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REDEMPTION DEED

THE STATE OF TEXAS §
 §
COUNTY OF HIDALGO §

KNOW ALL MEN BY THESE PRESENTS that HIDALGO COUNTY, as Trustee, holding in trust for the benefit of itself and for HIDALGO COUNTY DRAINAGE DISTRICT #1, HIDALGO COUNTY ROAD DISTRICT #5, LA JOYA INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE (hereinafter jointly referred to as Taxing Unit), purchasers of the below referenced property at tax foreclosure sale, (acquired in the Sheriff's Deed dated on October 1, 2013, and recorded as Document Number 2013-2452383 Official Records of Hidalgo County,) as authorized by Chapter 34, Subchapter B, Texas Property Tax Code, for and in consideration of the redemption amount for the herein stated property only in hand paid by the Redeemers and Purchasers listed below, on property once belonging to Redeemers and Purchasers, the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by these presents do convey and quitclaim back unto said Redeemers and Purchasers, all right, title and interest of Taxing Units acquired by tax foreclosure sale from Redeemers and Purchasers heretofore held, subject only to the rights still held, if any, by Redeemers and Purchasers, said property being described as:
Description: LOT 14, BASHAM SUBDIVISION, NO. 12, AMENDED, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED IN THAT DEED DATED APRIL 10, 2007 FROM MARIA SAN JUANA MORENO TO RUBEN OCHOA AND ANA B. OCHOA, RECORDED ON APRIL 12, 2007 IN DOCUMENT NUMBER 1745833, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS. ACCOUNT NO.: B190012000001400

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said Redeemers and Purchasers, their successors and assigns forever, so that neither Taxing Units, nor any person claiming under him, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

REDEEMERS AND PURCHASERS:

RUBEN OCHOA and wife, ANA B. OCHOA

Any post judgment taxes and taxes for the present year are to be paid by the Redeemer and Purchaser.

IN TESTIMONY WHEREOF, HIDALGO COUNTY, as Trustee, has caused these presents to be executed this 8th day of July, 2014.

HIDALGO COUNTY, as Trustee, holding for itself and for HIDALGO COUNTY DRAINAGE DISTRICT #1, HIDALGO COUNTY ROAD DISTRICT #5, LA JOYA INDEPENDENT SCHOOL DISTRICT, SOUTH TEXAS INDEPENDENT SCHOOL DISTRICT AND SOUTH TEXAS COLLEGE

Ramon Garcia

Ramon Garcia
County Judge
Hidalgo County

Attest:

Arturo Guajardo Jr.

Arturo Guajardo Jr.
County Clerk
Hidalgo County

APPROVED BY
COMMISSIONERS' COURT
ON: 7/8/14

Acknowledgment

THE STATE OF TEXAS §
§
COUNTY OF HIDALGO §

BEFORE ME, the undersigned authority, personally appeared RAMON GARCIA Hidalgo County Judge, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and in the capacity therein stated.

Given under my hand and seal of office this the 8th day of July, 2014.



Monica Badillo

Notary Public in and for the
State of Texas

REDEEMERS AND PURCHASERS ADDRESSES:

4313 Whitney Circle, Mission, Texas 78574 Hidalgo County, Texas

Zimbra

monica.badillo@co.hidalgo.tx.us

T-1569-10-A Right of Redemption Case

From : Romeo Cantu <rcantu@pbfc.com>
Subject : T-1569-10-A Right of Redemption Case
To : monica badillo <monica.badillo@co.hidalgo.tx.us>
Cc : Rodger Gonzales <rgonzales@pbfc.com>

Thu, Jul 03, 2014 09:20 AM

1 attachment

Ms. Badillo,

During the Hidalgo County Commissioners Meeting on October 29,2013, the Judge and Commissioners approved:

Discussion and possible action on the redemption, under Texas Tax Code § 34.21. et seq., of the property "struck off" to Hidalgo County, Trustee in Cause No. T-1569-10-A.

The judge signed the document, back in November 2013.

However, the payment to our office from the parities in cause no. T-1569-10-A wasn't finalized until recently.

Therefore we are sending a revised Redemption Deed to reflect it not being signed until 2014, which is the only change made to this document.

The Redemption Deed is attached to this email.

Please let me know if you have any questions.

Thanks,

Romeo Cantu
Communications Director/ Litigation Manager
Perdue, Brandon, Fielder, Collins & Mott LLP
200 South 10th Street, Suite 1500
McAllen, Texas 78501
Phone: (956) 631-4026 Ext. 136
Email: rcantu@pbfc.com

cc 7/8/14

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RIGHT OF REDEMPTION - RUBEN OCHOA.DOC

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