



HIDALGO COUNTY RESALES FOR FEBRUARY 6, 2024
LOCATION: through online bidding at www.auctionhousellc.com
TIME: 10 AM

Tax Sales Information*

- 1) Tax foreclosure sales are conducted by the Sheriff or Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. at a place designated by the commissioner's court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff or Constable's deed that is without warranty.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding. **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an "as is," "where is," and "buyer beware" sale. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount, **as well as municipal liens and assessments by water districts.** The 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.
- 4) As required by the Texas Property Tax Code Section 34.011, IF ADOPTED IN THE COUNTY WHERE THE SALE IS BEING HELD, a bidder must register with the County Tax-Assessor Collector in order to participate in the tax sale of delinquent real properties. This registration must be renewed every 90 days in Hidalgo County. Contact the officer conducting the sale for more information about this requirement.
- 5) All bidders must comply with section 34.015 of the Texas Property Tax Code.

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 SELLER 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 VENDEDOR, 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.

- 6) For more information regarding any sale listed below, please contact the PBFcm Edinburg Tax Sale Department at (956) 631-4026 or rcantu@pbfc.com.
- 7) Please see additional information at the bottom of this list. Perdue Brandon Fielder Collins & Mott, LLP does not guarantee that all information on this list is 100% accurate though efforts are made to keep the list as accurate as possible.

Item:	Cause No: Style of Case:	Legal Description:	Current Market Value (HCAD):	Estimated Minimum:
1	T-580-08-E WESLACO INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL VS. HERMINIA VALLEJO	ACCT. NO. A0800-00-000-1077-00; 0.26 ACRE, MORE OR LESS, BEING A PORTION OF FARM TRACT 1077, ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN TRACT 1 IN DEED DATED AUGUST 24, 1990, FROM ENRIQUE RIOS ETUX TO HERMINIA VALLEJO, IN VOLUME 2960, PAGE 790, DEED RECORDS OF HIDALGO COUNTY, TEXAS.	\$18,859.00	\$1,886.00
2	T-1655-10-A HIDALGO COUNTY AND LA JOYA INDEPENDENT SCHOOL DISTRICT VS. ADOLFO GUERRA ET. AL.	DESCRIPTION: TRACT 1: A 0.42 ACRE TRACT OF LAND, MORE OR LESS, OUT OF A 0.93 ACRE PARCEL OUT OF TRACTS 271, 272, AND 273, PORCIONES 38, 39, AND 40, HIDALGO COUNTY, TEXAS, AND WHICH 0.42 OF AN ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THAT DEED OF GIFT DATED APRIL, 26, 1989 FROM JOSE FARIAS ET. UX. TO ADOLFO GUERRA ET. UX., RECORDED ON MAY 1, 1989 IN VOLUME 2748, PAGE 623, REAL PROPERTY RECORDS, HIDALGO COUNTY, TEXAS. (ACCT. NO. 10038-00-000-0268-05)	\$15,504.00	\$1,550.00
3	T-1959-12-B WESLACO INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL VS. PEDRO SILVA	DESCRIPTION: TRACT 1: 1.00 ACRES, MORE OR LESS, OUT OF FARM TRACT 1077 BLOCK 118, WEST TRACT SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS DESCRIBED IN DEED DATED FEBRUARY 25, 1994, FROM EDUARDO T. SILVA, ET UX TO PEDRO SILVA, IN CF#1994-375263, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. (ACCT. NO. A080000000107719)	\$39,161.00	\$13,706.00
4	T-0426-15-D LA JOYA INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY, CITY OF PALMVIEW, HIDALGO COUNTY DRAINAGE DISTRICT #01, HIDALGO COUNTY ROAD DISTRICT #05 AND SOUTH TEXAS COLLEGE, ET AL VS. RAYMUNDO FLORES, (DECEASED)	TRACT 1: ACCT. NO. J1830-01-000-0027-00; LOTS TWENTY-SIX (26) AND TWENTY-SEVEN (27), J. O. SUBDIVISION UNIT NO. 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 23, PAGE 9, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. TRACT 2: ACCT. NO. J1830-01-000-0026-00; LOT 26, J O SUBDIVISION, UNIT 1, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 23, PAGE 9, MAP RECORDS OF HIDALGO COUNTY, TEXAS., WHICH WAS COMBINED FOR TAX YEAY 2010 AND SUBSEQUENT YEAR AND NOW CARRIED ON THE TAX ROLL UNDER ACCOUNT # J1830-01-000-0027-00.	\$146,163.00	\$51,157.00

Item:	Cause No: Style of Case:	Legal Description:	Current Market Value (HCAD):	Estimated Minimum:
5	T-1905-18-C LA JOYA INDEPENDENT SCHOOL DISTRICT VS. ANA MARIA PENA, ET AL	PROPERTY CODE: B3255-02-000-0021-00 DESCRIPTION: TRACT 1: LOT 21, BLUE STAR ENTERPRISES SUBDIVISION NO. 2, AN ADDITION TO SULLIVAN CITY, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.	\$64,264.00	\$22,492.00
6	T-1543-19-G CITY OF WESLACO AND WESLACO INDEPENDENT SCHOOL DISTRICT VS. MARK CASARES	PROPERTY CODE: W250000180000200 DESCRIPTION: TRACT 1: A 0.68 ACRE TRACT OF LAND, MORE OR LESS, OUT OF LOT 2, BLOCK 180, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THAT WARRANTY DEED RECORDED ON FEBRUARY 23, 1995, DOC. NO. 1995-437569, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND CARRIED ON THE TAX ROLLS AS WEST & ADAMS 0.68AC BEING AN IRR TR-E100'-W666.26'-S309.2' LOT 2 BLK 180 0.68AC NET	\$66,236.00	\$15,383.00

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), PLEASE VISIT THE HIDALGO COUNTY APPRAISAL DISTRICT AT WWW.HIDALGOAD.ORG.