

# HIDALGO COUNTY



## TAX RESALE ANALYSIS DECEMBER 15, 2020



**LINEBARGER**

ATTORNEYS AT LAW

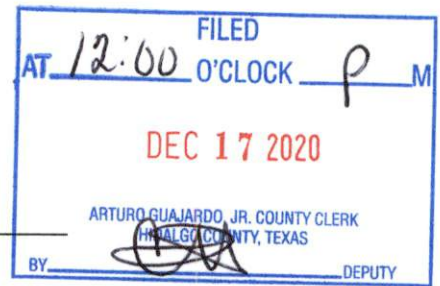
**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP  
HIDALGO COUNTY TAX RESALE LIST**

#	SUIT NUMBER	LEGAL DESCRIPTION	ACCOUNT NUMBER
01.	T-138-04-C	Tract 1: Lot 4, South Tower Estates Subdivision, a subdivision in Hidalgo County, Texas, as described in Warranty Deed recorded in Volume 2241, Page 719, Official Records, Hidalgo County Texas.	S4770-00-000-0004-00
02.	T-138-04-C	Tract 8: Lot 87, South Tower Estates, an addition to Hidalgo County, Texas, as described in Tract 8, in Clerk's File #475909, and Corrected Warranty Deed, Document # 842502, Official Records of Hidalgo County, Texas.	S4770-00-000-0087-00
03.	T-138-04-C	Tract 11: Lot 263, South Tower Estates, an addition to Hidalgo County, Texas, as described in Tract 8, in Clerk's File #475909, and Corrected Warranty Deed, Document # 842502, Official Records of Hidalgo County, Texas.	S4770-00-000-0263-00
04.	T-1363-08-A	Lot 4, Block 14, Original Townsite to the City of Hidalgo, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 33, Map Records of Hidalgo County, Texas.	H2500-00-014-0004-00
05.	T-1208-12-I	Tract No. 1: Improvements only located on the West 1/2 of Lot 10, Block 111, Mission Original Townsite, an additon to the City of Mission, Hidalgo County, Texas.Deleted and combine for 2011 and now being assessed on the tax roll on Account No. M5200-00-111-0010-05. & Tract No. 2: The West 75.00 feet of Lot 10 and the West 75.00 feet of the South 25.00 feet of Lot 11, Block 111, Original Townsite to the City of Mission, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume "Z", Page 320, Deed Records of Hidalgo County, Texas.	M5200-98-111-0010-10 & M5200-00-111-0010-05
06.	T-2963-12-B	229.4 feet by 150 feet, containing 0.79 acres, more or less, out of the Southeast corner of the South 4.79 acres of the West 20 acres out of Farm Tract 465, West Tract Subdivision, a subdivision in Hidalgo County, Texas, as described in Volume 1109, Page 399, Deed Records of Hidalgo County, Texas.	W3800-00-465-0000-01
07.	T-0425-13-E	2.33 acres, more or less, out of the South 10.0 acres of Lot 4, Block 12, of the Resubdivision of Blocks 11 and 12, Lott Town and Improvement Company Subdivision, a subdivision in Hidalgo County, Texas, as described as Tract 3 in deed dated March 9, 2004 from Roman Bermea to Rodolfo Perez et ux, in Clerk's File #2004-1357214, Official Records of Hidalgo County, Texas.	L0250-00-012-0004-01

08.	T-1705-13-D	A 0.50 acre tract of land, more or less, out of Lot 446, 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	S2950-00-000-0446-17
09.	T-0104-14-A	0.08 acre, more or less, out of Lot 401, John H. Shary Subdivision, a subdivision in Hidalgo County, Texas, as described in deed dated August 18, 1998, from Josefa Villarreal to Arminda Salazar, in Clerks File #708833, Official Records of Hidalgo County, Texas.	S2950-00-000-0401-56
10.	T-1004-14-B	Lot 246, South Tower Estates Subdivision, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 24, Page 86, Map Records, Hidalgo County, Texas.	S4770-00-000-0246-00
11.	T-1400-14-E	Lot 4, Block 1, Colonia Hidalgo, an addition to the City of Donna, Hidalgo County, Texas, according to the map recorded in Volume 5, Page 14, Map Records in the Office of the County Clerk of Hidalgo County, Texas.	C7200-00-001-0004-00
12.	T-2008-14-E	Lot 12, Block 256, City of Mission, Hidalgo County, Texas, according to the map or plat thereof recorded in Volume 2, Page, 22, Map Records, Hidalgo County, Texas.	M5200-00-256-0012-00
13.	T-2467-14-E	6.03 acres, more or less, out of Lot 15-3, West Addition to Sharyland, a subdivision in Hidalgo County, Texas, as described in deed dated September 12, 1981, from Maria R. Longoria to Rebecca Longoria Olivarez, in Volume 1743, Page 552, Deed Records of Hidalgo County, Texas.	W0100-00-015-0003-00
14.	T-2523-14-D	Lot 19, Block 2, Original Townsite of Madero, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 45, Map Records of Hidalgo County, Texas.	M0350-00-002-0019-00
15.	T-0108-15-I	Tract 1: Lots 10 and 11, Block 86, Hackberry Subdivision, an addition to Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 7, Page 16, Map Records of Hidalgo County, Texas.	H0450-00-086-0010-00
16.	T-0247-15-A	The North One-Half (N 1/2) of Lot Twenty-Eight (28), Block Three (3), Gonzalez-Zamora Subdivision, Hidalgo County, Texas, as per map and plat thereof on file and of record in the Office of the County Clerk of Hidalgo County, Texas.	G5700-00-003-0028-01
17.	T-0402-15-A	Lots 11 and 12, Block 7, Townsite of Madero, an addition to Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 2, Page 45, Map Records of Hidalgo County, Texas.	M0350-00-007-0011-00
18.	T-0804-15-A	Lot 9, Block 4, Middle Donna Addition, an addition to the City of Donna, Hidalgo County, Texas, as described in Clerk's File #424493, Official Records of Hidalgo County, Texas.	M4100-00-004-0009-00

19.	T-0373-16-C	Lot 3, Block 186, an addition to the City of Mission, Hidalgo County, Texas, as described in Volume 3015, Page 25, Official Records of Hidalgo County, Texas.	M5200-00-186-0003-00
20.	T-1036-16-F	Lot Sixteen (16) of Hackberry Homesites, a subdivision of Lot Fifty (50) of Block One (1) of the C. E. Hammond Subdivision, out of Porciones 61, 62 and 63, Hidalgo County, Texas, the map of Hackberry Homesites having been recorded in Volume 7, Page 54, of the Map Records of Hidalgo County, Texas.	H0500-00-001-0016-00
21.	T-086-08-C & T-1614-16-B	<p>All that certain tract of land being a portion of Lot 2, Block 6, John Closner etal Subdivision, Hidalgo County, Texas, described as 2.095 acres, more or less, in deed dated February 28, 1972, from D. U. Buckner to Francisco Garcia etux, in volume 1313, Page 817, Deed Records of Hidalgo County, Texas: Save &amp; Except however, the following:</p> <p>a. that certain 1.048 acre tract described in Clerk's File #375689, Deed Records of Hidalgo County, Texas; and b. that certain 0.215 acre tract described in Volume 1702, Page 308, Deed Records of Hidalgo County, Texas; leaving herein a residue of 0.832 acre, more or less.</p> <p>Tract 1: All that certain tract of land out of Lot 2, Block 6, John Closner etal Subdivision, a subdivision in Hidalgo County, Texas, described as 2.09 acres, more or less, in deed dated February 28, 1972, from D. U. Buckner to Francisco Garcia etux, in Volume 1313, Page 817, Deed Records of Hidalgo County, Texas; SAVE &amp; EXCEPT however, the following: a. that certain 0.22 acre tract described in Volume 1702, Page 308, Deed Records of Hidalgo County, Texas; b. that certain 0.18 acre tract described in Volume 2482, Page 625, Official Records of Hidalgo County, Texas; c. that certain 0.5237 acre tract described in Clerk's File #375689, Official Records of Hidalgo County, Texas; d. that certain 0.135 acre tract described in Clerk's File #410678, Official Records of Hidalgo County, Texas; and e. that certain 0.0845 acre tract described in Clerk's File #659244, Official Records of Hidalgo County, Texas; leaving herein a residue of 0.9468 acre, more or less.</p> <p>&amp;</p> <p>Tract 2: Combined with J5700-00-006-0002-01; Improvements only located on the South 303 feet of the East 74 feet of the West 744 feet of the North 487 feet out of Lot 2, Block 6, John Closner.</p>	J5700-00-006-0002-01 & J5700-98-006-0002-02
22.	T-0037-17-F	0.50 acre, more or less, out of Block 3, Llano Grande Subdivision, a subdivision Hidalgo County, Texas, as described in deed dated March 13, 2012, from Diana Dinora Cantu to Eva Y. Oviedo, in Clerk's File #2290352, Official Records of Hidalgo County, Texas.	L5025-00-000-0093-25

**DISCLAIMER—RESALE LIST IS PRELIMINARY AND SUBJECT TO CHANGE**



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 December 15, 2020.

**County of Hidalgo**

*Richard F. Cortez*

Hon. Richard F. Cortez

County Judge, County of Hidalgo

ATTEST:

*Arturo Guajardo, Jr.*  
Arturo Guajardo, Jr.  
County Clerk, County of Hidalgo



APPROVED BY  
COMMISSIONERS' COURT  
ON: 12/15/2020

**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**

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Telephone: (956) 383-4500  
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December 09, 2020

Honorable Richard F. Cortez, Judge  
Hidalgo County  
100 E. Cano, 2<sup>nd</sup> 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**



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Michael G. Cano  
Partner

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