



HIDALGO COUNTY RESALES FOR DECEMBER 6, 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 sales are final.
- 6) All bidders must comply with section 34.015 of the Texas Property Tax Code.
- 7) **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.

- 8) For more information regarding any sale listed below, please contact the PBFCM Edinburg Tax Sale Department at (956) 631-4026 or rcantu@pbfc.com.
- 9) 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.

Item:	Cause No: Style of Case:	Legal Description:	Current Market Value (HCAD):	Estimated Minimum:
1.	T-190-03-A LA JOYA ISD, ET AL vs. JOSE GARCIA	1 ACRE, MORE OR LESS, SITUATED IN TRACT 19, LOS EJIDOS DE REYNOSA VIEJO GRANT, HIDALGO COUNTY, TEXAS, AS DESCRIBED IN DEED DATED NOVEMBER 29,1952 FROM APOLONIO MERCADO TO JOSE GARCIA, RECORDED IN VOLUME 773, PAGE 190, DEED RECORDS OF HIDALGO COUNTY, TEXAS. (ACCOUNT NO. L6050-00-000-0019-28)	\$8,100.00	\$2,835.00
2.	T-1231-08-C HIDALGO COUNTY, HIDALGO COUNTY DRAINAGE DISTRICT NO. 1, HIDALGO COUNTY ROAD DISTRICT NO. 5, AND LA JOYA INDEPENDENT SCHOOL DISTRICT VS. JOE L. CARR	PROPERTY CODE; L110001001005801 DESCRIPTION; A 0.15 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE SOUTHEAST PORTION OF LOT 58, BLOCK 1, LA HOMA RANCH CITRUS GROVES SUBDIVISION, UNIT NO. 1, HIDALGO COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED IN THAT DEED FROM JAMES W. WILCOXON ET UX. TO JOE L CARR RECORDED IN VOLUME 1576, PAGE 216, DEED RECORDS, HIDALGO COUNTY, TEXAS.	\$11,912.00	\$4,169.20
3.	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.	\$30,600.00	\$10,710.00

Item:	Cause No: Style of Case:	Legal Description:	Current Market Value (HCAD):	Estimated Minimum:
4.	<p>T-0655-12-E</p> <p>LA JOYA INDEPENDENT SCHOOL DISTRICT, CITY OF SULLIVAN, AND SOUTH TEXAS COLLEGE, ET AL VS. VICTORINO REYES</p>	<p>ACCT. NO. B2400-01-000-0064-00; 0.4628 ACRES, MORE OR LESS, BEING LOT 64-A AND A PART OF LOT 67-A, BENAVIDES SUBDIVISION NO. 1, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS SHOWN BY THE MAP OR PLAT THEREOF ATTACHED TO DEED DATED JANUARY 10, 2003, FROM MARIA BENAVIDES TO NIDIA BENAVIDES, IN CLERK'S FILE #1324968, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.</p>	\$64,721.00	\$22,652.35
5.	<p>T-1291-12-G</p> <p>MERCEDES INDEPENDENT SCHOOL DISTRICT, CITY OF MERCEDES AND SOUTH TEXAS COLLEGE, ET AL vs. CYNTHIA NAVEJA, A/K/A CYNTHIA N. NAVEJA A/K/A CINTHIA NAVEJA</p>	<p>TRACT NO. 2: ACCT. NO. M3400-02-000-0040-00; LOT 40, MELTON PARK ESTATES ADDITION, UNIT 2, AN ADDITION TO THE CITY OF MERCEDES, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 14, PAGE 36, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p>	\$34,592.00	\$12,107.20
6.	<p>T-3096-12-C</p> <p>EDINBURG CONSOLIDATED INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE, ET AL VS. FELIX FLORES, ET AL</p>	<p>ACCT. NO. D3800-07-000-0204-00/ DL020-00-020-4002-00; LOT 205 AND THE WEST 1/2 OF LOT 204, DELTA ORCHARDS, UNIT 7, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 6, PAGE 46, MAP RECORDS OF HIDALGO COUNTY, TEXAS.</p>	\$47,952.00	\$16,783.20
7.	<p>T-0260-13-B</p> <p>HIDALGO COUNTY AND LA JOYA INDEPENDENT SCHOOL DISTRICT vs. MIGUEL A. VILLARREAL MONTANES A/K/A MIGUEL ANGEL VILLARREAL MONTANES A/K/A MIGUEL ANGEL V. MONTANES A/K/A MIGUEL MONTANES, ET AL</p>	<p>PROPERTY CODE: 10038-00-000-0244-57 DESCRIPTION: TRACT 1: A TRACT OF LAND OUT OF LOT 6 OF A RESUBDIVISION OF TRACTS 244 AND 250 OF THE PARTITION OF PORCIONES 38, 39 AND 40, HIDALGO COUNTY, AND FURTHER DESCRIBED BY THE METES AND BOUNDS IN THAT WARRANTY DEED RECORDED IN VOLUME 1462 PAGES 324 & 325 OF THE DEED RECORDS OF HIDALGO COUNTY, TEXAS ON NOVEMBER 5, 1975 SUBJECT TO AN ACCESS EASEMENT ACROSS THE SOUTH 20 FEET THEREOF.</p>	\$9,157.00	\$3,204.95

Item:	Cause No: Style of Case:	Legal Description:	Current Market Value (HCAD):	Estimated Minimum:
8.	T-0260-13-B HIDALGO COUNTY AND LA JOYA INDEPENDENT SCHOOL DISTRICT vs. MIGUEL A. VILLARREAL MONTANES A/K/A MIGUEL ANGEL VILLARREAL MONTANES A/K/A MIGUEL ANGEL V. MONTANES A/K/A MIGUEL MONTANES, ET AL	PROPERTY CODE: 10038-00-000-0244-58 DESCRIPTION: TRACT 2: A TRACT OF LAND OUT OF LOT 6 OF A RESUBDIVISION OF TRACTS 244 AND 250 OF THE PARTITION OF PORCIONES 38, 39 AND 40, HIDALGO COUNTY, AND FURTHER DESCRIBED BY THE METES AND BOUNDS IN THAT WARRANTY DEED RECORDED ON AUGUST 3, 1993, DOCUMENT NUMBER 336140, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS, INCLUDING THE ACCESS EASEMENT DESCRIBED THEREIN.	\$9,157.00	\$3,204.95

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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.