

ORDER CONFIRMING SALE

C-13-026-03-20

On this the 20th day of March, 2013, came on to be heard the sale of real property filed with the Commissioners Court of Hidalgo County, Texas, regarding the sale of that certain real property more particularly described on Exhibit A which is attached hereto and incorporated herein by reference for all purposes (hereinafter "the Property") by sealed bid; the said sale being to the effect that after duly advertising the time and place of sale for the length of time and in the manner provided by law, subject to the terms and conditions and requirements set forth as follows:

1. The Property shall be conveyed with special warranty of title;
2. The Property and all improvements located thereon shall be conveyed "AS IS";
3. The Property shall be conveyed subject to any and all existing easements, rights of way or encumbrances, recorded or unrecorded, which affect or may affect the Property, including any roadway or other easements, rights of way or encumbrances in favor of the County;
4. The Property shall be conveyed subject to any prior reservation of oil gas or other minerals, oil, gas and mineral leases of record, any encroachments or shortage in existing boundaries and any zoning restrictions or other restrictions promulgated by any city in which each tract of land is situated, if any;
5. All persons bidding on the Property shall inspect the premises prior to submitting a bid in order to determine whether or not the Property is suitable for the purpose desired by the bidder for that Property;
- 6a. The conveyance of the Property shall be for cash or other immediately available funds, with closing of the sale to occur within thirty (30) days following the acceptance of a bid for the purchase of the Property;
- 6b. The County of Hidalgo will follow the statutory requirements set forth under the Texas Local Government Code, Chapter 272.001; and will obtain a Fair Market Value

Appraisal.

7. Hidalgo County shall reserve all oil, gas and other minerals in, on and under the Property;
8. The successful bidder(s) shall be required to pay all County's costs associated with the sale of the Property, including but not limited to the cost of advertising the Property for sale, the cost of the appraisal of the Property, the cost of the Environmental Study, the cost of a title report, the cost of a survey (if requested by the purchaser) and the cost of an owner and/or mortgagee policy of title insurance (if requested by the purchaser);
9. The Hidalgo County Commissioner's Court may reject any or all bids submitted;
10. The conveyance of the Property shall be subject to any recorded or unrecorded leases which may be in effect at the time of sale, to conflicts or shortages in area or boundaries, and to rights of parties in possession;
11. The successful bidder may select a title company located in Hidalgo County.
12. No facsimile or telegraphic bids will be accepted.

WHEREAS, on the appointed date, after publication of Notice in the Monitor, a newspaper published in Hidalgo County, Texas, I received sealed bids for the Property and at said sale, the highest bid for the Property was received as follows:

I, Sonia Trevino and Augustin Pruneda, offered to pay the County the sum of:

Tract I: \$182,955.00 Dollars cash or cash equivalent and agreed to fully and completely comply with all the terms, requirements and conditions set forth above;

Tract II: \$0.00 Dollars cash or cash equivalent and agreed to fully and completely comply with all the terms, requirements and conditions set forth above

IT IS, THEREFORE, ORDERED by the Hidalgo County Commissioners Court that said sale of the Property be, and the same is hereby in all things, approved and confirmed, and it is further ordered that the County Judge of Hidalgo County, Texas be and is hereby authorized and directed to execute and deliver a proper deed of conveyance of the Property to the highest bidder named above,

such instrument of conveyance to be in accordance with and subject to the terms, requirements and conditions specified above, and to deliver such other documents as are reasonably required in connection with the sale of said Property.

WHEREUPON Commissioner _____ moved for the adoption of said Order and Order Confirming Sale, which motion was seconded by Commissioner _____ and Passed, Approved and Ordered this by all members present voting "AYE", a quorum being present.

DATED ON THIS the _____ day of April, 2013.

Ramon Garcia, Hidalgo County Judge

Attested:

Arturo Guajardo Jr. County Clerk

Approved as to form:
Atlas, Hall and Rodriguez, L.L.P.

By: _____

BID PAGE

**HIDALGO COUNTY
"SALE OF REAL PROPERTY"- PCT. 3
BID NO.: 2013-026-02-27-CGA**

Pursuant to action approved by the Hidalgo County Commissioner's Court regarding the method of disposition of "Sale of Real Property", under the Texas Local Government Code, Chapter 272, Section 272.001 (based on the Fair Market Value Appraisal), the minimum bid amount is: Tract-1- \$182,952.00 and Tract II- \$149,388.00, plus all other related costs and/or expenses incurred by Hidalgo County.

- 1.) BIDDER MAY OFFER BID ON THE FOLLOWING TRACT(S), MORE PARTICULARLY DESCRIBED IN EXHIBIT A.
- 2.) BIDDER ACKNOWLEDGES THE FOLLOWING ADDITIONAL COSTS ASSOCIATED WITH THE SALE OF REAL PROPERTY AND AS DETAILED IN THE NOTICE, ORDER AND ORDER CONFIRMING SALE (ITEM #), INCLUDING BUT NOT LIMITED TO,
 - a. Cost of Advertising;
 - b. Cost of Fair Market Value Appraisal;
 - c. Cost of the Environmental Study;
 - d. Cost of a Survey (if requested by the purchaser);
 - e. Cost of the Owner and/or Mortgage Title Insurance (if applicable or requested by the purchaser)

3.) BIDDER OFFERS AND AGREES TO PAY HIDALGO COUNTY THE SUM OF:
 Tract I: \$ 182,952.00 DOLLARS CASH OR CASH EQUIVALENT; AND/OR
 Tract II: \$ _____ DOLLARS CASH OR CASH EQUIVALENT;
 (PLUS ANY ADDITIONAL COSTS STATED ABOVE) FOR THE PROPERTY AND AGREE TO FULLY AND COMPLETELY COMPLY WITH ALL THE TERMS, REQUIREMENTS AND CONDITIONS SET FORTH HEREIN.

OPENED
 9:47
 2-27-13
Witnessed

WRITTEN AMOUNT: TRACT I: One hundred Eighty Two thousand Nine hundred fifty five

AND/OR TRACT II: _____

AUTHORIZED SIGNATURE: *[Signature]*

PRINTED NAME: Sorin Treviño Augustin Pruneda

TITLE: _____ EMAIL ADDRESS: augustinpruneda@sbcglobal.net

DATE: 2-26-2013 PHONE NUMBER: 956-624-4203