th St. Lot 40  
Lubbock, TX 79407-1229

City of Amherst, Lienholder  
1011 Main St.  
Amherst, TX 79312  
Legal Description: 12 months to bring up to code.

Homestead: Lot Five (5) in Block Forty-One (41) of the Original Town of Amherst, Lamb County, Texas.  
No Site Structure: Yes Non Affixed Material: No

**Litigation Info:**

Case Number: DCV-20015-18

Judgement Date: 09/26/2018

Sale Date: 11/06/2018

Sheriff's Deed Date: 11/27/2018

Redemption Date: 06/05/2019

Court: 154th

Style Plaintiff: City of Amherst, et al

Style Defendant: Owners of Various Properties located within the City Limits of Amherst, TX

Sheriff's Deed Volume: 2018-00002037

Tax Due: Yes

Delinquent: Yes

Litigation: Yes

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**TAX DEED**

**DRAFT**

STATE OF TEXAS §

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COUNTY OF LAMB §

WHEREAS, by a Warrant issued out of the 154th Judicial District Court of LAMB County, Texas; in Cause No. DCV-20015-18 styled City of Amherst, et al, vs. Owners of Various Properties located within the City Limits of Amherst, TX, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 26th day of September, 2018, in favor of the Plaintiffs.

WHEREAS, in obedience to said Warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 26th day of September, 2018 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **THREE THOUSAND DOLLARS AND 00/100 (\$3,000.00)**, said amount being the highest and best offer received from **Ramon Ivan Cardenas, 612 Adams Ave., Amherst, TX 79312**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**Lots Three (3) and Four (4) in Block Forty-one (41) of the Original Town of Amherst, Lamb, County, Texas (R16227)**

WHEREAS this conveyance is also subject to the following Fee Simple Determinable Condition:

Grantee will do everything necessary to bring the Property into compliance with all state and local codes within twelve months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within twelve months of said date, if not contradicted by a recorded statement filed within the same twelve months, is conclusive evidence that the condition has been satisfied, and Grantee and third parties may rely on it.

TO HAVE AND TO HOLD the above described property unto the named purchaser Ramon Ivan Cardenas, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_ day of \_\_\_\_\_, 2019.

**CITY OF AMHERST**

By: \_\_\_\_\_  
Dwayne Montgomery, Mayor Pro-Tem

ATTEST:

\_\_\_\_\_  
City Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Dwayne Montgomery, Mayor Pro-Tem, on behalf of CITY OF AMHERST in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas



LAMB COUNTY

By: [Signature]  
James M. DeLoach, County Judge

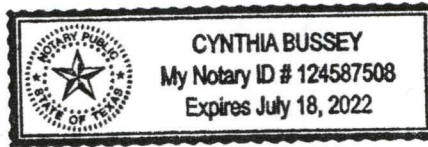


ATTEST:

[Signature]  
County Clerk

This instrument was acknowledged before me on the 24<sup>th</sup> day of June, 2019 by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

[Signature]  
Notary Public, State of Texas





AMHERST INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_  
Ronnie Schroeder, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Ronnie Schroeder, Board President, on behalf of AMHERST INDEPENDENT SCHOOL DISTRICT in  
its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas



**HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT**

By: \_\_\_\_\_  
Jason Coleman as General Manager

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Jason Coleman as General Manager, on behalf of HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas





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### Management Info:

Status: Trust

Best Process: Sign Best Process Type:  
Progress: PENDING SUIT? Decided no judgement 7/10/18.

STRUCK OFF 11/6/18

### Property Info:

City: Amherst  
Cad Property Id: 16227 CAD Value: 5320.00  
Site Description: 608 Adams Ave, Amherst, TX, United States, 79312

Owner Info: City of Amherst in Trust

Mariano Izaguirre aka Mariano Yzaguirre  
516 N. Pierce St. Apt. B  
Amarillo, TX 79107-4316

Gloria Rosalez AKA Gloria Rosales  
908 E. 56th St.  
Lubbock, TX 79404-5006

City of Amherst, Lienholder  
1011 Main St.  
Amherst, TX 79312

Legal Description: 12 months to bring up to code.

Lots Three (3) and Four (4) in Block Forty-one (41) of the Original Town of Amherst, Lamb,  
County, Texas

Homestead: Yes Site Structure: Yes Non Affixed Material: Yes

### Litigation Info:

Case Number: DCV-20015-18  
Judgement Date: 09/26/2018 Sale Date: 11/06/2018  
Sheriff's Deed Date: 11/27/2018 Redemption Date: 11/27/2020  
Court: 154th  
Style Plaintiff: City of Amherst, et al  
Style Defendant: Owners of Various Properties located within the City Limits of Amherst, TX  
Sheriff's Deed Volume: Vol 772 Pg 616  
Tax Due: Yes  
Delinquent: Yes Litigation: Yes

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