UNITED STATES DISTRICT COURT
SOUTHERN DISTRICT OF TEXAS
MCALLEN DIVISION

UNITED STATES OF AMERICA, ***Plaintiff,*** v. 0.118 ACRES OF LAND, MORE OR LESS, SITUATE IN STARR COUNTY, STATE OF TEXAS; AND UNKNOWN HEIRS OF PEDRO RAMIREZ, ET AL., ***Defendants.***	§ § § § § § § §	CASE NO. 7:25-CV-00091

NOTICE OF CONDEMNATION

TO:

7:25-CV-00091 Melissa Marroquin 118 Montclair Blvd. Savannah, GA 31419		

The persons or entities listed above, whose whereabouts cannot be determined or who could not be personally served, their unknown heirs, legatees, successors or assigns, and any unknown owners, **ARE HEREBY NOTIFIED THAT:** a Complaint in Condemnation has been filed in the above-named Court in an action to condemn certain interests or estates in and to the property described in Schedule B, attached hereto, for the public use in connection with the Secure Border Initiative. The authority for the taking is set forth in Schedule A, attached hereto. If you have any defense to the taking of the property in which you claim some interest, you are required to serve your answer upon Plaintiff's attorney within 20 days after the third publication of this Notice. If you answer, please identify your property, state the nature and extent of your interest, and state all your objections and defenses to the taking, if any. A failure to answer shall constitute a consent to the taking and to the authority of the Court to hear the action and to fix just compensation and shall constitute a waiver of all defenses and objections not so presented. If you have no objection or defense to the taking, you may serve upon Plaintiff's attorney, a Notice of Appearance, designating the property in which you claim an interest. Thereafter you will receive notice of all proceedings affecting that property. At the trial of the issue of just compensation, whether or not you have appeared or answered, you may present evidence as to the amount of the compensation to be paid and you may share in the distribution of the award of compensation according to the interest in the property which you possess; however, unless you file an Answer or a Notice of Appearance this case will proceed without further notice to you.

Respectfully,

NICHOLAS J. GANJEI
United States Attorney
Southern District of Texas

By:

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SCHEDULE "A"
AUTHORITY FOR THE TAKING

The property is taken under and in accordance with 40 U.S.C. §§ 3113 and 3114, which authorize the condemnation of land and the filing of a Declaration of Taking; the Act of Congress approved September 30, 1996, as Public Law 104-208, Division C, Section 102, 110 Stat. 3009-546, 3009-554-55, as amended and codified at 8 U.S.C. § 1103(b) & note; and the Act of Congress approved, December 27, 2020, as Public Law 116-260, div. F, tit. II, 134 Stat. 1452, which appropriated the funds that shall be used for the taking.

SCHEDULE "B"
PUBLIC PURPOSE

The public purpose for which said property is taken is to construct, install, operate, and maintain border barrier, including gates and power to operate such gates as well as roads that will be required to construct, operate, and maintain the border barrier.

For Cause No.: 7:25-CV-00091

SCHEDULE "C"
LEGAL DESCRIPTION
Tract: RGV-RGC-8042

Owner: Unknown Heirs of Pedro Ramirez, et al.

Acreage: 0.118

Being a 0.118 of one acre (5,155 square feet) parcel of land, more or less, being out of the Nicolas Vela Survey, Abstract No. 179, Porción 82, Starr County, Texas, being out of Share 107-B of the Certified Copy of Final Judgment recorded in Volume 133, Page 1, Deed Records of Starr County, Texas and being out of a called 1.66 acre tract conveyed to America Arredondo by Deed of Gift recorded in Volume 1096, Page 812, Official Records of Starr County, Texas, said parcel of land being more particularly described by metes and bounds as follows;

Commencing at a found 2" iron pipe in the north line of the 1.66 acre tract, said point being at the southwest corner of a called 8.280 acre tract described in the Certified Copy of Final Judgment recorded in Volume 133, Page 1, Deed Records of Starr County, Texas (Share 71-B) and being the same tract of land conveyed to Carmen S. Gonzalez by Special Warranty Deed recorded in Volume 1083, Page 784, Official Records of Starr County, Texas and an easterly exterior corner of a called 40.533 acre tract described in the Certified Copy of Final Judgment recorded in Volume 133, Page 1, Deed Records of Starr County, Texas (Share 110) and being the same tract of land conveyed to Carmen S. Gonzalez by Special Warranty Deed recorded in Volume 1083, Page 784, Official Records of Starr County, Texas, said point having the coordinates of N=16648902.750, E=891653.611, said point bears N 40°43'28" W, a distance of 1946.81' from United States Army Corps of Engineers Control Point No. TGT-14;

Thence: N 80°39'00" W (S 80°45'00" E, Record), with the north line of the 1.66 acre tract and a southerly line of Share 110, for a distance of 14.61' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-8006-1=8042-1" for the **Point of Beginning** and north corner of Tract RGV-RGC-8042, said point being in the north line of the 1.66 acre tract and a southerly line of Share 110, said point having the coordinates of N=16648905.124, E=891639.190;

Thence: S 32°55'35" E, departing the southerly line of Share 110, over and across the 1.66 acre tract, for a distance of 89.00' to a set 5/8" rebar with an MDS LAND SURVEYING aluminum disk capped survey marker stamped with the following description: "RGV-RGC-8007-5=8042-2" for the southeast corner of Tract RGV-RGC-8042, said point being in the south line of the 1.66 acre tract and the north line of the south remainder of Share 107-B as conveyed to Pedro Ramirez, Federico Ramirez, Eusebio Ramirez de Garcia, Maria Ramirez de Lopez and Juan Ramirez Vela by Certified Copy of Final Judgement recorded in Volume 133, Page 1, Deed Records of Starr County, Texas;

Thence: N 80°45'00" W (N 80°45'00" W, Record), with the south line of the 1.66 acre tract and the north line of the south remainder of Share 107-B, for a distance of 108.06' to a point for the southwest corner of Tract RGV-RGC-8042, said point being at the southwest corner of the 1.66 acre tract and the northwest corner of the south remainder of Share 107-B, said point being in the east line of Share 110;

Thence: along the common lines of the 1.66 acre tract and Share 110, the following courses and distances:

- N 09°21'00" E (N 09°15'00" E, Record), for a distance of 66.04' to a point for the northwest corner of Tract RGV-RGC-8042, said point being at the northwest corner of the 1.66 acre tract and an easterly interior corner of Share 110;
- S 80°39'00" E (S 80°45'00" E, Record), for a distance of 48.19' to the **Point of Beginning**.

SCHEDULE "E"
ESTATE TAKEN
FEE, EXCLUDING MINERALS
Tract: RGV-RGC-8042

The estate taken is fee simple, subject to existing easements for public roads and highways, public utilities, railroads, and pipelines; and subject to all interests in minerals and appurtenant rights for exploration, development, production and removal of said minerals.

Excepting and excluding all interests in water rights and water distribution and drainage systems, if any, provided that any surface rights arising from such water rights or systems are subordinated to the United States' construction, operation, and maintenance of the border barrier.

SCHEDULE "F"
ESTIMATE OF JUST COMPENSATION
Tract: RGV-RGC-8042

The sum estimated as just compensation for the land being taken is FOUR THOUSAND, ONE HUNDRED THIRTY DOLLARS AND NO/100 ($4,130.00), to be deposited herewith in the Registry of the Court for the use and benefit of the persons entitled thereto.