



HIDALGO COUNTY SALES FOR DECEMBER 3, 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.
- 6) For more information regarding any sale listed below, please contact the PBFCM McAllen Tax Sales Department at (956) 631-4026 or rcantu@pbfc.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 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.



PERDUE BRANDON
FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account Number:
District Court: Judgment Date: T-1155-13-J 430TH DISTRICT COURT 6-Jun-24	WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE vs. CINTYA E. MARTINEZ	LOT 12, BLOCK 2, AMENDED PLAT OF BELLAIRE SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 24, PAGE 67, MAP RECORDS OF HIDALGO COUNTY, TEXAS.	\$58,560.00	\$28,214.80	B216000002001200
T-1177-18-I 398TH DISTRICT COURT 29-Feb-24	LA JOYA INDEPENDENT SCHOOL DISTRICT vs. WILFREDO LOPEZ, JR., ET AL	LOT 32, LOS TREVINOS SUBDIVISION, UNIT NO. 3, HIDALGO COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.	\$80,371.00 (Updated)	\$34,887.26	L644503000003200
T-1114-20-F 332ND DISTRICT COURT 12-May-23	HIDALGO COUNTY, HIDALGO COUNTY DRAINAGE DISTRICT #1 AND SOUTH TEXAS COLLEGE, ET AL VS. MIRZA VERONICA SALAZAR DE GOMEZ	LOT 15, BLOCK 2, QUAIL HOLLOW SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.	\$190,000.00	\$35,335.51	Q095000002001500
T-0021-21-I 398TH DISTRICT COURT 26-Jul-24	CITY OF WESLACO AND WESLACO INDEPENDENT SCHOOL DISTRICT vs. AURELIO GARCES, ET AL.	LOT 43, BLOCK 1, BELLAIRE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE AMENDED MAP OR PLAT THEREOF RECORDED IN VOLUME 24, PAGE 67, MAP RECORDS, HIDALGO COUNTY, TEXAS.	\$241,912.00	\$20,444.16	B216000001004300
T-0817-21-E 275TH DISTRICT COURT 1-Aug-24	CITY OF MERCEDES AND MERCEDES INDEPENDENT SCHOOL DISTRICT vs. GUADALUPE HINOJOSA, ET AL.	LOT 18, BLOCK 3, EAST MERCEDES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 38, HIDALGO COUNTY, TEXAS.	\$62,005.00	\$42,129.62	E070000003001800

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account Number:
District Court: Judgment Date: T-0860-21-A 92ND DISTRICT COURT 10-Sep-24	MERCEDES INDEPENDENT SCHOOL DISTRICT AND CITY OF MERCEDES vs. JOSEFA C. GARCIA	TRACT 1: LOT 5, BLOCK 29, ORIGINAL TOWNSITE OF MERCEDES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. TRACT 2: LOT 6, BLOCK 29, ORIGINAL TOWNSITE OF MERCEDES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.	TRACT 1: \$36,375.00 & TRACT 2: \$60,608.00	Tract 1 & Tract 2: \$23,526.34	TRACT 1: M355000029000500 & TRACT 2: M355000029000600
T-0565-22-D 206TH DISTRICT COURT 18-Jul-24	HIDALGO COUNTY, HIDALGO COUNTY EMERGENCY SERVICES DISTRICT #01, HIDALGO COUNTY DRAINAGE DISTRICT #01 AND SOUTH TEXAS COLLEGE, ET AL VS. GENOVEVA H. TREVINO A/K/A GENOVEVA HANDY TREVINO, (DECEASED), ET AL	LOT EIGHTEEN (18), BLOCK THREE (3), SUNRISE SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED AT VOLUME 19, PAGE 103, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.	\$65,685.00	\$15,289.36	S725002003001800
T-0144-23-M 476TH DISTRICT COURT 25-Jul-24	HIDALGO COUNTY, MERCEDES INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY DRAINAGE DISTRICT # 01 AND SOUTH TEXAS COLLEGE, ET AL vs. IRENE LOPEZ DE PEREZ, A/K/A JUANA IRENE PEREZ, (DECEASED), ET AL	All of Lots 17 & 18, in Block 55, Original Townsite of Mercedes, according to the map or plat recorded in Volume W, Page 135, Deed Records, Hidalgo County, Texas.	\$67,398.00	\$26,144.15	M355000055001700

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account Number:
District Court: Judgment Date: T-0466-23-G 370TH DISTRICT COURT 13-May-24	CITY OF MERCEDES vs. MARIA LOPEZ A/K/A MARIA HELENA LOPEZ (DECEASED), ET AL	LOT 10, REINA ALTURA SUBDIVISION, AN ADDITION TO THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 13, PAGE 11, MAP RECORDS, HIDALGO COUNTY, TEXAS.	\$77,883.00	\$14,723.13	M355000159001000

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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.