

PERDUE BRANDON

ATTORNEYS AT LAW



SHERIFF'S SALE LIST

All of the property listed below will be sold at a Sheriff's Sale at the Hidalgo County Administrative Building, located at 2802 S. Business Hwy 281, Edinburg, Texas, 78539 (outdoor covered area on the west side of the building), on **Tuesday, December 7, 2021**, beginning at **10:30 a.m.** The Sheriff will sell the property to the highest bidder for cash. The bid must start at the amount of the opening bid set out opposite each tract below, and no bid less than that amount can be accepted by the officer conducting the sale. This 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. The purchaser will receive a Sheriff's Deed, which is without warranty, expressed or implied. It will be necessary that the bidders satisfy themselves concerning the location of the property prior to the sale. Maps and plats of these properties and other instruments of title are on file in the office of the Hidalgo County Clerk, at Edinburg, Texas, and all papers in the suit on which this sale is based are on file in the office of the District Clerk.

All volume and page references in the legal description refer to the records of the County Clerk of Hidalgo County. All prospective bidders should make their own investigation of the title held by the taxing entities and the value of the property. Prospective bidders are encouraged to consult their attorneys. Prospective bidders should not rely on the "Adjudged Value" as representing the actual value of the property or any information regarding the property contained in the records of the Hidalgo County Appraisal District.

THE PROPERTY MAY BE SUBJECT TO CLAIMS BY THE TAXING ENTITIES FOR POST-JUDGMENT TAXES. TAX SALE PURCHASERS ARE ENCOURAGED TO CHECK WITH THE TAXING ENTITIES FOR OTHER TAXES THAT MAY BE DUE ON THE PROPERTY, AS WELL AS MUNICIPAL LIENS AND ASSESSMENTS BY WATER DISTRICTS.

Payment must be made by cashier's check. All sales are final.

THE PROPERTY TAX CODE REQUIRES PURCHASERS OF TAX SALE PROPERTY TO HAVE A STATEMENT FROM THE HIDALGO COUNTY TAX ASSESSOR-COLLECTOR CERTIFYING THAT THE PERSON/FIRM/COMPANY PURCHASING PROPERTY AT A TAX SALE OWES NO DELINQUENT PROPERTY TAXES TO ANY TAXING ENTITY WITHIN THE COUNTY. YOU MAY NOT PURCHASE PROPERTY WITHOUT THIS CERTIFICATE.

**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.

Item	Tax Suit	Legal Description	Minimum Bid
1	Tax Suit No.: T-1028-10-I MERCEDES INDEPENDENT SCHOOL DISTRICT, CITY OF MERCEDES AND SOUTH TEXAS COLLEGE, ET AL VS. THE KNOWN AND UNKNOWN HEIRS OF SANTOS GONZALEZ A/K/A SANTOS CASTANEDA GONZALEZ (DECEASED) AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY	ACCT. NO. M3550-00-159-0005-00; LOT 5, REINA ALTURA SUBDIVISION, A SUBDIVISION IN THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 13, PAGE 11, MAP RECORDS OF HIDALGO COUNTY, TEXAS. ACCOUNT NO.: M3550-00-159-0005-00 DATE OF JUDGMENT: 9/7/2021 ADJUDGED VALUE: \$30,600.00	\$30,600.00 <u>Subject To Post- Judgment Taxes, Any Municipal Liens & Any Water District Taxes</u>
2	Tax Suit No.: T-0140-16-B WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO VS. AMADO TREVINO, ET AL	Property Code: G910000003000100 Description: TRACT 1: LOTS 1 AND 2, BLOCK 3, GUADALUPE ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 13, MAP RECORDS, HIDALGO COUNTY, TEXAS. ACCOUNT NO.: G9100-00-003-0001-00 DATE OF JUDGMENT: 3/18/2021 ADJUDGED VALUE: \$35,925.00	\$28,168.90 <u>Subject To Post- Judgment Taxes, Any Municipal Liens & Any Water District Taxes</u>
3	Tax Suit No.: T-0487-16-J WESLACO INDEPENDENT SCHOOL DISTRICT AND CITY OF WESLACO VS. EDNA GONZALEZ, LLC, ET AL	Property Code: P440100000001500 Description: TRACT 1: LOT 15, PASEO DEL ANGEL, AN ADDITION TO THE CITY OF WESLACO, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 47, PAGE 23, MAP RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS. ACCOUNT NO.: P4401-00-000-0015-00 DATE OF JUDGMENT: 4/9/2021 ADJUDGED VALUE: \$23,660.00	\$22,124.23 <u>Subject To Post- Judgment Taxes, Any Municipal Liens & Any Water District Taxes</u>

<p>4</p>	<p>Tax Suit No.: T-1357-16-F HIDALGO COUNTY, LA JOYA INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY ROAD DISTRICT #05, HIDALGO COUNTY DRAINAGE DISTRICT #01 AND SOUTH TEXAS COLLEGE, ET AL. VS. ALICIA P. BAZAN, (DECEASED), ET AL.</p>	<p>ACCT. NO. N4400-02-000-0021-00; LOT 21, NORTH COUNTRY ESTATES SUBDIVISION NO. 2, AN ADDITION TO HIDALGO COUNTY, TEXAS. ACCORDING TO OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS. CANCELED</p> <p>ACCOUNT NO.: N4400-02-000-0021-00 DATE OF JUDGMENT: 1/29/2021 ADJUDGED VALUE: \$23,100.00</p>	<p>\$17,764.24</p> <p><u>Subject To Post-Judgment Taxes, Any Municipal Liens & Any Water District Taxes</u></p>
<p>5</p>	<p>Tax Suit No.: T-1726-19-B WESLACO INDEPENDENT SCHOOL DISTRICT VS. DORA CASTILLO</p>	<p>Property Code: O300004002000300 Description: Tract 1: THE NORTH 60 FEET OF THAT 0.4408 ACRE TRACT OF LAND, MORE OR LESS, OUT OF FARM TRACT 1076 ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, PARTIAL OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO KNOWN AS OLIVAREZ #4 BLK 2 LT 3, (OLIVAREZ #4 BEING AN UNRECORDED SUBDIVISION.) CANCELED</p> <p>Property Code: O300004002000400 Description: Tract 2: THE SOUTH 60 FEET OF THAT 0.4408 ACRE TRACT OF LAND, MORE OR LESS, OUT OF FARM TRACT 1076 ADAMS TRACT SUBDIVISION, HIDALGO COUNTY, TEXAS, PARTIAL OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS, AND ALSO KNOWN AS OLIVAREZ #4 BLK 2 LT 4, (OLIVAREZ #4 BEING AN UNRECORDED SUBDIVISION.) CANCELED</p> <p>ACCT. NO.: O3000-04-002-0003-00 ACCT. NO.: O3000-04-002-0004-00</p> <p>DATE OF JUDGMENT: 7/23/2021 ADJUDGED VALUE T1: \$16,992.00 ADJUDGED VALUE T2: \$64,370.00</p>	<p>\$36,314.98</p> <p><u>Subject To Post-Judgment Taxes, Any Municipal Liens & Any Water District Taxes</u></p>

6	<p>Tax Suit No.: T-0502-20-B</p> <p>CITY OF PENITAS AND LA JOYA INDEPENDENT SCHOOL DISTRICT VS. SANTIAGO PEDRO GARCIA, JR., ET AL</p>	<p>Property Code: C92200000000100</p> <p>Description: TRACT 1: LOT 1, COYOTE HILL SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THAT TRACT CONVEYED TO HIDALGO COUNTY IN DOC. NO. 2019-3051273, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.</p> <p>ACCT. NO.: C9220-00-000-0001-00</p> <p>DATE OF JUDGMENT: 5/21/2021 ADJUDGED VALUE T2: \$106,545.00</p>	<p>\$10,607.62</p> <p><u>Subject To Post-Judgment Taxes, Any Municipal Liens & Any Water District Taxes</u></p>
7	<p>Tax Suit No.: T-0537-20-G</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT VS. MARGARITA ROSARIO CRESPO, ET AL</p>	<p>Property Code: R095500000003500</p> <p>Description: TRACT 1: LOT 35, RANCHO SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND ALSO DESCRIBED IN DOC. NO. 2012-2290069, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.</p> <p>ACCT. NO.: R0955-00-000-0035-00</p> <p>DATE OF JUDGMENT: 7/22/2021 ADJUDGED VALUE: \$49,745.00</p>	<p>\$9,376.31</p> <p><u>Subject To Post-Judgment Taxes, Any Municipal Liens & Any Water District Taxes</u></p>
8	<p>Tax Suit No.: T-0888-20-D</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT VS. MARIA SAN JUANITA FLORES A/K/A MARIA S. FLORES</p>	<p>Property Code: H247502000001200</p> <p>Description: TRACT 1: LOT 12, HIDALGO STARR UNIT NO. 2 SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS.</p> <p>ACCOUNT NO.: H2475-02-000-0012-00</p> <p>DATE OF JUDGMENT: 2/4/2021 ADJUDGED VALUE: \$51,718.00</p>	<p>\$9,923.79</p> <p><u>Subject To Post-Judgment Taxes, Any Municipal Liens & Any Water District Taxes</u></p>

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FOR ANY QUESTIONS REGARDING THE ITEMS ON THIS LIST, PLEASE CONTACT ROMEO CANTU AT rcantu@pbfc.com 956-661-2313.

FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), VISIT WWW.HIDALGOAD.ORG.

FOR TAX FORECLOSURE SALE FREQUENTLY ASKED QUESTIONS, VISIT WWW.PBFCM.COM