

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1512 S. LONE STAR WAY
EDINBURG, TEXAS 78539

Tel: (956) 383-4500 / Fax: (956) 383-7820

February 10, 2026

Ms. Monica Salinas Badillo
Court Administrator
2818 S. Business Highway 281
Edinburg, Tx 78539

Re: T-1008-12-G; Donna Independent School District and South Texas College, Et Al
vs. Aida Palacios

Dear Mrs. Salinas Badillo:

As your delinquent tax attorneys, we are tasked with foreclosing and selling certain delinquent accounts within your jurisdiction. 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. Although the Texas Property Tax Code allows for taxing jurisdictions to sell *struck-off* properties by public auction or private sale, our firm has a general policy to sell all struck-off properties at public auction – we believe the public auction option is more transparent and allows for a greater recovery of taxes owed. However, we will occasionally accept a private bid if it is made by an affected taxing entity or a private individual (with a justified, compelling and documented reason).

On the above-referenced matter, our firm recently received a private bid for a *struck-off* property, which is within your taxing jurisdiction. We have attached a bid analysis for your review.

If you have any questions or would like additional information, please do not hesitate to contact me.

Respectfully,

Linebarger Goggan Blair & Sampson, LLP



Jaime E. Gonzalez
Partner

HIDALGO COUNTY



**PRIVATE BID
MARCH 03, 2026**



1512 SOUTH LONE STAR WAY, EDINBURG, TEXAS 78539 ☎ TEL. (956) 383-4500

HIDALGO COUNTY

RESOLUTION NO. _____

On the _____ day of _____, 2026, at the regularly scheduled meeting of the Hidalgo County Commissioners' Court, a motion was duly made and seconded to resell the property described on the attached list, which was acquired by the County through previous tax foreclosure proceedings. The property was sold in accordance with Texas Tax Code Ann. §34.05.

Discussion was then conducted, and upon completion of the same the County Judge of Hidalgo County, Texas called for a vote on the motion, and the same was passed by majority. Now therefore:

BE IT RESOLVED that the Commissioners' Court of Hidalgo County, Texas approved the bid received on the property described in the attached list and authorizes the County Judge of Hidalgo County, Texas to execute the tax resale deed conveying the approved property.

SIGNED on this _____ day of _____, 2026.

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

ATTEST:

Arturo Guajardo, Jr.
County Clerk, County of Hidalgo

TO: LINEBARGER, GOGGAN, BLAIR & SAMPSON, LLP
FROM: HERIBERTO GARCIA
RE: 3111 Cummings Ln. Donna, TX 78537 / Property ID: 208274
DATE: JANUARY 16, 2026

I, Heriberto Garcia, residing at 2512 Mile 6 ½ N Rd Weslaco, TX 78596, wish to submit a bid of \$38,264.01 on the following property:

Legal Description: LA DONNA W39.11' LOT 8 & E27.01' LOT 9 BLK 2 1AC
NET

Account No. L0800-00-002-0008-00

Please feel free to contact me at 956 463 7474 if there are any questions.

Respectfully,



HERIBERTO GARCIA

2512 Mile 6 ½ N Rd
Weslaco, TX 78596

PRIVATE BID ANALYSIS

HIDALGO COUNTY

TAX SALE / RESALE BID AMOUNT ANALYSIS - DISBURSEMENT

Suit Number:	Property ID / Account No.
T-1008-12-G	L0800-00-002-0008-00
Legal Description:	
1.00 ACRE, MORE OR LESS, OUT OF LOTS 8 AND 9, BLOCK 2, LA DONNA SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS DESCRIBED IN DEED DATED JULY 10, 1991, FROM FELIX GAONA ETUX TO AIDA PALACIOS, IN VOLUME 3103, PAGE 207, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.	
Situs / Physical Address:	
3111 Cummings LN, Donna TX	
Date of Judgment:	Tax Year(s) in Judgment:
March 03, 2020	1994 - 2019
Judgment Amount:	Total Costs/Fees Due:
\$25,773.02	\$1,772.50
Appraised Value at Judgment:	Appraised Value at Sale/Resale:
\$45,201.00	\$57,766
Bid Amount:	Amount to be Applied
\$38,264.01	\$36,491.51

Taxing Entity:	Judgment Amount Due:	% of Bid:	Total Tax Due
Donna Independent School District	\$19,324.72	100%	\$26,579.41
Hidalgo County	\$3,257.26	100%	\$5,201.86
South Texas Independent School District	\$564.95	100%	\$812.91
Hidalgo County Drainage District #01	\$520.37	100%	\$842.04
Hidalgo County Emergency Services District #04	\$146.42	100%	\$232.74
South Texas College	\$1,959.30	100%	\$2,822.55
Totals	\$25,773.02	-	\$36,491.51

Instruction: Please apply proceeds received in accordance with Tex. Prop. Tax Code § 34.02 & § 34.06. Proceeds must first be applied to "Tax Year(s) in Judgment" listed above; if outstanding balance remains due for any "Tax Year(s) in Judgment" after applying proceeds, remove remaining balance for "Tax Year(s) in Judgment" only. Any tax year(s) due after judgment date ("post-judgment taxes") must remain due on account; even if partial proceeds applied to post-judgment year(s). Post-judgment taxes should never be removed (unless specifically instructed to by an authorized legal authority and with proper documentation).

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
PROPERTY INFORMATION
HIDALGO COUNTY

SUIT NUMBER	LEGAL DESCRIPTION	ACCOUNT NUMBER
T-1008-12-G	1.00 ACRE, MORE OR LESS, OUT OF LOTS 8 AND 9, BLOCK 2, LA DONNA SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, AS DESCRIBED IN DEED DATED JULY 10, 1991, FROM FELIX GAONA ETUX TO AIDA PALACIOS, IN VOLUME 3103, PAGE 207, OFFICIAL RECORDS OF HIDALGO COUNTY, TEXAS.	L0800-00-002-0008-00

GENERAL INFO

ACCOUNT

Property ID: 208274
 Geographic ID: L0800-00-002-0008-00
 Type: R
 Zoning: CNTY
 Agent:
 Legal Description: LA DONNA W39.11' LOT 8 & E27.01'
 LOT 9 BLK 2 1AC NET
 Property Use:

OWNER

Name: HIDALGO COUNTY TRUSTEE
 Secondary Name:
 Mailing Address: PO BOX 178 EDINBURG TX US 78540-0178
 Owner ID: 1067775
 % Ownership: 100.000000
 Exemptions: EX-XV - Other Exemptions (including public property, religious organizations,

LOCATION

Address: 3111 CUMMINGS LN, DONNA TX

Market Area:
 Market Area CD: SDNA008
 Map ID:
 Zoning: CNTY

PROTEST

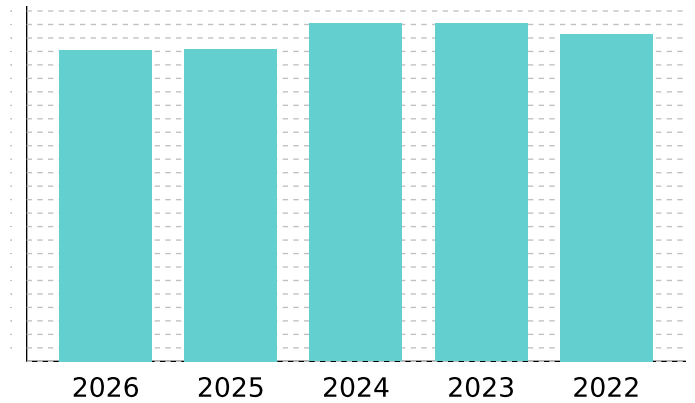
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$52,280
 Special Use Land Market: \$0
 Total Land: \$52,280
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$5,486
 Total Improvement: \$5,486
 Market: \$57,766
 Special Use Exclusion (-): \$0
 Appraised: \$57,766
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$57,766

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2026	\$52,280	\$5,486	\$0	\$57,766	\$0	\$57,766
2025	\$52,280	\$5,724	\$0	\$58,004	\$0	\$58,004
2024	\$52,280	\$10,393	\$0	\$62,673	\$0	\$62,673
2023	\$52,280	\$10,393	\$0	\$62,673	\$0	\$62,673
2022	\$45,720	\$15,021	\$0	\$60,741	\$0	\$60,741

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
DR1	DRAINAGE DISTRICT #1	0.112300	\$57,766	\$0
FD4	EMS DIST #04	0.021600	\$57,766	\$0
GHD	HIDALGO COUNTY	0.575000	\$57,766	\$0
JCC	SOUTH TEXAS COLLEGE	0.162000	\$57,766	\$0
SDN	DONNA ISD	1.049200	\$57,766	\$0
SST	SOUTH TEXAS SCHOOL	0.049200	\$57,766	\$0

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **MOBILE HOME** Improvement Value: **\$5,486** Main Area: **408**
 State Code: **A2** Description: Gross Building Area: **408**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
MHR	MANUFACTURED HOME	MHLW		1	1998	1985	408

Improvement Features

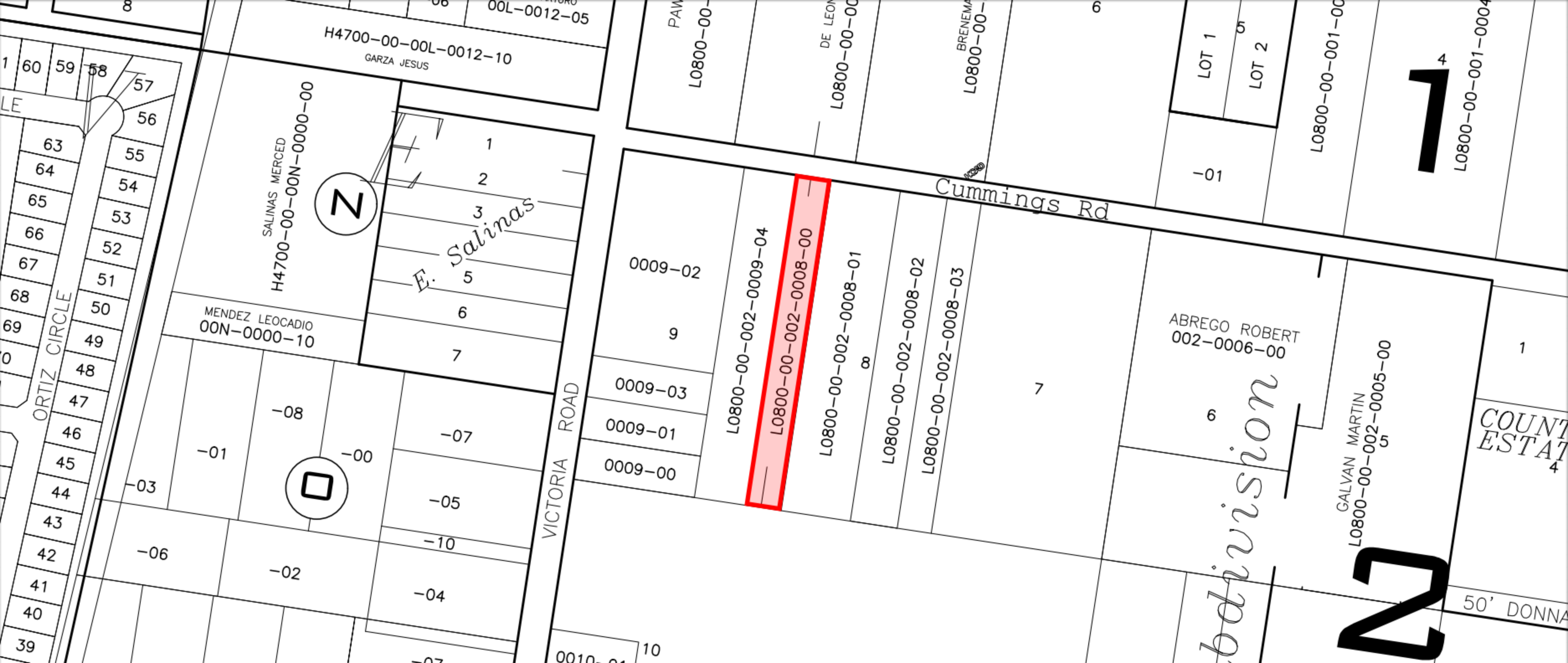
MHR Flooring: LIN, Plumbing: 1, Roof Style: SLP, Heating/Cooling: MINUS, Construction Style: RES, Wide: Sgl, Second Roof Covering: N, Foundation: CBK, Exterior Wall: RIB, Roof Covering: MTL, Number of Bedrooms: 1.00

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
AC	ACREAGE	1.0000	43,560	\$1.20	\$52,280	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
8/17/20	TXD	TAX/RESALE DEED	PALACIOS AIDA	HIDALGO COUNTY TRUSTEE				3144917
7/11/91	CONV	CONVERSION	GAONA FELIX	PALACIOS AIDA		3103	207	
7/28/83	CONV	CONVERSION	PALACIOS AIDA	GAONA FELIX		1856	713	



1 60 59 58 57 56 63 55 64 54 65 53 66 52 67 51 68 50 69 49 0 48 47 46 45 44 43 42 41 40 39

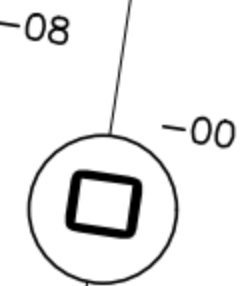
ORTIZ CIRCLE

SALINAS MERCED
H4700-00-00N-0000-00



E. Salinas

MENDEZ LEOCADIO
00N-0000-10



VICTORIA ROAD

Cummings Rd

L0800-00-002-0009-04
L0800-00-002-0008-00
L0800-00-002-0008-01

0009-02
9
0009-03
0009-01
0009-00

L0800-00-002-0008-02
L0800-00-002-0008-03

ABREGO ROBERT
002-0006-00

subdivision

GALVAN MARTIN
L0800-00-002-0005-00



50' DONNA

COUNTY
ESTATE

L0800-00-001-00
LOT 1
LOT 2
L0800-00-001-004

H4700-00-00L-0012-10
GARZA JESUS

PAW
L0800-00-

DE LEON
L0800-00-00-

BRENEMAR
L0800-00-

6

LOT 1

LOT 2

-01



L0800-00-001-0004

0010-01 10

Property ID: 208274





ATTENTION
TAX RESALE FORECLOSURE
 THIS PROPERTY HAS BEEN
 SEIZED FOR DELINQUENT TAXES AND WILL BE
 SOLD PUBLIC AUCTION
 ON 11/27/2024
 FOR MORE INFORMATION CALL 281-291-7757
 OR VISIT OUR WEBSITE WWW.LSG.COM
 TAX RESALE ONLY. **THOMAS** **THOMAS**
 LSG, INC. LSG, INC.
 10000 N. LOOP WEST, SUITE 1000
 DALLAS, TX 75243

10/22/2024 07:19