

SHERIFF'S SALE Notice of ReSale

The State of Texas,
County of Hidalgo

NOTICE IS HEREBY GIVEN That by virtue of a certain Order of ReSale in a Tax Suit issued out of the Honorable 389th District Court of Hidalgo County, Texas, on the 8TH, day of May 2024 in Cause No. T-0037-19-H, styled Home Tax Solutions, LLC Plaintiff Vs- Clara Luz Arriaga, et al Defendants, pursuant to a judgment for foreclosure of tax liens, dated the 21st day of June 2021, in favor of Plaintiffs and Intervenors, against Clara Luz Arriaga, ET AL, Defendant[s], for the sum of One Hundred Twenty Two Thousand, Nine Hundred Thirty Eight Dollars and eighteen cents (\$122,938.18) plus post judgment penalties and interest, costs of court and costs of sale, said Order of Resale placed in my hands for service and execution on the 08th day of May, 2024, I J.E. 'Eddie' Guerra, as Sheriff of Hidalgo County, Texas, did on the 8th day of May, 2024, levy upon certain Real Property, situated in Hidalgo County, Texas, described as follows, to-wit:

TAX ACCOUNT NUMBER: W3800-00-116-0000-01

LEGAL DESCRIPTION: WEST TRACT 1AC-N10AC FT 116; and being more particularly described as THAT CERTAIN LOT, TRACT, PIECE OR PARCEL OF LAND LYING AND BEING SITUATED IN HIDALGO COUNTY, TEXAS; BEGINNING IN THE EAST LINE OF LOT NO. SIXTEEN (16), OF BLOCK NO. ONE HUNDRED SIXTY-ONE (161), ACCORDING TO THE MAP AND PLAT OF A SUBDIVISION OF LLANO GRANDE GRANT MADE BY THE AMERICAN RIO GRANDE LAND & IRRIGATION COMPANY CALLED WEST TRACT SUBDIVISION, AT A POINT 298 FEET FROM THE NORTHEAST CORNER OF SAID LOT NO. SIXTEEN, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 660 FEET TO THE POINT ON THE EAST LINE THEREOF, THENCE NORTH TO THE BEGINNING, CONTAINING ONE (1) ACRE.

And being more commonly known as 2719 N. TEXAS BLVD, WESLACO, TEXAS 78596

On the first Tuesday in the month JUNE, 2024, being the 4th day of said month, auction will be by online bidding conducted by Auction House, LLC (auctionhousellc.com) hereby designated by the Hidalgo County Commissioners Court, between the hours of 10:00 a.m. and 4:00 p.m. by virtue of said levy and said Order of Resale in a Tax Suit, I will sell said above real estate at public venue, for cash, to the highest bidder as the property of Clara Luz Arriaga, Et Al, and in compliance with the law, I give this notice by publication, in the English language, once a week for three (3) consecutive weeks immediately preceding said day of sale, in The Monitor a Newspaper in Hidalgo County, Texas.

"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 LLEVA A CABO CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS OFERTANTES PRESENTARÁN SUS OFERTAS SOBRE LOS DERECHOS, TÍTULO E INTERESES, SI LOS HUBIERE, DEL BIEN INMUEBLE EN VENTA.

"LA PROPIEDAD SE VENDE ASÍ COMO ESTÁ, DÓNDE ESTÁ, Y SIN NINGUNA GARANTÍA, NI EXPLÍCITA NI IMPLÍCITA. NI EL VENDEDOR NI EL DEPARTAMENTO DEL SHERIFF ASEGURA NI DECLARA NADA EN CUANTO AL TÍTULO DE PROPIEDAD, LA CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN O IDONEIDAD PARA UN DETERMINADO PROPÓSITO. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

"EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE ESTÉ DESTINADO PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD NO CUENTA CON EL SERVICIO DE AGUAS BLANCAS O AGUAS NEGRAS, PUEDE QUE NO CALIFIQUE PARA USO RESIDENCIAL. UN POSIBLE CLIENTE QUE DESEE MAYOR INFORMACIÓN DEBERÁ INVESTIGAR MÁS O ASESORARSE CON UN ABOGADO."

ALL PROPERTY IS SOLD "AS IS WHERE IS, AND WITHOUT WARRANTY", DO NOT RELY ON ANY INFORMATION PROVIDED AT THE SALE AS YOUR ONLY SOURCE OF INFORMATION. YOU SHOULD EXERCISE EXTREME CARE TO INSPECT THE PROPERTIES AND CONDUCT TITLE SEARCH BEFORE BIDDING ON ANY PROPERTY.

Witness my hand, this 8th, day of May, 2024.

J. E. Guerra By;
Sheriff, of Hidalgo County, Tx

Deputy Francisco Cerda #1149
Civil Division