



HIDALGO COUNTY SALES FOR OCTOBER 4, 2022

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 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.

- 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.

Cause No:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account Number:
District Court:					
Judgment Date:					
T-0281-13-G 370TH DISTRICT COURT 21-Mar-22	WESLACO INDEPENDENT SCHOOL DISTRICT, CITY OF WESLACO AND SOUTH TEXAS COLLEGE, ET AL VS. DANIEL V. ALFARO A/K/A DANIEL ALFARO	Property code: E490000004000800 Description: TRACT1: LOT 8, BLOCK 4, EL TEXANO, A SUBDIVISION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 53, MAP RECORDS OF HIDALGO COUNTY, TEXAS.	\$20,625.00	\$20,625.00	E4900-00-004-0008-00
T-1774-16-I 398TH DISTRICT COURT 20-Sep-21	HIDALGO COUNTY, LA JOYA INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL VS. EMILIO QUINTANILLA, (DECEASED)	ACCT. NO. R0955-02-000-0010-00; Lot Ten (10) in Rancho Subdivision No.2, Sullivan City, Hidalgo County, Texas.	\$47,306.00	\$16,836.43	R0955-02-000-0010-00
T-1953-16-B 93RD DISTRICT COURT 18-May-22	HIDALGO COUNTY, LA JOYA INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY DRAINAGE DISTRICT #1 AND SOUTH TEXAS COLLEGE, ET AL vs. JOSE IVAN CEDILLO, A/K/A IVAN CEDILLO, ET AL	ACCT. NO. L1960-00-002-0027-00; Lot 27, Block 2, La Suena Subdivision, Hidalgo County, Texas, according to map thereof recorded in Volume 24, Page 61, Map Records of Hidalgo County, Texas.	\$50,943.00	\$23,284.26	L1960-00-002-0027-00

Cause No: District Court: Judgment Date:	Style of Case:	Legal Description:	Adjudged Value:	Estimated Minimum:	Account Number:
T-0561-17-F 332ND DISTRICT COURT 24-Aug-20	HIDALGO COUNTY, CITY OF PALMVIEW, HIDALGO COUNTY DRAINAGE DISTRICT #01 AND SOUTH TEXAS COLLEGE, ET AL vs. JOAN A. OZUNA, A/K/A JUAN ANTONIO OZUNA, ET AL	ACCT. NO. R3310-00-000-0015-00: LOT 15, RIVERSIDE ESTABLISHMENT SUBDIVISION A, RECORDS OF HIDALGO COUNTY, TEXAS. RECORDED IN VOLUME 25, PAGE 137, MAP RECORDS OF HIDALGO COUNTY, TEXAS.	\$104,386.00	\$11,161.44	R3310-00-000-0015-00
T-1252-18-C 139TH DISTRICT COURT 30-Sep-21	HIDALGO COUNTY, HIDALGO COUNTY DRAINAGE DISTRICT #01 AND SOUTH TEXAS COLLEGE, ET AL vs. SARA PEREZ, (DECEASED)	ACCT. NO. V3800-02-003-0003-00 ALL OF LOT 3, BLOCK 3, VILLA VISTA SUBDIVISION PART NO. 2, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 7, PAGE 50, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES.	\$34,099.00	\$20,207.08	V3800-02-003-0003-00
T-1543-19-G 370TH DISTRICT COURT 6-Jun-22	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	\$44,220.00	\$17,333.41	W2500-00-180-0002-00

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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.