

LAW OFFICES  
OF  
**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**  
ATTORNEYS AT LAW  
1512 S. LONE STAR WAY  
EDINBURG, TEXAS 78539

Telephone: (956) 383-4500  
Facsimile: (956) 383-7820

December 3, 2019

Honorable Richard F. Cortez, Judge  
Hidalgo County  
100 E. Cano, Second Floor  
Edinburg, Texas 78539

RE: TAX RESALE PROPERTIES

Dear Judge Cortez:

Enclosed please find resolution and a list of struck-off properties listed on Exhibit A for the consideration of the Commissioner's Court. All of the struck-off properties listed on Exhibit A are *non-homestead* designated properties and are no longer being assessed current property taxes as a result of their ownership status. If approved, our firm will proceed with the sale of all of the properties listed on Exhibit A in accordance with Sec. 34.05 of the Texas Property Tax Code.

If you have any questions or require further information, please do not hesitate to call me.

Very truly yours,

**LINEBARGER GOGGAN BLAIR  
& SAMPSON, LLP**



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Michael G. Cano  
Partner



**LINEBARGER**

**ATTORNEYS AT LAW**

**Hidalgo County**

**December 3, 2019**

**Tax Resale Analysis**

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP  
ATTORNEYS AT LAW  
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EDINBURG, TEXAS 78539  
PHONE: 956.383.4500  
FAX: 956.383.7820  
[www.lgbs.com](http://www.lgbs.com)

**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**  
**HIDALGO COUNTY TAX RESALE LIST**

#	SUIT NUMBER	LEGAL DESCRIPTION	ACCOUNT NUMBER
1	T-1170-05-I	The South half of Lot Three (3),Block 75, Mission Original Townsite, Hidalgo County. Texas.	M5200-00-075-0003-00
2	T-250-10-H	Lot 21, Block 10, Colonia Juarez Addition, an addition to the City of Edcouch, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 21, Map Records of Hidalgo County, Texas.	C7300-00-010-0021-00
3	T-378-10-H	0.14 acre, more or less, out of the North 6 acres of the South 1/2 of Lot 20, Kelly Pharr Tract Subdivision, as described in Deed Recorded in Volume 1517, Page 863, Deed Records of Hidalgo County, Texas, Save and Except the following tracts of land: (1) save and except the West 400 feet: (2) Save and Except the East 115 feet described in Deed recorded in Volume 1478, Page 296, Deed Records: (3) The West 115 feet of the East 230 feet described in Deed recorded in Volume 1483, Page 752, Deed Records: (4) 2.0 acres, more or less, described in Deed recorded in Volume 1604, Page 266, Deed Records: and (5) 1.0 acre, more or less, described in Deed recorded in Doc# 700840, Official Records, leaving a residue of 0.14 acre, more or less, and carried on the Appraisal Roll as the West 30 feet of the East 700 feet of the North 198 feet of the South 660 feet, Lot 20, Kelly Pharr Tract.	K2400-00-000-0020-04
4	T-1005-11-A	Lot 34, Crown Point Estates Addition, an addition to the City of Pharr, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 29, Page 132, Map Records of Hidalgo County, Texas and carried on the tax roll as Lot 34, Crown Point Estates, Phase 1.	C9520-01-000-0034-00
5	T-3115-12-H	A 1.06 acres, more or less, being a portion of Block 39, Santa Cruz Ranch Subdivision, Hidalgo County, Texas: of which 0.06 acre lies with the Denkhau Blvd: as described in deed dated May 24, 1990, from George Salinas etux to George Salinas Jr. etal, in Volume 2922, Page 336, Deed Records of Hidalgo County, Texas.  0.53 acres, more or less, out of Block 39, Santa Cruz Ranch Subdivision, a subdivision in Hidalgo County, Texas; of which 0.03 acre lies within Denkhau Blvd., an undedicated road; being the South 1/2 of the 1.06 acre tract described in deed dated October 6, 1992, from George Salinas, Sr. et ux to George Salinas, Jr. et ux, in Volume 3343, Page 531, Official Records of Hidalgo County, Texas.	S1600-00-000-0039-33 & S1600-00-000-0039-90

6	T-1916-13-C	All of Lot One Hundred and Four (104), Kenyon Estates Subdivision, a subdivision in the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 124, Map Records of Hidalgo County, Texas.	K2800-00-000-0104-00
7	T-1953-13-A	Lot 203, Kenyon Estates Subdivision, a subdivision to the City of Edinburg, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 23, Page 124, Map Records of Hidalgo County, Texas.	K2800-00-000-0203-00
8	T-1007-15-F	The East 198.00 feet of the West 323.00 feet of the South 125.00 feet of the North 1/2 of Lot 21, Ramseyer Gardens Subdivision, a subdivision in Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 9, Page 16, Map Records of Hidalgo County, Texas and carried on the tax rolls as Ramseyer Gardens #1, East 198 feet of the West 323 feet of the South 125 feet of the North 150 feet, Lot 21, 0.57 acres net a/k/a Tract 8.	R0800-01-000-0021-05
9	T-1161-16-J	<p>Tract 1: 4.658 acres, more or less, out of Lot 15, Block 65, Capihallo District Subdivision, a subdivision in Hidalgo County, Texas, as described as Tract No. 3, in deed dated June 1, 1976, from Salvador M. Hinojosa etux to H &amp; H Industries, Inc., in Clerk's file #1976-17391, Deed Records of Hidalgo County, Texas.</p> <p>Tract 2: 2.42 acres, more or less, out of Lot 15, Block 65, Capihallo District Subdivision, a subdivision in Hidalgo County Texas, as described in deed dated December 1, 1974, from Circle H. Wood Products, Inc. to Liborio E. Hinojosa, in Volume 2709, Page 548, Official Records of Hidalgo County, Texas.</p> <p>Tract 3: 2.73 acres, more or less, out of the South 10.00 acres of Lot 10, Block 65, Capihallo District Subdivision, a subdivision in Hidalgo County, Texas, as described in deed dated August 18, 1980, from Hinojosa Enterprises to H &amp; H Meat Products Co., Inc., in Volume 1685, Page 525, Deed Records of Hidalgo County, Texas.</p> <p>Tract 7: 7.27 acres, more or less, out of the South 10.00 acres of Lot 10, Block 65, Capihallo District Subdivision, a subdivision in Hidalgo County, Texas, as described in deed dated October 1, 1985, from Hinojosa Enterprises to H &amp; H Meat Products Company, Inc., in Volume 2212, Page 365, Official Records of Hidalgo County, Texas.</p>	<p>C1400-00-065-0015-01 &amp; C1400-00-065-0015-00 &amp; C1400-00-065-0010-04 &amp; C1400-00-065-0010-03</p>
10	T-1161-16-J	Tract 5: Lot 2, Hinojosa Enterprises Subdivision, Phase 1, a subdivision in Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 55, Page 188, Map Records of Hidalgo County, Texas.	H3675-01-000-0002-00

11	T-1161-16-J	Tract 6: Lot 3, Hinojosa Enterprises Subdivision, Phase 1, a subdivision in Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 55, Page 188, Map Records of Hidalgo County, Texas.	H3675-01-000-0003-00
12	T-1800-16-H	East 1/2 of Lot 9, Block "A", Wright's Addition, an addition to the City of Mission, Hidalgo County, Texas, as described in Clerk's File #31342, Deed Records of Hidalgo County, Texas.	W8100-00-00A-0009-00

**DISCLAIMER—RESALE LIST IS PRELIMINARY AND SUBJECT TO CHANGE**

DRAFT

RESOLUTION NO. \_\_\_\_\_

AUTHORIZING THE RESALE OF PROPERTIES ON THE ATTACHED AND INCORPORATED EXHIBIT A, FOR FAILURE TO PAY AD VALOREM TAXES DUE TO THE COUNTY OF HIDALGO, IN ACCORDANCE WITH SEC. 34.05 OF THE TEXAS PROPERTY TAX CODE.

WHEREAS, the County of Hidalgo is a taxing entity in the State of Texas and is duly authorized to levy and collect taxes on property located within its taxing jurisdiction; and

WHEREAS, the taxing authorities located within the County of Hidalgo hold in trust all properties in their jurisdiction that were previously foreclosed upon and not sold at tax sale (“struck-off”) because the opening bid was not met; and

WHEREAS, the County of Hidalgo, as a taxing jurisdiction that is entitled to receive proceeds of the sale of such previously struck-off properties, desires that such properties be placed for resale in accordance with Sec. 34.05 of the Texas Property Code; and

WHEREAS, the County of Hidalgo desires to receive the highest possible bid for each struck-off property so that such properties may be returned to the tax rolls; and

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY OF HIDALGO THAT

1. The governing body of the County of Hidalgo authorizes its County Constable(s) to resale the struck-off properties on the attached Exhibit A by public auction in accordance with Sec. 34.05 of the Texas Property Tax Code and to accept the highest bid for each struck-off property.
2. After such resale is conducted and monies received, the County of Hidalgo authorizes its ad valorem tax attorneys (Linebarger) to pay all costs of resale in accordance with the Texas Property Tax Code and to prorate the remaining monies amongst all of the taxing jurisdictions in accordance with the balances found to be owed in the final judgment, which was approved by a court of proper jurisdiction.

3. The County of Hidalgo authorizes its County Constable(s) to execute the necessary resale deeds upon the payment of its prorated share of the tax resale proceeds without further action from this governing body.
4. This resolution is adopted in accordance with all requirements and is in effect as of December \_\_\_\_\_, 2019.

**County of Hidalgo**

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Hon. Richard F. Cortez  
County Judge, County of Hidalgo

ATTEST:

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Arturo Guajardo, Jr.  
County Clerk, County of Hidalgo