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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, July 3, 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
July 3, 2018
10:30 A.M.

1	<p>Tax Suit No.: T-658-07-G</p> <p>WESLACO INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE vs. MANUEL ZAVALA, ET AL</p>	<p>ACCT. NO. B2160-00-005-0018-00; LOT 18, BLOCK 5, BELLAIRE SUBDIVISION, AN ADDITION TO HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF. RECORDED IN VOLUME 24, PAGE 67, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: B216000005001800</p> <p>DATE OF JUDGMENT: 12/14/2017 ADJUDGED VALUE: \$18,400.00</p>	<p>\$18,400.00</p> <p><u>Subject to</u> <u>2017 Taxes,</u> <u>any</u> <u>municipal</u> <u>liens & any</u> <u>Water</u> <u>District</u> <u>Taxes</u></p>
2	<p>Tax Suit No.: T-0390-12-A</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL vs. JIM HOOD</p>	<p>ACCT. NO. T-5250-00-010-0004-00; LOT 4, BLOCK 10, TIERRA DORADA, CITY OF MISSION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 21, PAGE 197, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: T525000010000400</p> <p>DATE OF JUDGMENT: 1/30/2018 ADJUDGED VALUE: \$12,000.00</p>	<p>\$12,000.00</p> <p><u>Subject to</u> <u>2017 Taxes,</u> <u>any</u> <u>municipal</u> <u>liens & any</u> <u>Water</u> <u>District</u> <u>Taxes</u></p>
3	<p>Tax Suit No.: T-0390-12-A</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL vs. JIM HOOD</p>	<p>ACCT. NO. T5250-02-018-0029-00; LOT 29, BLOCK 18, TIERRA DORADA SECTION TWO, CITY OF MISSION, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 99, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: T525002018002900</p> <p>DATE OF JUDGMENT: 1/30/2018 ADJUDGED VALUE: \$12,000.00</p>	<p>\$12,000.00</p> <p><u>Subject to</u> <u>2017 Taxes,</u> <u>any</u> <u>municipal</u> <u>liens & any</u> <u>Water</u> <u>District</u> <u>Taxes</u></p>

4	<p>Tax Suit No.: T-0390-12-A</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL</p> <p>vs.</p> <p>JIM HOOD</p>	<p>ACCT. NO. T5250-02-018-0031-00; LOT 31, BLOCK 18, TIERRA DORADA SECTION TWO SUBDIVISION, CITY OF MISSION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23, PAGE 99, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: T525002018003100</p> <p>DATE OF JUDGMENT: 1/30/2018</p> <p>ADJUDGED VALUE: \$12,000.00</p>	<p>\$12,000.00</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>
5	<p>Tax Suit No.: T-1821-12-I</p> <p>WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO AND SOUTH TEXAS COLLEGE, ET AL</p> <p>vs.</p> <p>WHERTER CRUZ MILAN, ET AL</p>	<p>TRACT 1: LOT 72, BLOCK III, TIERRA SANTA GOLF CLUB & COMMUNITY PHASE I, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 32, PAGES 175-177, MAP RECORDS OF HIDALGO COUNTY, TEXAS. (ACCT. NO. T543801003007200)</p> <p>ACCOUNT NO.: T543801003007200</p> <p>DATE OF JUDGMENT: 3/8/2018</p> <p>ADJUDGED VALUE: \$25,978.00</p>	<p>\$24,019.90</p> <p><u>Subject to 2018 Taxes, any municipal liens & any Water District Taxes</u></p>
6	<p>Tax Suit No.: T-3273-12-I</p> <p>EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, CITY OF EDINBURG AND SOUTH TEXAS COLLEGE, ET AL</p> <p>vs.</p> <p>ELVIRA MARTINEZ</p>	<p>DESCRIPTION: TRACT 1: THE EAST 25 FEET OF LOT 11, BLOCK 330, ORIGINAL TOWNSITE TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS; AS DESCRIBED IN DEED DATED FEBRUARY 13, 1957 FROM MATIAS MARTINEZ, ET AL TO ELVIRA MARTINEZ, IN VOLUME 517, PAGE 562, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (ACCT. NO. E330000330001100)</p> <p>ACCOUNT NO.: E330000330001100</p> <p>DATE OF JUDGMENT: 3/8/2018</p> <p>ADJUDGED VALUE: \$9,940.00</p>	<p>\$9,940.00</p> <p><u>Subject to 2018 Taxes, any municipal liens & any Water District Taxes</u></p>
7	<p>Tax Suit No.: T-2470-13-A</p> <p>EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, CITY OF EDINBURG, SANTA CRUZ IRRIGATION DISTRICT #15 AND SOUTH TEXAS COLLEGE, ET AL</p> <p>vs.</p> <p>ELIZABETH ESCARENO</p>	<p>ACCT. NO. L519-00-000-0003-00; ALL OF LOT 3, LOMA CHICA ESTATES, AN ADDITION TO THE CITY OF EDINBURG, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 26, PAGE 142A, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: L519000000000300</p> <p>DATE OF JUDGMENT: 1/30/2018</p> <p>ADJUDGED VALUE: \$24,753.00</p>	<p>\$22,931.24 (Estimate)</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>

8	<p>Tax Suit No.: T-1946-14-G</p> <p>WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO AND SOUTH TEXAS COLLEGE, ET AL.</p> <p>vs.</p> <p>JORGE GALLEGOS A/K/A JORGE GALLEGOS, II., ET AL.</p>	<p>ACCT. NO. C8353-03-000-0021-00; LOT 21, COTTON ESTATES PHASE III SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 35, PAGE 77-80, MAP RECORDS HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: C835303000002100</p> <p>DATE OF JUDGMENT: 6/2/2016</p> <p>ADJUDGED VALUE: \$42,088.00</p>	<p>\$6,681.93</p> <p><u>Subject to 2016-2017 Taxes, any municipal liens & any Water District Taxes</u></p>
9	<p>Tax Suit No.: T-2332-14-I</p> <p>WESLACO INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL</p> <p>vs.</p> <p>MOISES MEDINA</p>	<p>DESCRIPTION: TRACT 1: LOT 4, BLOCK 1, TESORO ESTATES, PHASE 1 SUBDIVISION, CITY OF WESLACO, HIDALGO COUNTY, TEXAS, AS SHOWN ON THE MAP OR PLAT RECORDED IN VOLUME 35, PAGE 5, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. (ACCT. NO. T181701001000400)</p> <p>ACCOUNT NO.: T181701001000400</p> <p>DATE OF JUDGMENT: 8/17/2017</p> <p>ADJUDGED VALUE: \$24,720.00</p>	<p>\$12,857.65</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>
10	<p>Tax Suit No.: T-2488-14-I</p> <p>EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY EMERGENCY SERVICE DISTRICT #02 AND SOUTH TEXAS COLLEGE, ET AL</p> <p>vs.</p> <p>RAUL MARTINEZ, (DECEASED)</p>	<p>DESCRIPTION: TRACT 1: ACCT. NO. H1200-00-111-0029-05; LOTS 29, 30, 31, AND 32, BLOCK 111, ORIGINAL TOWNSITE TO THE CITY OF HARGILL, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN CLERK'S FILE #1352412, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: H120000111002905</p> <p>DATE OF JUDGMENT: 3/7/2018</p> <p>ADJUDGED VALUE: \$11,200.00</p>	<p>\$11,200.00</p> <p><u>Subject to 2018 Taxes, any municipal liens & any Water District Taxes</u></p>

11	<p>Tax Suit No.: T-3054-14-A</p> <p>WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO AND SOUTH TEXAS COLLEGE, ET AL vs. ANTONIO GARCES, ET AL</p>	<p>DESCRIPTION: TRACT 1: LOT 45, PASEO DEL ANGEL, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 47, PAGE 23, MAP RECORD, HIDALGO COUNTY, TEXAS. (ACCT. NO. P440100000004500)</p> <p>ACCOUNT NO.: P440100000004500</p> <p>DATE OF JUDGMENT: 2/27/2018 ADJUDGED VALUE: \$33,640.00</p>	<p>\$17,631.63</p> <p><u>Subject to 2018 Taxes, any municipal liens & any Water District Taxes</u></p>
12	<p>Tax Suit No.: T-3215-14-H</p> <p>HIDALGO COUNTY, HIDALGO COUNTY DRAINAGE DISTRICT #1, HIDALGO COUNTY EMERGENCY SERVICE DISTRICT #3 AND DELTA LAKE IRRIGATION DISTRICT vs. GEORGE TIJERINA, ET AL</p>	<p>DESCRIPTION: PROPERTY CALLED LOT 46 OF EVERGREEN DEVELOPMENT, AN APPROXIMATELY 10.61 ACRE TRACT OF LAND, AS DESCRIBED IN A DEED RECORDED IN THE OFFICIAL PUBLIC RECORDS OF HIDALGO COUNTY, TEXAS UNDER CLERK'S FILE NUMBER 1998-658278. (ACCT. NO. DL02500104600000 AND E810300000004605/ DL02500104600100 AND E810300000004600)</p> <p>ACCOUNT NO.: DL02500104600000 and E810300000004605/ DL02500104600100 and E810300000004600</p> <p>DATE OF JUDGMENT: 4/27/2018 ADJUDGED VALUE: \$159,942.00</p>	<p>\$47,897.33 (Estimate)</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>
13	<p>Tax Suit No.: T-1300-15-G</p> <p>CITY OF WESLACO vs. ELIBORIO SAENZ, ET AL</p>	<p>DESCRIPTION: TRACT 1: LOTS 10-13, BLOCK 12, NORTHSIDE ADDITION OF THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 58, MAP RECORDS, HIDALGO COUNTY, TEXAS. (ACCT. NO. N770000012001000)</p> <p>ACCOUNT NO.: N770000012001000</p> <p>DATE OF JUDGMENT: 10/3/2017 ADJUDGED VALUE: \$34,374.00</p>	<p>\$13,325.86</p> <p><u>Subject to 2017 Taxes, any municipal liens & any Water District Taxes</u></p>

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. [DOES NOT WARRANT](#) the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and the Firm.

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