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January 21, 2020

Honorable Richard F. Cortez, Judge
Hidalgo County
100 E. Cano, 2nd Floor
Edinburg, Texas 78539

RE: Tax Resale Properties – Public Auction Approval

Dear Hon. Cortez:

As your delinquent tax attorneys, we are tasked with foreclosing and selling certain delinquent properties within Hidalgo County. Most properties placed for tax sale are sold at the public auction; however, properties that do not receive the statutorily required minimum bid at the tax sale are *struck-off* to the taxing entities. This basically means the taxing entities jointly become the owners of the *struck-off* properties until the properties are later sold at a tax resale. We are proposing to proceed with the resale (by public auction) of certain struck-off properties (*see* Exhibit A), all of which are *non-homestead* designated properties and are no longer being assessed current property taxes as a result of their ownership status. We are requesting the attached Exhibit A and accompanying resolution be placed on your next commissioner's court agenda for consideration and approval. If approved, our firm will proceed with the resale of all of the properties listed on Exhibit A and conduct the resale 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**



Michael G. Cano
Partner

cc: Monica Salinas Badillo, Hidalgo County Court Administrator, 2818 S. Bus. Hwy. 281,
Edinburg, TX 78539



LINEBARGER

ATTORNEYS AT LAW

Hidalgo County

January 28, 2020

Tax Resale Analysis

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
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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 January _____, 2020.

County of Hidalgo

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

ATTEST:

Arturo Guajardo, Jr.
County Clerk, County of Hidalgo

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

#	SUIT NUMBER	LEGAL DESCRIPTION	ACCOUNT NUMBER
1	T-095-05-E	The South 35 feet of Lots 11, 12, 13, and 14, Block 26, Original Townsite, City of Elsa, Hidalgo County, Texas, as described in Volume 1274, Page 589, Deed Records of Hidalgo County, Texas.	E5400-00-026-0011-01
2	T-217-06-A	5.00 acres, more or less, being the South 5 acres of the North 10 acres of the South 20 acres of Lot 11, C. A. Connor and Company Subdivision, a subdivision in Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 11, Page 17, Map Records of Hidalgo County, Texas.	C7900-00-000-0011-20
3	T-1132-06-G	Tract 1: 1 acre, more or less, situated in Farm Tract 1034, Adams Tract Subdivision, Llano Grande Grant, Hidalgo County, Texas, as described in Tract 6 in deed dated July 11, 1983 From Olivia B. Medrano, et al to Juan Andres Medrano, et al, recorded in Volume 1896, Page 528, Deed Records of Hidalgo County, Texas.	A0800-00-000-1034-12
4	T-1132-06-G	Tract 2: 1.00 acre, more or less, being a portion of Farm Tract 1034, Adams Tract Subdivision, Hidalgo County, Texas, as described in deed dated May 4, 1998 from Roberto Cantu to Oscar Garcia, et ux., recorded in Document File No. 822350, Official Records of Hidalgo County, Texas.	A0800-00-000-1034-00
5	T-1094-09-F	The 0.723 acre in the Southeast part of Lot 6-8, West Addition to Sharyland, Hidalgo County, Texas; and described by metes and bounds as follows in Warranty Deed recorded in Volume 1958, Page 416, Deed Records, Hidalgo County, Texas.	W0100-00-006-0008-03
6	T-1970-09-H	A 0.6371 acre tract of land, more or less, being the West 1/2 of Lots 2 and 3, and all of Lots 4 and 5, Block 12, Wood Subdivision, Hidalgo County, Texas and being more particularly described in that Deed dated September 4, 1973 from Conan T. Wood, Trustee to Faustino Estrada, Recorded in Volume 1776, Page 385, Real Property Records, Hidalgo County, Texas, and carried on the tax rolls as Woods W 1/2, Lots 2 and 3, all Lts 4-5, Blk 12.	W7400-00-012-0002-02
7	T-1441-10-C	All that certain tract of land out of Lot 7, Section 235, Texas-Mexican Railway Company Survey, Hidalgo County, Texas, described as 9.53 acres, more or less, in deed dated October 24, 1951, from J. A. Seeger, Et Ux to Manuel Arebalo, in Volume 734, Page 304, Deed Records of Hidalgo County, Texas; SAVE & EXCEPT however, the following: a. that certain 2.3 acre tract described in Volume 1775,	T2100-00-235-0007-00

		<p>Page 741, Deed Records of Hidalgo County, Texas;</p> <p>b. that certain 2.2 acre tract described in Volume 1786, Page 901, Deed Records of Hidalgo County, Texas;</p> <p>c. that certain 2.2 acre tract described in Volume 1787, Page 199, Deed Records of Hidalgo County, Texas; and</p> <p>d. that certain 1.17 acre tract described in Clerk's File #470513, Official Records of Hidalgo County, Texas; and leaving herein a residue of 1.66 acres, more or less.</p>	
8	T-0559-12-A	<p>Tract 2: Lot 10, Block 12, Middle-Donna Subdivision, a subdivision to the City of Donna, Hidalgo County, Texas, as described in Clerk's File #314782, Official Records of Hidalgo County, Texas .</p>	M4100-00-012-0010-00
9	T-0701-12-F	<p>Lot 9, Block 151, Fir Addition, City of Pharr, Hidalgo County, Texas, according to the map or plat thereof recorded in the office of the County Clerk of Hidalgo County, Texas, and being more particularly described in that Warranty Deed recorded on October 15, 1980, Volume 1692, Page 695, Document Number 30573, Real Property Records, Hidalgo County, Texas.</p>	F3450-00-151-0009-00
10	T-2213-12-H	<p>A tract of land being 0.162 acre, more or less, in the Southeast part of Lot 35-7, West Addition to Sharyland, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 56, Map Records in the Office of the County Clerk of Hidalgo County, Texas.</p>	W0100-00-035-0007-33
11	T-2258-12-C	<p>Tract 6: 0.39 acre, more or less, out of Farm Tract 533, Block 154, West Tract Subdivision, a subdivision in Hidalgo County, Texas, conveyed unto Modesto Hernandez, in Clerk's File # 2340571, Official Records of Hidalgo County, Texas and more accurately described as a part of Tract II, in deed dated January 1, 2002, from Juana L. Hernandez to Hi-Lo Sales, Inc., in Clerk's File #1053175, Official Records of Hidalgo County, Texas.</p> <p>&</p> <p>Tract 7: 0.591 acre, more or less, out of Farm Tract 533, Block 154, West Tract Subdivision, an addition to the City of Elsa, Hidalgo County, Texas, as described in deed dated January 5, 2012, from Hi-Lo Sales, Inc. to Modesto Hernandez, in Clerk's File #2012-2282598, Official Records of Hidalgo County, Texas.</p> <p>&</p> <p>Tract 8: Lots 16 and 17, Block 45, Frank A. Smith's North Elsa Re-subdivision, a subdivision in the City of Elsa, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 15, Map Records of Hidalgo County, Texas.</p>	<p>E5400-00-030-0000-05</p> <p>&</p> <p>E5400-00-030-0000-03</p> <p>&</p> <p>E5400-00-045-0016-05</p>

12	T-1940-14-G	60.00 feet by 90.00 feet, containing 0.124 acre, more or less, out of Lot 54, Los Ejidos de Reynosa Viejo Grant, City of Abram, Hidalgo County, Texas, as described in deed dated September 8, 1997, from Rosalinda Garza Mendez to Ruben Becerra I, in Clerk's File #625208, Official Public Records of Hidalgo County, Texas.	L6050-00-000-0054-20
13	T-2837-14-E	Lot 10, Block 70, Original Townsite of Elsa, Hidalgo County, Texas, as described in Volume 2180, Page 29, Deed Records of Hidalgo County, Texas.	E5400-00-070-0010-00
14	T-0661-16-D	All that certain tract of land out of Lot 9, Resubdivision of Lot 89, Mission Acres, a subdivision in Hidalgo County, Texas, described as the North 33 feet of said Lot 9, containing 0.1439 acre, more or less, according to the map or plat thereof, recorded in Volume 6, Page 14, Map Records of Hidalgo County, Texas; SAVE & EXCEPT however, that certain 12 feet tract, containing 0.0091 acre, more or less, described in Volume 629, Page 630, Deed Records of Hidalgo County, Texas; leaving herein a residue of 0.1348 acre, more or less.	M4900-00-089-0009-05
15	T-1638-13-F	0.28 acres, more or less, out of Lot 192, John H. Shary Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 1, Page 17, Map Records in the Office of the County Clerk of Hidalgo County, Texas, and described by metes and bounds in Deed of Trust recorded in Instrument No. 29732, filed on September 7, 1978, Deed Records of Hidalgo County, Texas.	S2950-00-000-0192-26
16	T-1274-11-J	0.19 acres, more or less, being 50.0 feet by 165.0 feet out of Lot 182, John H. Shary Subdivision of Porciones 58, 59 and 60, Hidalgo County, Texas, as described in Deed dated May 9, 1995, from Carmen T. Espinoza to Herlinda V. Espinoza, recorded in Clerk's File #453277, Official Records of Hidalgo County, Texas.	S2950-00-000-0182-58

DISCLAIMER—RESALE LIST IS PRELIMINARY AND SUBJECT TO CHANGE