

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-0770-13-G; Edinburg Consolidated Independent School District, City of
Edinburg and South Texas College, Et Al Vs. James John Carlson, Et. Al.

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



Lone Star National BankSM

February 6, 2026

To Whom It May Concern,

We, Lone Star National Bank, confirm that our client Amira Kalifa with LAS ALMAS FOOD HALL LLC has available funds for immediate use in their checking account. LAS ALMAS FOOD HALL LLC has available funds in their account for immediate use for the property purchase of \$155,700.00.

A handwritten signature in blue ink, appearing to read 'Melissa', with a long horizontal flourish extending to the right.

Melissa Munoz
Lending Specialist
520 E Nolana Ave
McAllen, TX 78504
956-984-2853



COMMERCIAL LETTER OF INTENT TO PURCHASE

USE OF THIS FORM BY PERSONS WHO ARE NOT MEMBERS OF THE TEXAS ASSOCIATION OF REALTORS®, INC. IS NOT AUTHORIZED.
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This letter of intent summarizes the general terms of a proposed purchase and sale agreement between Seller and Buyer. The terms of this letter of intent are not binding upon either Seller or Buyer.

SELLER: Owner of Record
Address: _____
Phone: _____ E-mail: _____
Mobile: _____ Fax or Other: _____

BUYER: Las Almas Food Hall, LLC
Address: 225 E Cano Street, Edinburg, Texas 78359
Phone: (956) 457-5671 E-mail: Amira.kalifa@gmail.com
Mobile: (956) 457-5671 Fax or Other: _____

PROPERTY: 218-220 East Cano Street, Edinburg, TX 78539
EDINBURG TOWNSITE LOT 9 THRU 11 BLK 277

SALES PRICE: \$ 155,700.00, being:
 cash in the amount of \$ 155,700.00
 Third Party Financing totaling \$ _____
 Assumption of existing loan with a balance of .. \$ _____
 Seller Financing in the amount of \$ _____

EARNEST MONEY: \$ 1,000.00

TITLE COMPANY: Edwards Abstract and Title Co., 3111 W Freddy Gonzalez Dr, Edinburg, TX 78539

FEASIBILITY PERIOD: 0 days after the effective date.

FINANCING CONTINGENCY N/A days after the effective date.

CLOSING DATE:
 _____ days after the expiration of the feasibility period.
 _____ (specific date).
 Within 7 days of acceptance

TITLE POLICY: Cost paid by Seller Buyer. Seller Buyer will pay the additional cost for the modification of the standard printed survey exception.

SURVEY:
 Buyer will obtain new survey at Buyer's expense. Seller will reimburse up to \$ N/A of cost.
 Seller will obtain new survey at Seller's expense. Buyer will reimburse up to \$ _____ of cost.
 Seller will provide Seller's existing survey.

(TXR-1803) 07-08-22 Initialed for Identification by Seller: and Buyer:
02/08/26 2:48 PM CST dotloop-verified

Letter of Intent concerning: 218-220 East Cano Street, Edinburg, TX 78539

DEED TYPE: general special warranty deed.

BROKERS:

Representing Seller: N/A

Representing Buyer: Managing Member of Las Almas Food Hall, LLC is a licensed TX REALTOR.

Seller will pay fees: as specified by separate written commission agreement, or as follows

Seller's Broker a total cash fee of:
 N/A % of the sales price.
 N/A .

Buyer's Broker a total cash fee of:
 N/A % of the sales price.
 N/A .

NOTICE: Chapter 62, Texas Property Code, authorizes a broker to secure an earned commission with a lien against the Property.

PROPERTY CONDITION: Buyer will accept the Property in its present condition except that Seller, at Seller's expense, will complete the following before closing: N/A

ASSIGNMENT: Buyer may may not assign the contract.

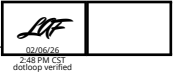
SPECIAL PROVISIONS: _____

NON-BINDING: THIS LETTER OF INTENT IS NOT INTENDED TO BE A LEGALLY-BINDING AGREEMENT OF PURCHASE AND SALE. NEITHER PARTY SHALL BE BOUND OR HAVE THE OBLIGATION TO PURSUE NEGOTIATIONS OR ANY OTHER OBLIGATIONS OF ANY KIND, UNLESS AND UNTIL A DEFINITIVE CONTRACT IS HEREAFTER SIGNED AND DELIVERED BY THE PARTIES. NO DEFINITIVE CONTRACT SHALL BE ENTERED INTO UNLESS IT IS SATISFACTORY TO BOTH BUYER AND SELLER, IN THEIR SOLE DISCRETION.

If this proposal is acceptable, please indicate by signing below and returning a fully executed copy of this letter to my attention.

Seller Buyer will prepare a draft of a purchase and sale agreement utilizing the current Texas REALTORS® form 1801 (Improved), 1802 (Unimproved), or such other form as the parties agree.

EXPIRATION: If the party receiving this letter of intent desires to pursue negotiations along the terms detailed in this letter of intent, the party delivering this letter of intent requests that the receiving party sign a copy of this letter of intent, and deliver the signed copy to the delivering party by 5:00 p.m. on _____.



Letter of Intent concerning: 218-220 East Cano Street, Edinburg, TX 78539

Seller: _____

Buyer: Las Almas Food Hall, LLC

By: _____

By: Amira Kalifa

By (signature):

By (signature): *Amira Kalifa* dotloop verified
02/06/26 2:47 PM CST
I2HT-BCY-VNTA-MC41

Printed Name: _____

Printed Name: Amira Kalifa

Title: _____ Date: _____

Title: Managing Member Date: 12/03/2025

By: _____

By: _____

By (signature):

By (signature):

Printed Name: _____

Printed Name: _____

Title: _____ Date: _____

Title: _____ Date: _____

PRIVATE BID ANALYSIS

HIDALGO COUNTY

TAX SALE / RESALE BID AMOUNT ANALYSIS - DISBURSEMENT

Suit Number:		Property ID / Account No.	
T-0770-13-G		E3300-00-277-0009-00	
Legal Description:			
LOT NINE (9), TEN (10), AND ELEVEN (11), BLOCK TWO HUNDRED SEVENTY-SEVEN (277), ORIGINAL TOWNSITE OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.			
Situs / Physical Address:			
218-220 E. Cano St., Edinburg Texas 78539			
Date of Judgment:		Tax Year(s) in Judgment:	
February 27, 2019		2011 - 2018	
Judgment Amount:		Total Costs/Fees Due:	
\$83,844.01		\$2,489.00	
Appraised Value at Judgment:		Appraised Value at Sale/Resale:	
\$382,768.00		\$416,540	
Bid Amount:		Amount to be Applied	Remaining Amount
\$155,700.00		\$153,211.00	\$10,258.45

Taxing Entity:	Judgment Amount Due:	% of Bid:	Total Tax Due
Edinburg Consolidated Independent School District	\$37,483.35	100%	\$63,610.24
Hidalgo County	\$17,745.76	100%	\$30,227.54
City of Edinburg	\$19,198.18	100%	\$32,923.76
Hidalgo County Drainage District #01	\$2,726.26	100%	\$4,728.25
South Texas College	\$5,202.98	100%	\$8,924.16
South Texas Independent School District	\$1,487.48	100%	\$2,538.60
Totals	\$83,844.01	-	\$142,952.55

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-0770-13-G	LOTS NINE (9), TEN (10), AND ELEVEN (11), BLOCK TWO HUNDRED SEVENTY-SEVEN (277), ORIGINAL TOWNSITE OF EDINBURG, HIDALGO COUNTY, TEXAS, AS PER MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 23, MAP RECORDS, HIDALGO COUNTY, TEXAS.	E3300-00-277-0009-00

GENERAL INFO

ACCOUNT

Property ID: 165154
 Geographic ID: E3300-00-277-0009-00
 Type: R
 Zoning: CO
 Agent:
 Legal Description: EDINBURG TOWNSITE LOT 9 THRU 11 BLK 277
 Property Use: RETL

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: 218 - 220 E CANO ST, EDINBURG TX

Market Area:
 Market Area CD: ALL
 Map ID: CEB V1 P23
 Zoning: CO

PROTEST

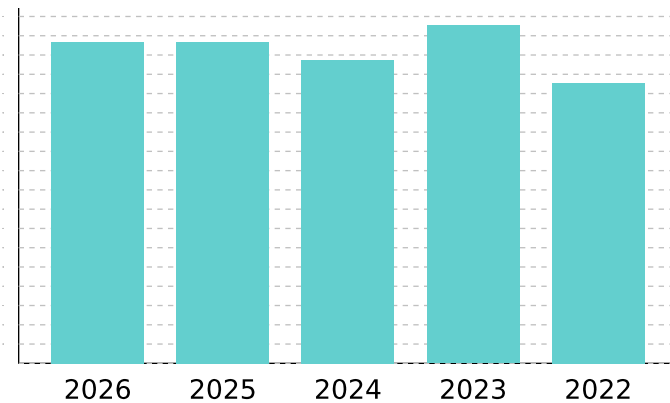
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$170,400
 Special Use Land Market: \$0
 Total Land: \$170,400
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$246,140
 Total Improvement: \$246,140
 Market: \$416,540
 Special Use Exclusion (-): \$0
 Appraised: \$416,540
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$416,540

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	\$170,400	\$246,140	\$0	\$416,540	\$0	\$416,540
2025	\$170,400	\$246,140	\$0	\$416,540	\$0	\$416,540
2024	\$170,400	\$223,185	\$0	\$393,585	\$0	\$393,585
2023	\$170,400	\$267,821	\$0	\$438,221	\$0	\$438,221
2022	\$118,215	\$245,502	\$0	\$363,717	\$0	\$363,717

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
CEB	CITY OF EDINBURG	0.630000	\$416,540	\$0
DR1	DRAINAGE DISTRICT #1	0.112300	\$416,540	\$0
GHD	HIDALGO COUNTY	0.575000	\$416,540	\$0
JCC	SOUTH TEXAS COLLEGE	0.162000	\$416,540	\$0
SEB	EDINBURG ISD	0.861700	\$416,540	\$0
SST	SOUTH TEXAS SCHOOL	0.049200	\$416,540	\$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: **COMMERCIAL** Improvement Value: **\$246,140** Main Area: **8,270**
 State Code: **F1** Description: Gross Building Area: **10,150**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
RTLS	RETAIL STORE	CRTL		1	1962	1962	8,270
STG	STORAGE	CRTL		1	1962	1962	1,500
CAN	CANOPY	CRTL		1	1962	1962	380

Improvement Features

CAN Ceiling: 14

STG Ceiling: 14

RTLS Construction Style: COM, Roof Covering: BLT, Roof Style: SLP, Exterior Wall: PFM, Heating/Cooling: MINUS, Interior Finish: SRK, Foundation: SLB, Flooring: CON, Ceiling: 14

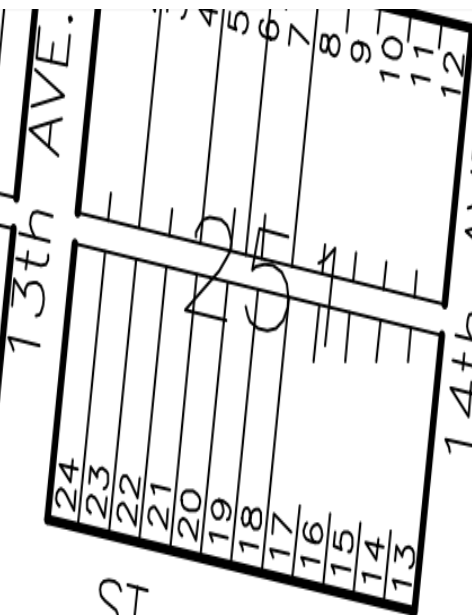
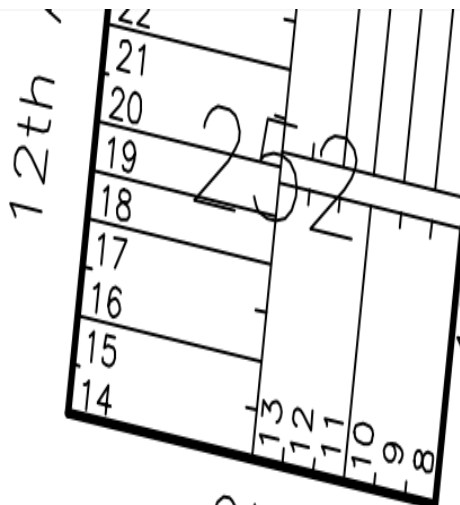
LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
L	LOT	0.2445	10,650	\$16.00	\$170,400	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
6/11/19	TXD	TAX/RESALE DEED	CARLSON JAMES JOHN & MARK	HIDALGO COUNTY TRUSTEE				3023241
12/15/10	AWD	ASSUMP W/D	CARLSON E R	CARLSON JAMES JOHN & MARK				2162455
11/5/09	WD	WARRANTY DEED	CARLSON E R	CARLSON E R				2049472
10/28/08	WD	WARRANTY DEED	CARLSON E R	CORE- TEC INTERNATIONAL				1941162
10/16/91	CONV	CONVERSION	FIRST NATIONAL BANK GROUP INC	CARLSON E R		2981	722	
8/29/90	CONV	CONVERSION	KOLDER INC	FIRST NATIONAL BANK GROUP INC		2961	73	
	CONV	CONVERSION	MISSION DRY GOODS	KOLDER INC		2784	825	

H2554



14th AVE.



15th AVE

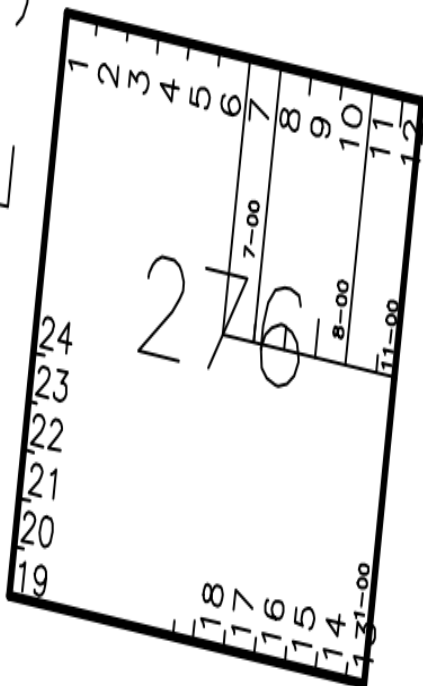
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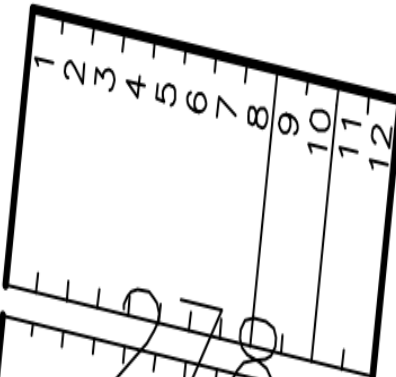
US LINES



CANO



ST.



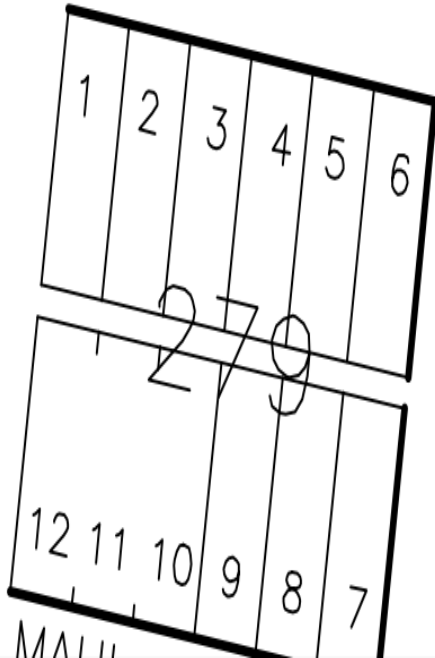
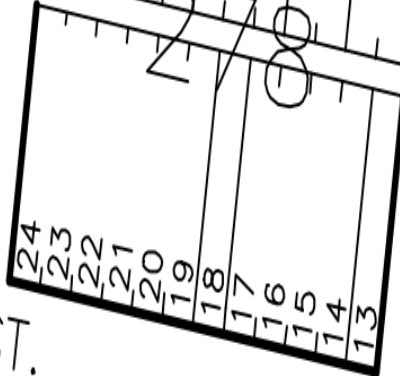
CANO

ST.

MAHL



ST.



MAHL

UNIVERSITY

Sacred Heart
Catholic Church

Museum of South
Texas History

Hidalgo County
Courthouse Annex III

Property ID: 165154



