

“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**

STATE OF TEXAS                   §

§

COUNTY OF LAMB               §

**DRAFT**

WHEREAS, by an Warrant issued out of the 154th Judicial District Court of Lamb County, Texas; in Cause No. DCU-19989-18 styled City of Littlefield, et al, vs. Owners of Various Properties located within the City Limits of Littlefield, 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 24th day of August, 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 24th day of August, 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 FIVE HUNDRED DOLLARS AND 00/100 (\$3500.00)**, said amount being the highest and best offer received from **Matthew Arce, 1015 Monticello Ave, Littlefield, Texas 79339**, 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 One (1), in Block Sixty-two (62) of the Original Town of Littlefield, Lamb County, Texas, according to map or plat thereof of record in volume 6, page 500, map records, Lamb County, Texas (R20329)**



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 six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement filed within the same six 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 Matthew Arce, 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**  
**LITTLEFIELD**

By: \_\_\_\_\_  
Eric Turpen, Mayor

ATTEST:

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

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

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

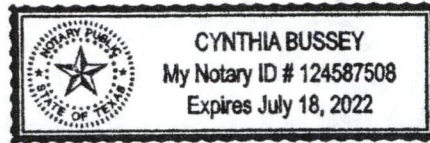
ATTEST:

Angie Pritchett  
County Clerk



This instrument was acknowledged before me on the 23rd day of September, 2019, by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

Cynthia Bussey  
Notary Public, State of Texas



LITTLEFIELD INDEPENDENT SCHOOL DISTRICT

By: \_\_\_\_\_  
Lance Broadhurst, Board President

ATTEST:

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

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

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

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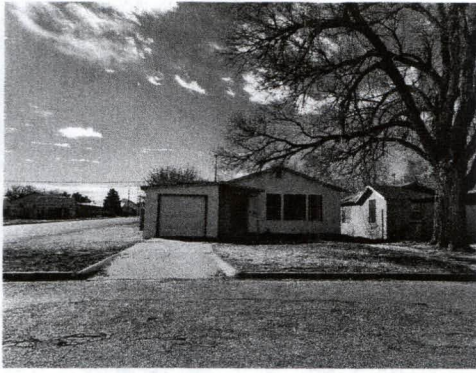
**HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT**

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: 2012-2017 taxes due.  
Is abandoned.

Removed Marlena Cercantez 7-26- she states that she does not have anything to do with property and no relation to Henry.

STRUCK OFF OCT 2018

### Property Info:

City: Littlefield

Cad Property Id: 20329

CAD Value: 18,350.00

Site Description: 800 W 7th St, Littlefield, TX 79339, USA

Owner Info: Henry S. Cervantez  
9707 Landgren Dr.  
El Paso, TX 79927-4117

Christopher Pedroza  
1315 Tango  
San Elizario, TX 79849-8906

Legal Description: Lot One (1), in Block Sixty-two (62) of the Original Town of Littlefield, Lamb County, Texas, according to map or plat thereof of record in volume 6, page 500, map records, Lamb County, Texas

Homestead: No

Site Structure: Yes

Non Affixed Material: Yes

### Litigation Info:

Case Number: DCU-19989-18

Judgement Date: 08/24/2018

Sale Date: 10/02/2018

Sheriff's Deed Date: 10/24/2018

Redemption Date: 05/02/2019

Court: 154th

Style Plaintiff: City of Littlefield, et al

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

Sheriff's Deed Volume: 2018-0000-1849

Tax Due: No

Delinquent: Yes

Litigation: No

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**TAX DEED**

STATE OF TEXAS §

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COUNTY OF LAMB §

**DRAFT**

WHEREAS, by a Warrant issued out of the 154<sup>th</sup> Judicial District Court of Lamb County, Texas; in Cause No. DCU-19989-18 styled City of Littlefield, et al, vs. Owners of Various Properties located within the City Limits of Littlefield, 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 24th day of August, 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 24th day of August, 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 HUNDRED DOLLARS AND 00/100 (\$300.00)**, said amount being the highest and best offer received from **Amy Irigoye, 40 Abrazo Drive, Camarillo, California 93012**, 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:



**The East part of Lot No. Twelve (12), and all of Lot No. Thirteen (13), in Block No Six (6), of the Foley Subdivision out of Block Thirteen (13) Westside Addition to the City of Littlefield, Lamb County, Texas; and being the same property described in Quit Claim Deed recorded in Volume 250 Page 440 of the Deed Records of Lamb County, Texas, such description incorporated herein by reference (R19045)**

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 six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement filed within the same six 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 Amy Irigoye, 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**  
**LITTLEFIELD**

By: \_\_\_\_\_  
Eric Turpen, Mayor

ATTEST:

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

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

LAMB COUNTY

By: \_\_\_\_\_

James M. DeLoach, County Judge

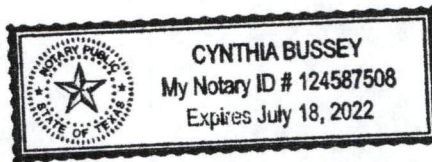
ATTEST:

Tonya Ritchie  
County Clerk



This instrument was acknowledged before me on the 23rd day of September, 2019, by James M. DeLoach, County Judge, on behalf of LAMB COUNTY in its capacity therein stated.

Cynthia Bussey  
Notary Public, State of Texas





**LITTLEFIELD INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Lance Broadhurst, Board President

ATTEST:

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

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Lance Broadhurst, Board President, on behalf of LITTLEFIELD 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: 2008-2017 taxes due.

### Property Info:

City: Littlefield

Cad Property Id: 19045 CAD Value: 1,630.00

Site Description: W 6th St, Littlefield, TX 79339, USA  
3rd lot from the NW intersection of S Wicker and W 6th

Owner Info: Robert D. Barton  
214 Meadowlark LN  
Duncanville, TX 75137-3113

Legal Description: Debbie Helsely  
1580 Mira Lago Blvd. Apt 250  
Dallas, TX 75234  
The East part of Lot No. Twelve (12), and all of Lot No. Thirteen (13), in Block No Six (6), of the Foley Subdivision out of Block Thirteen (13) Westside Addition to the City of Littlefield, Lamb County, Texas; and being the same property described in Quit Claim Deed recorded in Volume 250 Page 440 of the Deed Records of Lamb County, Texas, such description incorporated herein by reference.

Homestead: No Site Structure: No Non Affixed Material: No

### Litigation Info:

Case Number: DCU-19989-18

Judgement Date: 08/24/2018 Sale Date: 10/02/2018

Sheriff's Deed Date: 10/24/2018 Redemption Date: 05/02/2019

Court: 154th

Style Plaintiff: City of Littlefield, et al

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

Sheriff's Deed Volume: 2018-0000-1849

Tax Due: No

Delinquent: Yes Litigation: No

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