

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1512 S. LONE STAR WAY
EDINBURG, TEXAS 78539

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

April 28, 2026

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

Re: T-1190-15-J; Edcouch - Elsa Independent School District Vs. Humberto Alvarez,
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. The private bid is being made by the previous owner and pays one hundred percent (100%) of the judgment amount for which the property was struck-off. Thus, all taxing entities will be made whole and will recover all taxes owed to them under the judgment. Our firm recommends approval of the private bid. We have attached a bid analysis for your review. If acceptable and approved, please execute the attached resolution and return the executed resolution to our office.

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
APRIL 28, 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

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
PROPERTY INFORMATION
HIDALGO COUNTY

SUIT NUMBER	LEGAL DESCRIPTION	ACCOUNT NUMBER
T-1190-15-J	Lot 14, Mercedes Acres Subdivision, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 31, Page 15, Map Records of Hidalgo County, Texas, save and except the South 1.00 acre for Improvements	M3528-00-000-0014-05

PRIVATE BID ANALYSIS

HIDALGO COUNTY

TAX SALE / RESALE BID AMOUNT ANALYSIS - DISBURSEMENT

Suit Number:	Property ID / Account No.
T-1190-15-J	M3528-00-000-0014-05
Legal Description:	
LOT 14, MERCEDES ACRES SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 31, PAGE 15, MAP RECORDS OF HIDALGO COUNTY, TEXAS, SAVE AND EXCEPT THE SOUTH 1.00 ACRE FOR IMPROVEMENTS.	
Situs / Physical Address:	
5532 MILE 12 N, TX	
Date of Judgment:	Tax Year(s) in Judgment:
August 02, 2024	2011 - 2023
Judgment Amount:	Total Costs/Fees Due:
\$8,897.18	\$2,804.06
Appraised Value at Judgment:	Appraised Value at Sale/Resale:
\$68,302	\$85,378
Bid Amount:	Amount to be Applied
\$16,525.00	\$13,720.94

Taxing Entity:	Judgment Amount Due:	Total Tax Years Due:	Total Tax Due:
Hidalgo County	\$2,407.30	2011 – 2025	\$3,742.39
Edcouch – Elsa Independent School District	\$4,967.91	2011 – 2025	\$7,630.56
South Texas Independent School District	\$205.86	2011 – 2025	\$320.08
Hidalgo County Drainage District #01	\$483.76	2011 – 2025	\$746.63
Hidalgo County Emergency Service District #02	\$142.63	2011 – 2025	\$214.18
South Texas College	\$689.72	2011 – 2025	\$1,067.10
Totals	\$8,897.18	14 Years	\$13,720.94

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).

GENERAL INFO

ACCOUNT

Property ID: 567780
 Geographic ID: M3528-00-000-0014-05
 Type: R
 Zoning: RS
 Agent:
 Legal Description: MERCEDES ACRES LOT 14 EXC S1.0AC FOR IMPS
 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:

LOCATION

Address: 5532 MILE 12 N, TX

Market Area:
 Market Area CD: SEEA010
 Map ID: 27G VOL 31 PG 15
 Zoning: RS

PROTEST

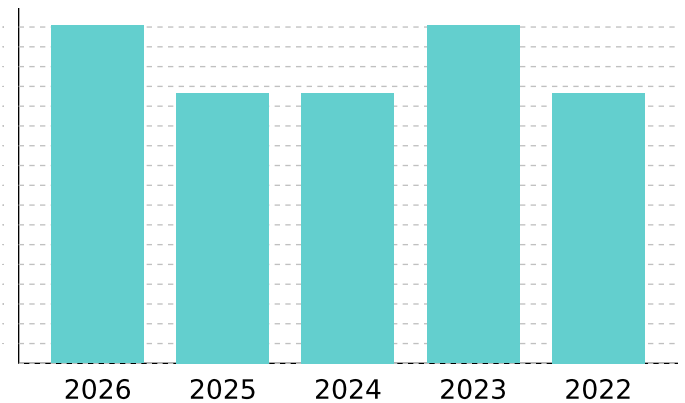
Protest Status:
 Informal Date:
 Formal Date:

VALUES

CURRENT VALUES

Land Homesite: \$0
 Land Non-Homesite: \$85,378
 Special Use Land Market: \$0
 Total Land: \$85,378
 Improvement Homesite: \$0
 Improvement Non-Homesite: \$0
 Total Improvement: \$0
 Market: \$85,378
 Special Use Exclusion (-): \$0
 Appraised: \$85,378
 Value Limitation Adjustment (-): \$0
 Net Appraised: \$85,378

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	\$85,378	\$0	\$0	\$85,378	\$0	\$85,378
2025	\$68,302	\$0	\$0	\$68,302	\$0	\$68,302
2024	\$68,302	\$0	\$0	\$68,302	\$0	\$68,302
2023	\$85,378	\$0	\$0	\$85,378	\$0	\$85,378
2022	\$68,302	\$0	\$0	\$68,302	\$0	\$68,302

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
DR1	DRAINAGE DISTRICT #1	0.112300	\$85,378	\$85,378
FD2	EMS DIST #02	0.030000	\$85,378	\$85,378
GHD	HIDALGO COUNTY	0.575000	\$85,378	\$85,378
JCC	SOUTH TEXAS COLLEGE	0.162000	\$85,378	\$85,378
SEE	EDCOUCH ELSA	1.132500	\$85,378	\$85,378
SST	SOUTH TEXAS SCHOOL	0.049200	\$85,378	\$85,378

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

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
AC	ACREAGE	1.9600	85,377.6	\$1.00	\$85,378	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
11/10/25	DEED	DEED	ALVAREZ HUMBERTO &	HIDALGO COUNTY TRUSTEE				3699339
	CONV	CONVERSION	CACERES CIRO & ESTELA	ALVAREZ HUMBERTO &				



Map Search

ArcGIS Topographic Map



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556073 556075 556077 556079 556081 556083 556085 556087 556089 556091 556093

Mile 12 Rd N

353836 353837 353838 353839 353840 353841

509644

509643

A⁻ 11 A⁺

Tiles © [ArcGIS](#)



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500 ft

Resolution: 1.17

509642

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Map Search

Bing Map Aerial



556076 556077 556078 556079 556080 556081 556082 556083 556084 556085 556086 556087 556088 556089 556090



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Terms of Use

Mile 12 N

Mile 12 N

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353835

353837

353838

353839

353840

353841



200 ft

Resolution: 0.79

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09/22/2025