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SHERIFF'S SALE LIST

All of the property listed below will be sold at a Sheriff's Sale at the south side under the covered space of the County Clerk Records Management Facility (previously known as Robert's Chevrolet building) with a physical address of 317 North Closner, Edinburg, Texas, on **Tuesday, May 1st, 2018**, beginning at **10:30 a.m.** The Sheriff will sell the property to the highest bidder for cash. The bid must start at the amount of the opening bid set out opposite each tract below, and no bid less than that amount can be accepted by the officer conducting the sale. This property is being sold for taxes, and all sales are made subject to the right of the former owner to redeem within the time frame and in the manner provided for in the Texas Property Tax Code. The purchaser will receive a Sheriff's Deed, which is without warranty, expressed or implied. It will be necessary that the bidders satisfy themselves concerning the location of the property prior to the sale. Maps and plats of these properties and other instruments of title are on file in the office of the Hidalgo County Clerk, at Edinburg, Texas, and all papers in the suit on which this sale is based are on file in the office of the District Clerk.

NOTICE TO POTENTIAL PURCHASERS

POST JUDGMENT TAXES ARE NOT PART OF THE OPENING BID. IF YOU PURCHASE PROPERTY AT THE SHERIFF'S SALE, YOU ARE RESPONSIBLE FOR PAYING THESE TAXES IF ANY ARE DUE.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVARÁ A CABO DE CONFORMIDAD CON LOS REQUISITOS LEGALES O JUDICIALES. LOS POSTORES HARÁN UNA OFERTA POR EL TÍTULO, LOS DERECHOS E INTERESES, SI ALGUNO, EN LA PROPIEDAD OFRECIDA.

LA PROPIEDAD SE VENDE COMO ESTÁ, EN EL LUGAR DONDE SE ENCUENTRA, Y SIN NINGUNA GARANTÍA, YA SEA EXPRESA O IMPLÍCITA. NI EL CONDADO, NI LA OFICINA DEL ALGUACIL GARANTIZAN O HACEN NINGUNA REPRESENTACIÓN SOBRE EL TÍTULO DE LA PROPIEDAD, CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O IDONEIDAD PARA UN PROPÓSITO PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO HECTÁREAS O MENOS SE PRESUME QUE ES APTO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO TIENE SERVICIOS DE AGUA POTABLE O AGUAS RESIDUALES, LA PROPIEDAD NO PUEDE CALIFICAR PARA EL USO RESIDENCIAL. UN COMPRADOR POTENCIAL QUE DESEE MÁS INFORMACIÓN, DEBERÁ HACER ESTUDIOS ADICIONALES O CONSULTAR CON UN ABOGADO PRIVADO.

A person purchasing a property at the tax sale MUST present to the officer conducting the tax sale a written statement from the County Tax Assessor-Collector that the purchaser does not owe delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer. (Section 34.015 Texas Tax Code).

TAX SALE
May 1, 2018
10:30 A.M.

1	<p>Tax Suit No.: T-651-05-C</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT, CITY OF PALMVIEW, SOUTH TEXAS COLLEGE AND HIDALGO COUNTY</p> <p>vs.</p> <p>JOSE ALFREDO GUERRERO, AKA ALFREDO J. GUERRERO, AKA JOSE GUERRERO, ET AL</p>	<p>ACCT. NO. M1130-00-000-0030-00; LOT 30, MARLA SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 22, PAGE 12, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: M1130-00-000-0030-00</p> <p>DATE OF JUDGMENT: 10/19/2017</p> <p>ADJUDGED VALUE: \$101,070.00</p>	<p style="color: red;">\$94,343.12</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>
2	<p>Tax Suit No.: T-1652-12-I</p> <p>HIDALGO COUNTY AND HIDALGO COUNTY DRAINAGE DISTRICT #1</p> <p>vs.</p> <p>PATRICIA DE LA FUENTE, ET AL</p>	<p>ACCT. NO. L1960-00-001-0021-00; LOT 21, BLOCK 1, LA SUENA SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS DESCRIBED IN CLERK'S FILE #1998-650582, OFFICIAL RECORDS OF HIDALGO COUNTY</p> <p>ACCOUNT NO. CANCELED</p> <p>DATE OF JUDGMENT: 8/17/2016</p> <p>ADJUDGED VALUE: \$42,869.00</p>	<p><u>Subject to 2016-2017 Taxes, any municipal liens & any Water District Taxes</u></p>
3	<p>Tax Suit No.: T-2745-12-E</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL</p> <p>vs.</p> <p>ZAR-MAT PROPERTIES</p>	<p>ACCT. NO. P9550-00-000-0070-00; LOT 70, PUNTA DEL SOL, AN ADDITION TO THE CITY OF MISSION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 35, PAGE 187, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: P9550-00-000-0070-00</p> <p>DATE OF JUDGMENT: 08/09/2016</p> <p>ADJUDGED VALUE: \$55,648.00</p>	<p style="color: red;">\$33,690.84</p> <p><u>Subject to 2016-2017 Taxes, any municipal liens & any Water District Taxes</u></p>

4	<p>Tax Suit No.: T-2855-12-G</p> <p>EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL vs. LEANDRO ALANIZ, ET AL</p>	<p>TRACT 1: LOT 58, TIERRA BUENA #2, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGE 12, MAP RECORDS, HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: T4750-02-000-0058-00</p> <p>DATE OF JUDGMENT: 11/27/2017</p> <p>ADJUDGED VALUE: \$43,725.00</p>	<p>\$27,949.14 (ESTIMATE)</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>
5	<p>Tax Suit No.: T-3188-12-A</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL vs. ALMA GARZA</p>	<p>ACCT. NO. E4395-01-000-0081-00; LOT 81, EL LUCERO SUBDIVISION, PHASE I, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 44, PAGES 21-23, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: E4395-01-000-0081-00</p> <p>DATE OF JUDGMENT: 02/07/2018</p> <p>ADJUDGED VALUE: \$47,202.00</p>	<p>\$9,854.64</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>
6	<p>Tax Suit No.: T-1774-14-F</p> <p>HIDALGO COUNTY, HIDALGO COUNTY DRAINAGE DISTRICT #1 AND HIDALGO COUNTY EMERGENCY SERVICE DISTRICT #3 vs. GABRIEL PINA</p>	<p>TRACT 1: LOT 9, BENNETT-BONHAM SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 30, PAGE 189B, MAP RECORDS, HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO. CANCELED</p> <p>DATE OF JUDGMENT: 01/31/2018</p> <p>ADJUDGED VALUE: \$49,896.00</p>	<p>N/A</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>
7	<p>Tax Suit No.: T-2360-14-C</p> <p>HIDALGO COUNTY vs. ROSA GARCIA</p>	<p>ACCT. NO. L3158-00-000-0072-00; LOT 72, LAS CODORNICES SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 36, PAGE 159, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: L3158-00-000-0072-00</p> <p>DATE OF JUDGMENT: 11/02/2017</p> <p>ADJUDGED VALUE: \$31,598.00</p>	<p>\$15,441.97</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>

8	<p>Tax Suit No.: T-0427-15-G</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY, HIDALGO COUNTY DRAINAGE DISTRICT #01 AND SOUTH TEXAS COLLEGE, ET AL.</p> <p>vs.</p> <p>GEORGE OLIVAREZ, ET AL.</p>	<p>ACCT. NO. S3567-00-000-0044-00; LOT FORTY-FOUR (44), SILVERADO WEST SUBDIVISION, BEING A RESUBDIVISION OUT OF TRACT 384, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS, ACCORDING TO MAP OR PLAT RECORDED IN VOLUME 26, PAGE 90, MAP RECORDS OF HIDALGO COUNTY, TEXAS</p> <p>6</p> <p>ACCOUNT NO.: S3567-00-000-0044-00</p> <p>DATE OF JUDGMENT: 08/24/2016</p> <p>ADJUDGED VALUE: \$28,667.00</p>	<p>\$6,819.96</p> <p><u>Subject to 2016-2017 Taxes, any municipal liens & any Water District Taxes</u></p>
9	<p>Tax Suit No.: T-1295-15-A</p> <p>WESLACO INDEPENDENT SCHOOL DISTRICT</p> <p>vs.</p> <p>JUAN CHAVEZ, ET AL</p>	<p>DESCRIPTION: LOT 3, BLOCK 2, ROSEDALE HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS; TOGETHER WITH A MOBILE HOME, LABEL #TEX03-000003-00)</p> <p>ACCOUNT NO. [CANCELED]</p> <p>DATE OF JUDGMENT: 10/18/2016</p> <p>ADJUDGED VALUE: \$11,230.00</p>	<p>N/A</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>
10	<p>Tax Suit No.: T-1295-15-A</p> <p>WESLACO INDEPENDENT SCHOOL DISTRICT</p> <p>vs.</p> <p>JUAN CHAVEZ, ET AL</p>	<p>DESCRIPTION: LOT 4, BLOCK 2, ROSEDALE HEIGHTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 21, MAP RECORDS, HIDALGO COUNTY, TEXAS.(ACCT. NO. R4050-00-002-0004-00)</p> <p>ACCOUNT NO. [CANCELED]</p> <p>DATE OF JUDGMENT: 10/18/2016</p> <p>ADJUDGED VALUE: \$11,230.00</p>	<p>N/A</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>

11	<p>Tax Suit No.: T-1735-16-H</p> <p>HIDALGO COUNTY, LA JOYA INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY DRAINAGE DISTRICT #01, HIDALGO COUNTY IRRIGATION DISTRICT #06 AND SOUTH TEXAS COLLEGE, ET AL</p> <p>vs.</p> <p>PEDRO C. ROJAS, A/K/A PEDRO CESAR ROJAS, ET AL</p>	<p>ACCT. NO. L1100-01-002-0058-10; THE SOUTH 5.0 ACRES OF LOT 58, BLOCK 2, LA HOMA RANCH CITRUS GROVES UNIT NO. 1, HIDALGO COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 7, PAGE 59, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: CANCELED</p> <p>DATE OF JUDGMENT: 10/16/2017</p> <p>ADJUDGED VALUE: \$219,243.00</p>	<p style="text-align: center; color: red;">N/A</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>
12	<p>Tax Suit No.: T-1557-17-B</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT</p> <p>vs.</p> <p>LEONOR SEGOVIA</p>	<p>DESCRIPTION: TRACT 1: LOT 95, SALIDA DEL SOL ESTATES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. (ACCT. NO. S0152-00-000-0095-00)</p> <p>ACCOUNT NO.: S0152-00-000-0095-00</p> <p>DATE OF JUDGMENT: 01/11/2018</p> <p>ADJUDGED VALUE: \$103,836.00</p>	<p style="text-align: center; color: red;">\$9,844.28</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>

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FOR ANY QUESTIONS REGARDING THE ITEMS ON THIS LIST, PLEASE CONTACT J.C. GARCIA AT jgarcia@pbfcm.com 956-661-2353, CARLOS PULIDO AT cpulido@pbfcm.com 956-661-2342 OR MARIA SOLIS AT masolis@pbfcm.com EXTENSION: 2426

FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT WWW.HIDALGOAD.ORG.

FOR TAX FORECLOSURE SALE FREQUENTLY ASKED QUESTIONS VISIT WWW.PBFCM.COM