

LAW OFFICES  
OF  
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July 27, 2015

Via email [monica.badillo@co.hidalgo.tx.us](mailto:monica.badillo@co.hidalgo.tx.us)

**Monica Salinas Badillo**  
**Court Administrator**  
**Hidalgo County Executive Office**  
**2818 S. Bus. Hwy. 281**

Re: Deed Without Warranty

Dear Monica:

As per our conversations and emails, the Deed Without Warranty is needed by Valley Land Title on a pending transaction of a property that was acquired through a property tax foreclosure auction. The deed is being requested by Valley Land in order to clear the chain of title on said property.

The chronology is as such:

By instrument dated October 23, 1947, recorded in Volume 600, Page 169, Deed Records of Hidalgo County, Texas, George Ingram, Sheriff, conveyed the property unto the County of Hidalgo. This was possibly a foreclosure or a seizure.

By instrument dated June 29, 1959, recorded in Volume 984, Page 352, Deed Records of Hidalgo County, Texas, Fred Powell aka Fred C. Powell, conveyed the property unto Elizabeth Powell Morony.

Tax Suit T-220-98-C for delinquent property taxes was filed against *The Known and Unknown Heirs of Elizabeth Powell Morony (Deceased)*. The property was later foreclosed upon by Hidalgo County, Donna ISD, South Texas College, et al, for delinquent property taxes and sold at tax resale auction dated August 2007.

The 12 years from 1947 to 1959 is the break in chain of title. It is not known how Mr. Powell acquired the land from Hidalgo County.

The present owner of the property now seeks to sell said property, all periods of redemption having expired. Valley Land is now requesting a Deed Without Warranty to be executed by the County conveying the property to Fred C. Powell in an effort to clear the chain of title. The County, as an antiquated owner, does not offer Warranty.

Feel free to call should have any questions or concerns.

Sincerely,



Gustavo Martinez