PERDUE BRANDON FIELDER COLLINS & MOTT LLP
ATTORNEYS AT LAW

# HIDALGO COUNTY SALES FOR DECEMBER 1, 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@pbfcm.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, COMERCIABILIDAD, 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.**

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*ATTORNEYS AT LAW*

| **Cause No:**<br>**District Court:**<br>**Judgment Date:** | **Style of Case:** | **Legal Description:** | **Adjudged Value:** | **Estimated Minimum:** | **Account Number:** |
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| T-0892-14-I<br><br>398TH DISTRICT COURT<br><br>27-Aug-26 | HIDALGO COUNTY vs. FRANCISCO SANCHEZ, ET AL | Lot 5, Block 'C', Daniel Ozuna Subdivision, a subdivision in Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 86, Map Records of Hidalgo County, Texas. | $127,502.00 | $16,308.93 | O85000000C000500 |
| T-0615-17-C<br><br>139TH DISTRICT COURT<br><br>28-May-19 | HIDALGO COUNTY, MERCEDES INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY DRAINAGE DISTRICT # 01, HIDALGO COUNTY EMERGENCY SERVICES DISTRICT # 02 AND SOUTH TEXAS COLLEGE, ET AL vs. EUSTAQUIO CANTU, (IN REM ONLY), ET AL. | Lot 169, Block 1, Indian Hills Subdivision, a subdivision in Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 180, Map Records of Hidalgo County, Texas. | $8,800.00 | $8,084.33 | I223000001016900 |
| T-1564-19-B<br><br>93RD DISTRICT COURT<br><br>24-Jul-26 | CITY OF WESLACO AND WESLACO INDEPENDENT SCHOOL DISTRICT vs. RODOLFO MENDOZA, ET AL | THE WEST 45 FEET OF LOT 7 AND THE EAST 15 FEET OF LOT 8, BLOCK 4, CITRUS TERRACE ADDITION, 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. | $103,840.00 | $50,789.62 | C535001004000700 |

| Cause No:<br>District Court:<br>Judgment Date: | Style of Case: | Legal Description: | Adjudged Value: | Estimated Minimum: | Account Number: |
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| T-0977-21-J<br><br>430TH DISTRICT COURT<br><br>15-Mar-23 | HIDALGO COUNTY, EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY EMERGENCY SERVICES DISTRICT #03, HIDALGO COUNTY DRAINAGE DISTRICT #01 AND SOUTH TEXAS COLLEGE, ET AL vs. ELIZABETH E. BAILLIE, (DECEASED), ET AL | Lot Two Hundred One (201), containing 1.15 acres, more or less; All being out of Delta Orchards Unit Number Seven (7), out of the Las Mestenas Grant, according to the map or plat thereof recorded in Volume 6, Page 46 of the Hidalgo County Clerks Office, Hidalgo County, Texas, including the parts thereof underlying roadways, canal rights-of-way and drainage ditches, easements for which have been heretofore reserved. | $37,260.00 | $19,524.15 | D380007000020101/ DL02000020100000 |
| T-1012-22-D<br><br>206TH DISTRICT COURT<br><br>26-Feb-26 | WESLACO INDEPENDENT SCHOOL DISTRICT vs. MAXIMO VILLARREAL (DECEASED), ET AL | LOT 3, BLOCK 8, WES-MER SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, TOGETHER WITH ANY IMPROVEMENTS THEREON. | $61,382.00 | $18,483.25 | W220000008000300 |
| T-0335-23-M<br><br>476TH DISTRICT COURT<br><br>18-Mar-24 | WESLACO INDEPENDENT SCHOOL DISTRICT v<br>NORBERTO<br>JR., ET | LOT TWENTY-FOUR (24), BLOCK FOUR (4)<br>PALOMA SU<br>HOWN<br>MAP OR PLAT THEREOF, HIDALGO COUNTY, TEXAS. | Tract 1: $101,033.00 | Tract 1: $4,053.28 | Tract 1: L165002004002400 |
| T-0335-23-M<br><br>476TH DISTRICT COURT<br><br>18-Mar-24 | WESLACO INDEPENDENT SCHOOL DISTRICT<br>NORBERTO A<br>JR., ET A | LOT ONE (1), BLOCK FIV<br>LA PALOMA<br>XAS,<br>THE MAP OR<br>THEREOF, HIDALGO COUNTY, TEXAS. | Tract 2: $66,139.00 | Tract 2: $3,458.94 | Tract 2: L165002005000100 |

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| Cause No:<br>District Court:<br>Judgment Date: | Style of Case: | Legal Description: | Adjudged Value: | Estimated Minimum: | Account Number: |
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| T-0551-23-L<br>464TH DISTRICT COURT<br>2-Oct-24 | WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO vs. DAVID ZUNIGA, ET AL. | LOT NINE (9), BLOCK FOUR (4), EXPRESSWAY HEIGHTS SUBDIVISION, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 24, MAP RECORDS, HIDALGO COUNTY, TEXAS. | $34,859.00 | $9,530.21 | E850000004000900 |
| T-0698-23-E<br>275TH DISTRICT COURT<br>30-Jun-26 | WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO vs. ANGELITA RIVERA (DECEASED), ET AL | ALL OF LOTS 15, 16, AND 17, IN BLOCK NO. 8 OF THE NORTHSIDE SUBDIVISION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. | $81,536.00 | $20,979.07 | N770000008001500 |
| T-0709-23-D<br>206TH DISTRICT COURT<br>30-Apr-26 | HIDALGO COUNTY, MERCEDES INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY DRAINAGE DISTRICT #01 AND SOUTH TEXAS COLLEGE, ET AL vs. ANGELITA RIVERA, (DECEASED), ET AL | All of Lot Eleven (11), Block 149, according to the map or plat of H. P. McNeil's Resubdivision of the South one-half of Block 149, Original Townsite of Mercedes, Hidalgo County, Texas, according to the map recorded in Volume 6, Page 38, Map Records of the County Clerk of Hidalgo County, Texas. | $56,819.00 | $8,433.48 | M355000149001100 |
| T-0574-24-G<br>370TH DISTRICT COURT<br>5-May-26 | WESLACO INDEPENDENT SCHOOL DISTRICT vs. MARCIANO V. YBARRA (DECEASED), ET AL | LOT EIGHT (8) IN BLOCK NO. EIGHT (8) IN THE TOWNSITE OF WESLACO, HIDALGO COUNTY, TEXAS, THE SAME BEING RECORDED IN VOLUME 388 ON PAGE 358 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS. | $25,680.00 | $8,561.39 | W230000008000800 |

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| T-0165-26-E<br>275TH DISTRICT COURT<br>12-Aug-26<br>&<br>T-1132-20-F<br>332ND DISTRICT COURT<br>14-Sep-21 | WESLACO INDEPENDENT SCHOOL DISTR[illegible] JUAN RE CARRIZALES, | LOT 13, BLOCK 4, L A PALOMA SUBD[illegible] NO. 2 [illegible] THEREOF, [illegible]DED IN VOLUME 21, PAGE 143, MAP RECORDS OF HIDALGO COUNTY, TEXAS. | $167,148.00 | $20,799.31 | L165002004001300 |

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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.