



HIDALGO COUNTY SALES FOR OCTOBER 6, 2026

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.
- 6) For more information regarding any sale listed below, please contact the PBFCM McAllen Tax Sales Department at (956) 631-4026 or rcantu@pbfcml.com.

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/CONSTABLE'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.

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account Number:
T-796-10-A 92ND DISTRICT COURT 29-May-26	MERCEDES INDEPENDENT SCHOOL DISTRICT, CITY OF MERCEDES AND SOUTH TEXAS COLLEGE, ET AL VS. DOWLER ASSET MANAGEMENT, LLC	Lots 17 and 18, Block 2, La Gloria Heights, an addition to the City of Mercedes, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 8, Page 10, Map Records of Hidalgo County, Texas.	\$106,118.00	\$95,350.80	L100000002001700
T-0734-21-L 464TH DISTRICT COURT 30-Apr-26	CITY OF MERCEDES AND WESLACO INDEPENDENT SCHOOL DISTRICT vs. ANNA C. SCHWARZ A/K/A ANNA LOUISE SCHWARZ (DECEASED), ET AL	LOT 1, BLOCK 3, LLANO GRANDE LAKE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 18 PAGE 2, MAP RECORDS, HIDALGO COUNTY, TEXAS.	\$23,180.00	\$18,775.73	L510001003000100
T-0890-21-F 332ND DISTRICT COURT 28-May-25	CITY OF MERCEDES AND WESLACO INDEPENDENT SCHOOL DISTRICT vs. WARREN GARRET A/K/A WARREN GARRETT (DECEASED), ET AL	A 2.30 ACRE TRACT OF LAND, MORE OR LESS, OUT OF FARM 1099, THE WEST AND ADAMS TRACTS SUBDIVISION, HIDALGO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN DOC. NO. 2005-1504663, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS WHICH IS CARRIED ON THE HIDALGO COUNTY TAX ROLLS AS ACCOUNTS: A080000000109902 & A080000000109911.	Tract 1: \$153,054.00 Tract 2: \$67,441.00	Tract 1 & Tract 2: \$34,412.81	Tract1: A080000000109902 Tract 2: A080000000109911
T-0517-22-F 332ND DISTRICT COURT 21-Dec-22	WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO vs. BLANCA DELGADO	LOT 1, BLOCK 1, CHAS. A. REIL ADDITION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 10, PAGE 5, MAP RECORDS, HIDALGO COUNTY TEXAS.	\$123,308.00	\$113,499.91	R180000001000100

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T-0346-23-A 92ND DISTRICT COURT 2-Apr-24 & T-1799-18-A 92ND DISTRICT COURT 30-Jul-19	HIDALGO COUNTY, HIDALGO COUNTY EMERGENCY SERVICES DISTRICT #01, HIDALGO COUNTY DRAINAGE DISTRICT #01 AND SOUTH TEXAS COLLEGE, ET AL vs. OSCAR CABRERA, ET AL & WESLACO INDEPENDENT SCHOOL DISTRICT VS. OSCAR CABRERA, ET AL	All of Lot 58, SHILO SUBDIVISION, an Addition to the City of Weslaco, Hidalgo County, Texas, according to the map recorded in Volume 38, Page 5, Map Records in the Office of the County Clerk of Hidalgo County, Texas.	\$271,912.00	\$47,453.67	S32550000005800
T-0300-24-E 275TH DISTRICT COURT 24-Feb-26	WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO vs. MANUEL B. MARTINEZ (DECEASED), ET AL.	LOTS NINE (9) AND TEN (10), BLOCK NO. FIVE (5), MORGAN'S ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, BEING A RESUBDIVISION OF FARM TRACT 46, WEST TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF SAID RESUBDIVISION NOW OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.	\$77,642.00	\$18,835.15	M645000005000900
T-0045-25-L 464TH DISTRICT COURT 27-Mar-26	WESLACO INDEPENDENT SCHOOL DISTRICT vs. JAVIER GONZALEZ, ET AL.	LOT 116, CORNERSTONE MEADOW ESTATES PHASE III, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 53, PAGE 180, MAP RECORDS, HIDALGO COUNTY, TEXAS.	\$66,612.00	\$13,624.42	C822003000011600

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), PLEASE VISIT THE WEBSITE OF THE APPRAISAL DISTRICT WHERE THE PROPERTY IS LOCATED.