

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100

2023-00001183 7/21/2023 9:45 AM
Volume 826 Page 341
FILED and certified as RECORDED in the
Official Public Records of Lamb County
Tonya Ritchie, County Clerk \$46.00



“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 §

WHEREAS, by a Warrant issued out of the 154th Judicial District Court of Lamb County, Texas; in Cause No. DCV-19475-16 styled City of Amherst, vs. Owners of Various Properties Located Within the City Limits of Amherst, Texas, 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 7th day of June, 2016, 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 7th day of June, 2016 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 **FIVE HUNDRED DOLLARS AND 00/100 (\$500.00)**, said amount being the highest and best offer received from **Derrich and Teresa Smith, 1200 West 9th Street, Littlefield, TX 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:

A part of Tract #15 of Amherst Suburban Farms, Lamb County, Texas; BEGINNING at a point in the East line of said Tract #15, which point is located 270 Feet (270’) North of the Southeast corner of Said Tract #15; THENCE, Westerly 140 Feet (140’), parallel with First Street in the City of Amherst to a point; THENCE, Southerly 50 Feet (50’) to a point; THENCE, Easterly a distance of 140 Feet (140’) to the East line of said Tract #15;

THENCE, Northerly a distance of 50 Feet (50') along said East line to the place of beginning. (R16513)

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


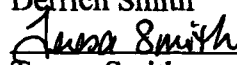
Grantee will do everything necessary to bring the Property into compliance with all state and local codes within six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement 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 Derrich and Teresa Smith, 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.

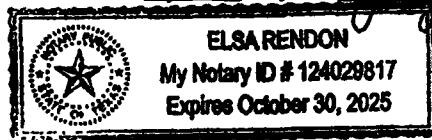
GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS 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.


Derrich Smith

Teresa Smith

This instrument was acknowledged before me on the 13th day of July, 2023, by Derrich and Teresa Smith.


Notary Public, State of Texas



This deed is effective as of the date of the last notary acknowledgment of the Grantors' and Grantee's signatures.

CITY OF AMHERST

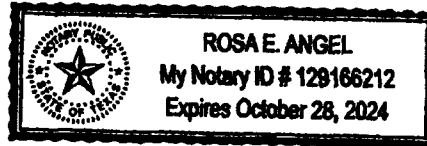
By: Clinton Sawyer
Clinton Sawyer, Mayor

ATTEST:

Rosa Angel
City Secretary

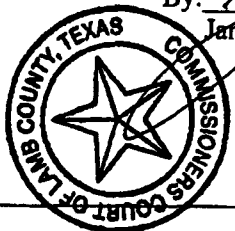
This instrument was acknowledged before me on the 6 day of June 2023 by Clinton Sawyer, Mayor, on behalf of CITY OF AMHERST in its capacity therein stated.

Rosa Angel
Notary Public, State of Texas



LAMB COUNTY

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

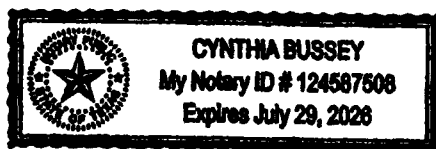


ATTEST:


Myra Ritchie
County Clerk

This instrument was acknowledged before me on the 13th day of June, 2023, by James M. DeLoach, Judge, on behalf of LAMB COUNTY in its capacity therein stated.

Cynthia Bussey
Notary Public, State of Texas




AMHERST INDEPENDENT SCHOOL DISTRICT

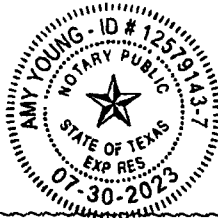
By: 
Ronnie Schroeder, Board President

ATTEST:

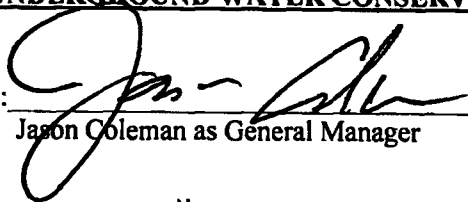

Board Secretary

This instrument was acknowledged before me on the 12th day of June, 2023, by
Ronnie Schroeder, Board President, on behalf of AMHERST INDEPENDENT SCHOOL DISTRICT in
its capacity therein stated.

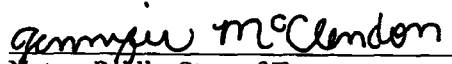

Notary Public, State of Texas

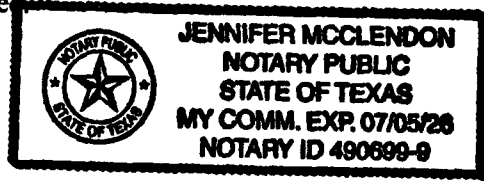


HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT

By: 
Jason Coleman as General Manager

This instrument was acknowledged before me on the 20th day of June, 2023, 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





Management Info:

Status: Trust

Best Process: Sold
Progress: 8/2/16 seizure sale; struck off
Best Process Type: No homestead per CAD. PROPERTY WAS FORFEITED BY JUAN PORRAS. Sold to Richard Winegeart. Property reverted 10/31.
Sign 11/11/22
Pending bid to Derrich and Teresa Smith 5/31/23

Property Info:

City: Amherst
Cad Property Id: 16513
Site Description: Washington Ave, Amherst, TX 79312, USA
CAD Value: 250

Owner Info: City of Amherst, in trust
Previous Owner:
Martin Arce
PO Box 322
Amherst, TX 79312;
Paul Carlisle and wife, Vera B Carlisle
Address Unknown;

Legal Description: Vacant Lot
Third lot North of the NW corner of the W 1st street and Washington St intersection
A part of Tract #15 of Amherst Suburban Farms, Lamb County, Texas;
BEGINNING at a point in the East line of said Tract #15, which point is located 270 Feet (270') North of the Southeast corner of Said Tract #15;
THENCE, Westerly 140 Feet (140'), parallel with First Street in the City of Amherst to a point;
THENCE, Southerly 50 Feet (50') to a point;
THENCE, Easterly a distance of 140 Feet (140') to the East line of said Tract #15;
THENCE, Northerly a distance of 50 Feet (50') along said East line to the place of beginning. (R16513)

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.

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

Litigation Info:

Case Number: DCV-19475-16
Judgement Date: 06/07/2016 Sale Date: 08/02/2016
Sheriff's Deed Date: 09/06/2016 Redemption Date: 03/15/2017
Court: 154TH
Style Plaintiff: City of Amherst
Style Defendant: Owners of Various Properties Located Within the City Limits of Amherst, Texas
Sheriff's Deed Volume: Vol 746 Pg 558
Tax Due: Yes
Delinquent: Yes Litigation: No



“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 §

WHEREAS, by a Warrant issued out of the 154th Judicial District Court of Lamb County, Texas; in Cause No. DCV-20210-19 styled City of Littlefield, et al, vs. Owners of Various Properties Located Within the City Limits of Littlefield, Texas, 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 1st day of August, 2019, 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 1st day of August, 2019 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 TWO HUNDRED FIFTY DOLLARS AND 00/100 (\$1,250.00)**, said amount being the offer received from **Robert V Montanez and Anna B Montanez, 584 S Roosevelt Rd V Place, Portales, NM 88130**, 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 Ten (10), in Block Thirty-seven (37), of the Original Town of Littlefield, Lamb County, Texas (R20095) &
Lots Eleven (11) and Twelve (12), in Block Thirty-seven (37), of the Original Town of Littlefield, Lamb County, Texas (R20096)**

Approved in form by R. Douglas Jordan, PLLC

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

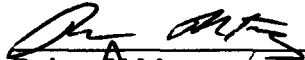
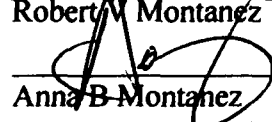
Grantee will do everything necessary to bring the Property into compliance with all state and local codes within six months of the execution date of this deed. An affidavit stating that the condition has been fulfilled, filed within six months of said date, if not contradicted by a recorded statement 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 Robert V Montanez and Anna B Montanez, 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.

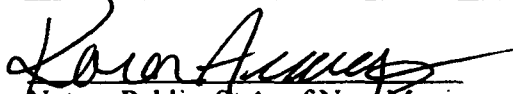
GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY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

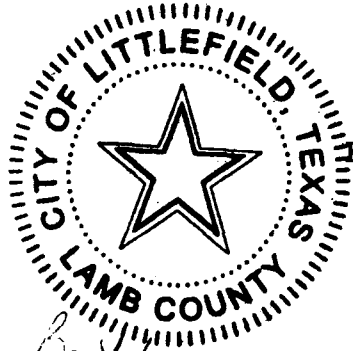

Robert V Montanez

Anna B Montanez

This instrument was acknowledged before me on the 3rd day of August, 2023 by Robert V Montanez and Anna B Montanez.


Notary Public, State of New Mexico

STATE OF NEW MEXICO
NOTARY PUBLIC
Karen Araujo
Commission No. 1192817

This deed is effective as of the date of the last notary acknowledgment of the Grantors' and Grantee's signatures.



CITY OF LITTLEFIELD

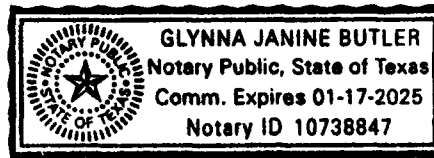
By: *Eric Turpen*
Eric Turpen, Mayor

ATTEST:

Janine Butler
City Secretary

This instrument was acknowledged before me on the 25 day of July, 2023 by Eric Turpen, Mayor, on behalf of CITY OF LITTLEFIELD in its capacity therein stated.

Janine Butler
Notary Public, State of Texas



LAMB COUNTY

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

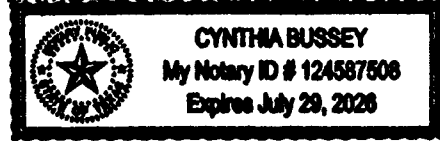


ATTEST:

Jonny a Ritchie
County Clerk

This instrument was acknowledged before me on the 13th day of June, 2023 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: [Signature]
~~Pat Demet~~, Board Vice President

GARY BIRKELBACH,

ATTEST:

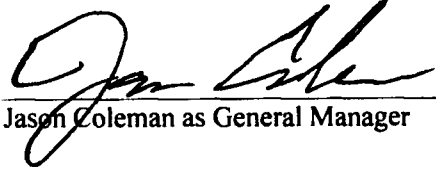
[Signature]
Board Secretary

This instrument was acknowledged before me on the 5th day of June, 23, by ~~Pat~~ GARY BIRKELBACH, Board Vice President, on behalf of LITTLEFIELD INDEPENDENT SCHOOL DISTRICT in its capacity therein stated.

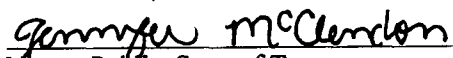
[Signature]
Notary Public, State of Texas

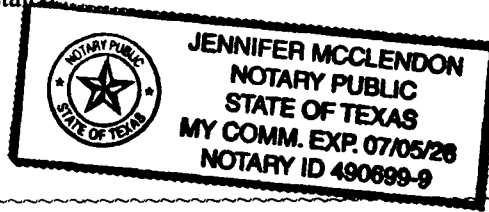


HIGH PLAINS UNDERGROUND WATER CONSERVATION DISTRICT

By: 
Jason Coleman as General Manager

This instrument was acknowledged before me on the 20th day of JUNE, 2023, 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





Management Info:

Status: Trust

Best Process: Sold
Progress: combine with 20096. 20096 will be demoed. Best Process Type:

20096 has been demoed

Got ok'd for resale by Mitch but wants open bid. 2/8/23

COMBINED WITH 20096

Bids considered by city council 3/28/23. Pending bid to Robert & Anna Montanez 3/30/23

Property Info:

City: Littlefield
Cad Property Id: 20095 & 20096 CAD Value: 1,500.00
Site Description: 613 & 621 E 6th St, Littlefield, TX 79339, USA

Owner Info: City of Littlefield, In Trust

Previous Owner:
King of Grace Ministries Inc.
413 W. Fifth St.
Littlefield, TX 79339

Legal Description: Arthur Rogers, Deceased
Lot Ten (10), in Block Thirty-seven (37), of the Original Town of Littlefield, Lamb County, Texas (R20095)

Lots Eleven (11) and Twelve (12), in Block Thirty-seven (37), of the Original Town of Littlefield, Lamb County, Texas (R20096)

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.

PLEASE BE ADVISED: The structure on Parcel 20096 has been demolished. Some concrete

is left from the basement which was contained in an area that is approximately 1,180 sq ft, that is contained in Lot 12 Block 37 OT. The boundaries of the 1,180 sq ft area sits 10' from the West property line, 50' from the East 6th street curb, 70' from the alley property line and 25' from the curb on S Herral Avenue. The concrete is 3' to 6' deep.

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

Litigation Info:

Case Number: DCV-20210-19
Judgement Date: 08/01/2019 Sale Date: 09/01/2019
Sheriff's Deed Date: 10/25/2019 Redemption Date: 05/02/2020
Court: 154th
Style Plaintiff: City of Littlefield, et al
Style Defendant: Owners of Various Properties Located Within the City Limits of Littlefield, Texas
Sheriff's Deed Volume: Vol 782 Pg 537
Tax Due: No
Delinquent: Yes Litigation: No
