

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
112 E. PECAN ST., SUITE 2200
SAN ANTONIO, TEXAS 78205

210.225.4422
Fax 210.225.6410

October 10, 2024

**ATASCOSA COUNTY, LYTLE INDEPENDENT SCHOOL DISTRICT AND CITY OF LYTLE
Analysis of Bid Received on Trustee Property**

CAUSE NO: 16-09-0796-CVA

STYLE OF CASE: **CITY OF LYTLE AND LYTLE INDEPENDENT SCHOOL DISTRICT vs.
THE ESTATE OF MAGDALENA LONGORIA, ET AL**

LEGAL DESCRIPTION: **BEING 0.67 OF AN ACRE OF LAND MORE OR LESS OUT OF THE J. MATTER SURVEY NO. 442, ABSTRACT NO. 573, ATASCOSA COUNTY, TEXAS, AND OUT OF A 15.00 ACRE TRACT OF LAND RECORDED IN VOLUME 341, PAGE 160, DEED RECORDS, ATASCOSA COUNTY, TEXAS, AND SAID 0.67 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN A GIFT DEED FROM ROBERTO GUZMAN TO MAGDALENA LONGORIA, IN VOLUME 173, PAGE 340, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS: ACCOUNT NO. 57704**

JUDGMENT DATE: DECEMBER 18, 2018

DATE OF ORIGINAL TAX SALE: DECEMBER 3, 2019

VALUE AT JUDGMENT: \$ 23,350.00

STRUCK OFF AMOUNT: \$9,085.43

CURRENT APPRAISED VALUE: \$64,210.00

PROSPECTIVE BUYER: CITY OF LYTLE

AMOUNT OF BID: \$1.00

TOTAL TAXES DUE AS OF OCTOBER 2024: \$11,440.12

TENTATIVE ACCOUNTING OF PROCEEDS PURSUANT TO § 34.06 & 34.02 OF THE TEXAS PROPERTY TAX CODE

Costs/ Taxing Entity	Judgment Amount	Tax Percentage	Disbursement Amount
City Lot Liens	N/A	n/a	\$0.00
Publication Costs		n/a	\$0.00
District Clerk Court Costs	\$850.50	n/a	\$1.00
MHM Abstract/Title Costs	\$250.00	n/a	\$0.00
Thomas P. Cate Costs of Sale	\$217.74	n/a	\$0.00
Deed Fees		n/a	\$0.00
Sheriff		n/a	\$0.00
Total Costs Only	\$1,318.24	n/a	\$1.00
Atascosa County (2002-2017)	\$1,879.79	29.89%	\$0.00
Evergreen UWCD (2002-2017)	\$32.39	0.60%	\$0.00
Lytle ISD (2004-2017)	\$3,860.40	40.34%	\$0.00
City of Lytle (2002-2017)	\$1,032.41	29.17%	\$0.00
Total Taxes Only	\$6,804.99	100%	\$0.00
Total Taxes & Costs	\$8,123.23		\$1.00

Tentative Amount Due for Atascosa County Post Judgment Years 2018-2019: \$517.45

Tentative Amount Due for Evergreen UWCD Post Judgment Years 2018-2019: \$5.61

Tentative Amount Due for Lytle ISD Post Judgment Years 2018-2019: \$1,343.78

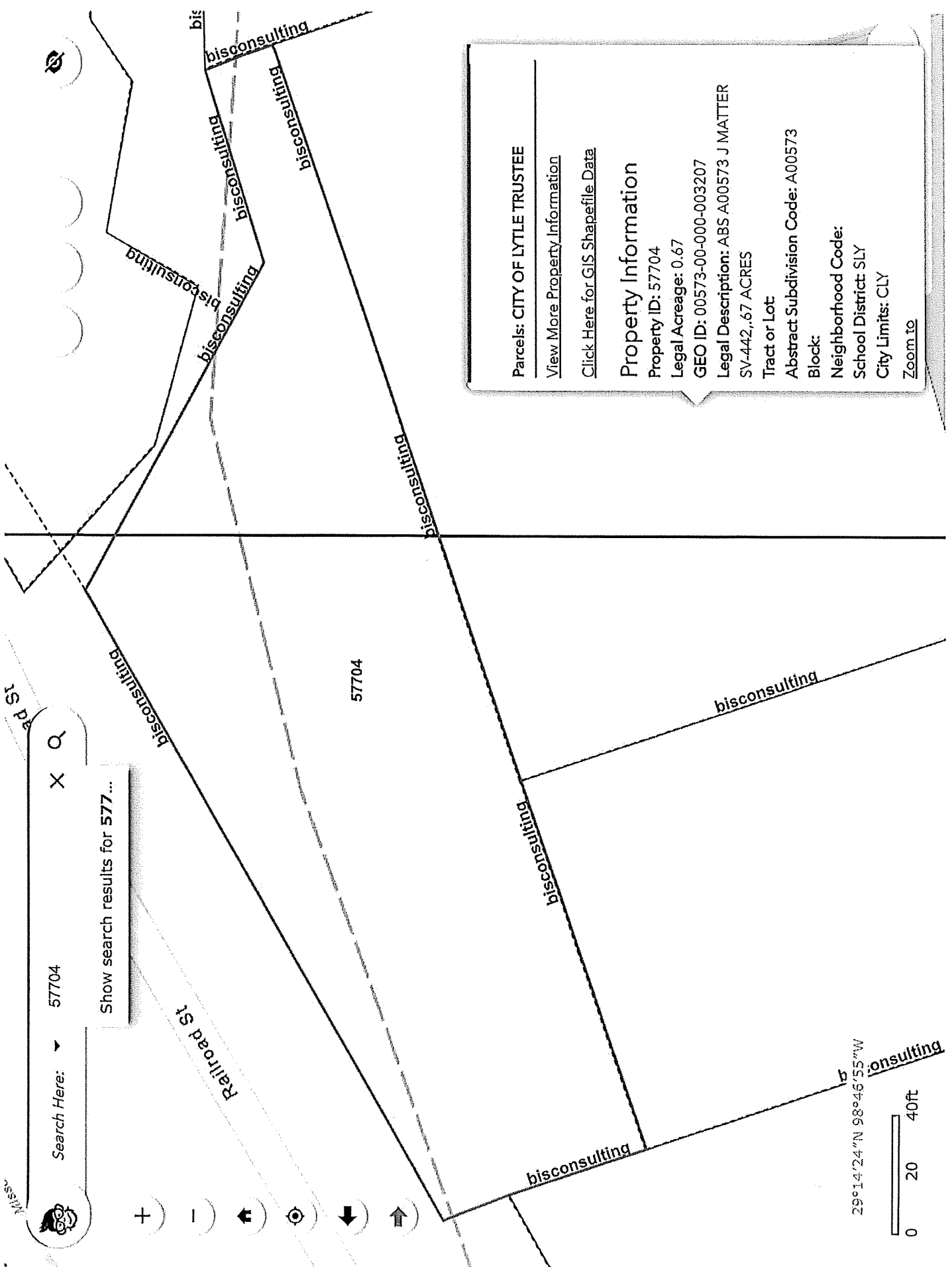
Tentative Amount Due for City of Lytle Post Judgment Years 2018-2019: \$426.19

TOTAL POST JUDGMENT YEARS 2018-2019: \$2,293.03

Search Here: X

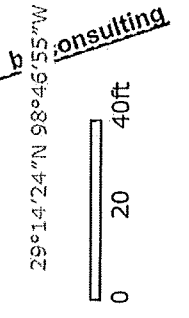
Show search results for 57704

Map navigation controls: Home, Back, Forward, Zoom In (+), Zoom Out (-)



Parcels: CITY OF LYLE TRUSTEE
[View More Property Information](#)
[Click Here for GIS Shapefile Data](#)

Property Information
 Property ID: 57704
 Legal Acreage: 0.67
 GEO ID: 00573-00-000-003207
 Legal Description: ABS A00573 J MATTER SV-442,.67 ACRES
 Tract or Lot:
 Abstract Subdivision Code: A00573
 Block:
 Neighborhood Code:
 School District: SLY
 City Limits: CLY
[Zoom to](#)





57704

Show search results for 577...

Search Here: ▼

(1 of 2)

Parcels: CITY OF LYTLE TRUSTEE

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Property Information

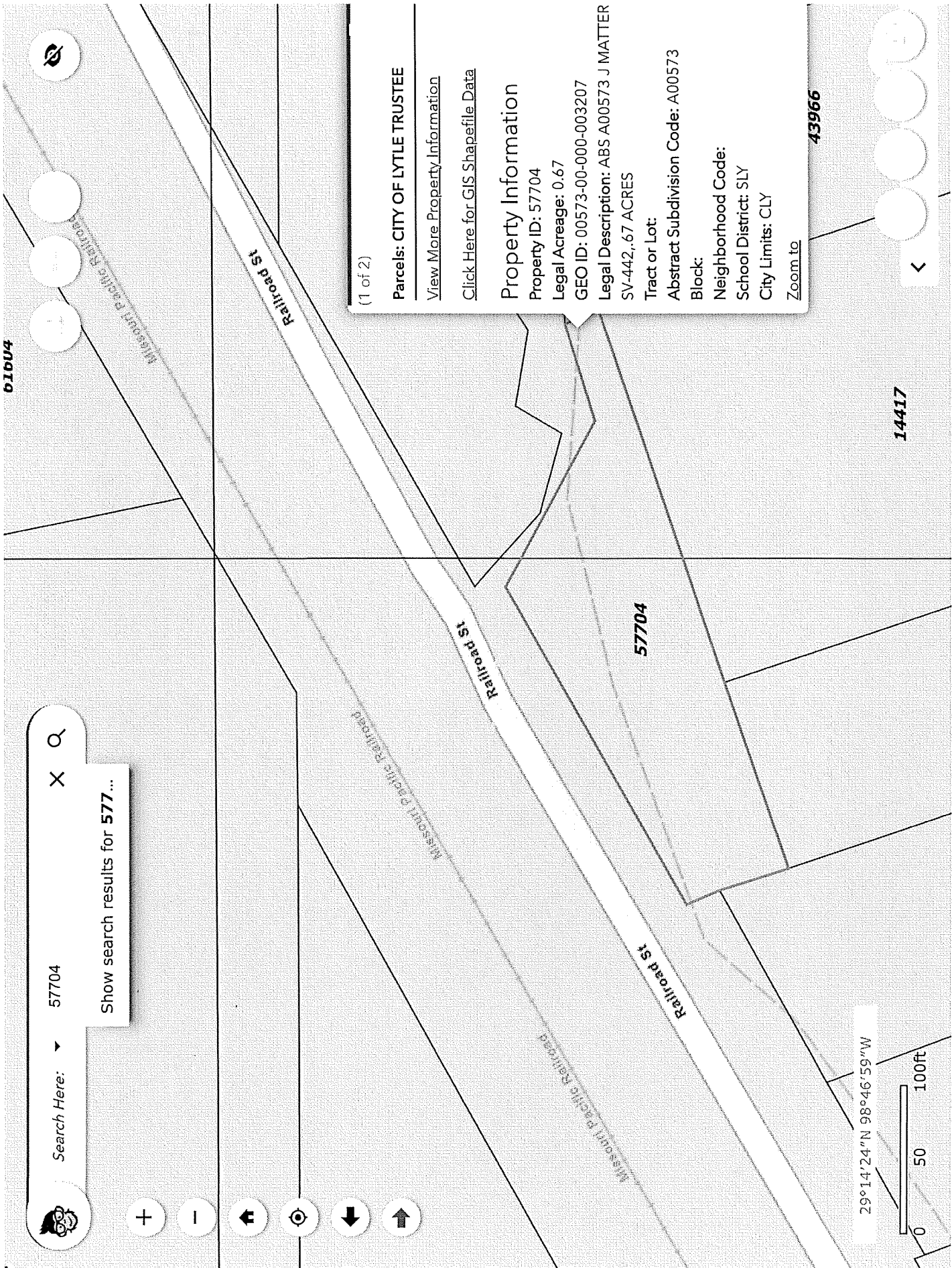
Property ID: 57704

Legal Acreage: 0.67

GEO ID: 00573-00-000-003207

29°14'26"N 98°46'55"W

0 20 40 FE



01604

Show search results for 577 ...

57704

Search Here:



(1 of 2)

Parcels: CITY OF LYTLE TRUSTEE

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Property Information

Property ID: 57704

Legal Acreage: 0.67

GEO ID: 00573-00-000-003207

Legal Description: ABS A00573 J MATTER

SV-442, 67 ACRES

Tract or Lot:

Abstract Subdivision Code: A00573

Block:

Neighborhood Code:

School District: SLY

City Limits: CLY

Zoom to

43966

29°14'24" N 98°46'59" W

0 50 100ft

14417



Atascosa CAD Property Search

Property ID: 19587 For Year 2024

Property Details

Account		
Property ID:	19587	Geographic ID: 01960-00-022-000100
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	132 WALKER AVE, TX	
Map ID:	C-11, C-12	Mapsco:
Legal Description:	CHARLOTTE BLK 22 LOT 1	
Abstract/Subdivision:	S01960	
Neighborhood:		
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$12,950 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$12,950 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$12,950 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$12,950
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CCH	CITY OF CHARLOTTE	0.383954	\$12,950	\$0
GAT	ATASCOSA COUNTY	0.408738	\$12,950	\$0
WEV	EVERGREEN WATER DIST	0.004365	\$12,950	\$0
CAD	County Appraisal District	0.000000	\$12,950	\$0
FMLR	FARM TO MARKET ROAD	0.074150	\$12,950	\$0
SCH	CHARLOTTE ISD	1.209571	\$12,950	\$0

Total Tax Rate: 2.080778

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RESIDENTIAL LOT	0.16	7,000.00	50.00	140.00	\$12,950	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$12,950	\$0	\$12,950	\$0	\$12,950
2023	\$0	\$12,950	\$0	\$12,950	\$0	\$12,950
2022	\$0	\$12,950	\$0	\$12,950	\$0	\$12,950
2021	\$11,260	\$10,500	\$0	\$21,760	\$9,121	\$12,639
2020	\$10,440	\$1,050	\$0	\$11,490	\$0	\$11,490
2019	\$46,720	\$1,050	\$0	\$47,770	\$0	\$47,770
2018	\$44,550	\$1,050	\$0	\$45,600	\$0	\$45,600
2017	\$42,840	\$1,050	\$0	\$43,890	\$0	\$43,890
2016	\$42,760	\$1,050	\$0	\$43,810	\$0	\$43,810

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/2/2003	STD	SUBSTITUTE TRUSTEE'S DEED	BARRERA SYLVIA	CONSECO FINANCE SERVICING CORP	246	719	0
1/19/2005	SWD	SPECIAL WARRANTY DEED	CONSECO FINANCE SERVICING CORP	LONGORIA DAVID P & PRISCILLA P ROCHA	298	821	0
12/22/2021	QCD	QUIT CLAIM DEED	LONGORIA DAVID P & PRISCILLA P ROCHA	LONGORIA DAVID P			220488
12/4/2023	SH	SHERIFF'S TAX SALE DEED	LONGORIA DAVID P	ATASCOSA COUNTY TRUSTEE			239595

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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Atascosa TAX

Property Search Results > 57704 CITY OF LYTLE TRUSTEE for Year 2023

Tax Year: 2023

Property

Account

Property ID: 57704 Legal Description: ABS A00573 J MATTER SV-442,.67 ACRES
 Geographic ID: 00573-00-000-003207 Zoning:
 Type: Real Agent Code:
 Property Use Code:
 Property Use Description:

Location

Address: PEARSALL RD Mapsco:
 Neighborhood:
 Neighborhood CD: Map ID:

Owner

Name: CITY OF LYTLE TRUSTEE Owner ID: 198678
 Mailing Address: PO BOX 743 % Ownership: 100.0000000000%
 LYTLE, TX 78052
 Exemptions: EX-XV

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$64,210	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$64,210	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$64,210	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$64,210	

Taxing Jurisdiction

Owner: CITY OF LYTLE TRUSTEE
 % Ownership: 100.0000000000%
 Total Value: \$64,210

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CLY	CITY OF LYTLE	0.388300	\$64,210	\$0	\$0.00
FMLR	FARM TO MARKET ROAD	0.073158	\$64,210	\$0	\$0.00
GAT	ATASCOSA COUNTY	0.409730	\$64,210	\$0	\$0.00
SLY	LYTLE ISD	1.078200	\$64,210	\$0	\$0.00
WEV	EVERGREEN WATER DIST	0.004890	\$64,210	\$0	\$0.00
Total Tax Rate:		1.954278			
Taxes w/Current Exemptions:					\$0.00
Taxes w/o Exemptions:					\$1,254.84

	2022 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	ATASCOSA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	LYTLE ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	FARM TO MARKET ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2021	EVERGREEN WATER DIST	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2021 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	ATASCOSA COUNTY	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	LYTLE ISD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	EVERGREEN WATER DIST	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2020	FARM TO MARKET ROAD	\$0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	2020 TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	CITY OF LYTLE TRUSTEE TOTAL:		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2019	CITY OF LYTLE	\$23,350	\$104.49	\$0.00	\$104.49	\$72.10	\$35.32	\$211.91
	2019 TOTAL:		\$104.49	\$0.00	\$104.49	\$72.10	\$35.32	\$211.91
2018	CITY OF LYTLE	\$23,350	\$98.66	\$0.00	\$98.66	\$79.91	\$35.71	\$214.28
	2018 TOTAL:		\$98.66	\$0.00	\$98.66	\$79.91	\$35.71	\$214.28
2017	CITY OF LYTLE	\$7,370	\$28.75	\$0.00	\$28.75	\$26.73	\$11.10	\$66.58
	2017 TOTAL:		\$28.75	\$0.00	\$28.75	\$26.73	\$11.10	\$66.58
2016	CITY OF LYTLE	\$7,370	\$27.45	\$0.00	\$27.45	\$28.83	\$11.26	\$67.54
	2016 TOTAL:		\$27.45	\$0.00	\$27.45	\$28.83	\$11.26	\$67.54
2015	CITY OF LYTLE	\$7,370	\$26.90	\$0.00	\$26.90	\$31.47	\$11.67	\$70.04
	2015 TOTAL:		\$26.90	\$0.00	\$26.90	\$31.47	\$11.67	\$70.04
2014	CITY OF LYTLE	\$7,370	\$25.43	\$0.00	\$25.43	\$32.81	\$11.65	\$69.89
	2014 TOTAL:		\$25.43	\$0.00	\$25.43	\$32.81	\$11.65	\$69.89
2013	CITY OF LYTLE	\$7,370	\$25.06	\$0.00	\$25.06	\$35.32	\$12.08	\$72.46
	2013 TOTAL:		\$25.06	\$0.00	\$25.06	\$35.32	\$12.08	\$72.46
2012	CITY OF LYTLE	\$7,370	\$23.03	\$0.00	\$23.03	\$35.24	\$11.65	\$69.92
	2012 TOTAL:		\$23.03	\$0.00	\$23.03	\$35.24	\$11.65	\$69.92
2011	CITY OF LYTLE	\$7,370	\$23.40	\$0.00	\$23.40	\$38.62	\$12.40	\$74.42
	2011 TOTAL:		\$23.40	\$0.00	\$23.40	\$38.62	\$12.40	\$74.42
2010	CITY OF LYTLE	\$13,400	\$42.88	\$0.00	\$42.88	\$75.90	\$23.76	\$142.54
	2010 TOTAL:		\$42.88	\$0.00	\$42.88	\$75.90	\$23.76	\$142.54
2009	CITY OF LYTLE	\$13,400	\$41.20	\$0.00	\$41.20	\$77.86	\$23.81	\$142.87
	2009 TOTAL:		\$41.20	\$0.00	\$41.20	\$77.86	\$23.81	\$142.87
2008	CITY OF LYTLE	\$13,400	\$41.21	\$0.00	\$41.21	\$82.83	\$24.81	\$148.85
2008	ATASCOSA COUNTY	\$13,400	\$78.61	\$0.00	\$78.61	\$158.02	\$35.49	\$272.12
2008	EVERGREEN WATER DIST	\$13,400	\$1.76	\$0.00	\$1.76	\$3.54	\$0.80	\$6.10
2008	FARM TO MARKET ROAD	\$13,400	\$17.80	\$0.00	\$17.80	\$35.78	\$8.04	\$61.62
2008	LYTLE ISD	\$13,400	\$166.16	\$0.00	\$166.16	\$333.98	\$100.03	\$600.17
	2008 TOTAL:		\$305.54	\$0.00	\$305.54	\$614.15	\$169.17	\$1088.86
2007	LYTLE ISD	\$13,400	\$166.16	\$0.00	\$166.16	\$353.92	\$104.02	\$624.10
2007	FARM TO MARKET ROAD	\$13,400	\$18.01	\$0.00	\$18.01	\$38.36	\$8.46	\$64.83
2007	ATASCOSA COUNTY	\$13,400	\$79.74	\$0.00	\$79.74	\$169.85	\$37.44	\$287.03
2007	EVERGREEN WATER DIST	\$13,400	\$1.69	\$0.00	\$1.69	\$3.60	\$0.79	\$6.08
2007	CITY OF LYTLE	\$13,400	\$45.56	\$0.00	\$45.56	\$97.03	\$28.52	\$171.11
	2007 TOTAL:		\$311.16	\$0.00	\$311.16	\$662.76	\$179.23	\$1153.15
2006	CITY OF LYTLE	\$7,350	\$30.14	\$0.00	\$30.14	\$67.81	\$19.59	\$117.54
2006	EVERGREEN WATER DIST	\$7,350	\$1.01	\$0.00	\$1.01	\$2.27	\$0.49	\$3.77
2006	ATASCOSA COUNTY	\$7,350	\$46.28	\$0.00	\$46.28	\$104.13	\$22.56	\$172.97
2006	FARM TO MARKET ROAD	\$7,350	\$9.54	\$0.00	\$9.54	\$21.47	\$4.65	\$35.66
2006	LYTLE ISD	\$7,350	\$117.60	\$0.00	\$117.60	\$264.60	\$76.44	\$458.64
	2006 TOTAL:		\$204.57	\$0.00	\$204.57	\$460.28	\$123.73	\$788.58
2005	LYTLE ISD	\$2,460	\$46.21	\$0.00	\$46.21	\$109.53	\$31.15	\$186.89
2005	FARM TO MARKET ROAD	\$2,460	\$2.80	\$0.00	\$2.80	\$6.64	\$1.42	\$10.86
2005	ATASCOSA COUNTY	\$2,460	\$15.92	\$0.00	\$15.92	\$37.74	\$8.05	\$61.71
2005	EVERGREEN WATER DIST	\$2,460	\$0.36	\$0.00	\$0.36	\$0.85	\$0.18	\$1.39
2005	CITY OF LYTLE	\$2,460	\$10.09	\$0.00	\$10.09	\$23.91	\$6.80	\$40.80
	2005 TOTAL:		\$75.38	\$0.00	\$75.38	\$178.67	\$47.60	\$301.65

2004	CITY OF LYTLE	\$2,350	\$9.87	\$0.00	\$9.87	\$24.58	\$6.89	\$41.34
2004	EVERGREEN WATER DIST	\$2,350	\$0.36	\$0.00	\$0.36	\$0.89	\$0.19	\$1.44
2004	ATASCOSA COUNTY	\$2,350	\$15.41	\$0.00	\$15.41	\$38.37	\$8.07	\$61.85
2004	FARM TO MARKET ROAD	\$2,350	\$2.47	\$0.00	\$2.47	\$6.14	\$1.29	\$9.90
2004	LYTLE ISD	\$2,350	\$44.15	\$0.00	\$44.15	\$109.93	\$30.82	\$184.90
	2004 TOTAL:		\$72.26	\$0.00	\$72.26	\$179.91	\$47.26	\$299.43
2003	LYTLE ISD	\$2,350	\$39.95	\$39.95	\$0.00	\$0.00	\$0.00	\$0.00
2003	EVERGREEN WATER DIST	\$2,350	\$0.39	\$0.00	\$0.39	\$1.02	\$0.21	\$1.62
2003	FARM TO MARKET ROAD	\$2,350	\$2.35	\$0.00	\$2.35	\$6.13	\$1.27	\$9.75
2003	ATASCOSA COUNTY	\$2,350	\$15.25	\$0.00	\$15.25	\$39.81	\$8.26	\$63.32
2003	CITY OF LYTLE	\$2,350	\$10.22	\$0.00	\$10.22	\$26.67	\$7.38	\$44.27
	2003 TOTAL:		\$68.16	\$39.95	\$28.21	\$73.63	\$17.12	\$118.96
2002	CITY OF LYTLE	\$2,350	\$10.34	\$0.00	\$10.34	\$28.22	\$7.71	\$46.27
2002	ATASCOSA COUNTY	\$2,350	\$13.94	\$0.00	\$13.94	\$38.05	\$7.80	\$59.79
2002	LYTLE ISD	\$2,350	\$34.78	\$34.78	\$0.00	\$0.00	\$0.00	\$0.00
2002	FARM TO MARKET ROAD	\$2,350	\$2.60	\$0.00	\$2.60	\$7.09	\$1.45	\$11.14
2002	EVERGREEN WATER DIST	\$2,350	\$0.40	\$0.00	\$0.40	\$1.09	\$0.22	\$1.71
	2002 TOTAL:		\$62.06	\$34.78	\$27.28	\$74.45	\$17.18	\$118.91
2001	EVERGREEN WATER DIST	\$2,350	\$0.41	\$0.41	\$0.00	\$0.00	\$0.00	\$0.00
2001	FARM TO MARKET ROAD	\$2,350	\$1.84	\$1.84	\$0.00	\$0.00	\$0.00	\$0.00
2001	ATASCOSA COUNTY	\$2,350	\$13.34	\$13.34	\$0.00	\$0.00	\$0.00	\$0.00
2001	LYTLE ISD	\$2,350	\$34.78	\$34.78	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF LYTLE	\$2,350	\$10.46	\$10.46	\$0.00	\$0.00	\$0.00	\$0.00
	2001 TOTAL:		\$60.83	\$60.83	\$0.00	\$0.00	\$0.00	\$0.00
2019	LYTLE ISD	\$23,350	\$319.51	\$0.00	\$319.51	\$220.47	\$108.00	\$647.98
2019	EVERGREEN WATER DIST	\$23,350	\$1.26	\$0.00	\$1.26	\$0.87	\$0.32	\$2.45
2019	FARM TO MARKET ROAD	\$23,350	\$18.11	\$0.00	\$18.11	\$12.49	\$4.59	\$35.19
2019	ATASCOSA COUNTY	\$23,350	\$98.12	\$0.00	\$98.12	\$67.71	\$24.87	\$190.70
	2019 TOTAL:		\$437.00	\$0.00	\$437.00	\$301.54	\$137.78	\$876.32
2018	ATASCOSA COUNTY	\$23,350	\$117.07	\$0.00	\$117.07	\$94.83	\$31.79	\$243.69
2018	LYTLE ISD	\$23,350	\$320.35	\$0.00	\$320.35	\$259.48	\$115.97	\$695.80
2018	EVERGREEN WATER DIST	\$23,350	\$1.52	\$0.00	\$1.52	\$1.23	\$0.41	\$3.16
2018	FARM TO MARKET ROAD	\$23,350	\$23.00	\$0.00	\$23.00	\$18.63	\$6.24	\$47.87
	2018 TOTAL:		\$461.94	\$0.00	\$461.94	\$374.17	\$154.41	\$990.52
2017	ATASCOSA COUNTY	\$7,370	\$38.20	\$0.00	\$38.20	\$35.52	\$11.06	\$84.78
2017	LYTLE ISD	\$7,370	\$103.18	\$0.00	\$103.18	\$95.96	\$39.83	\$238.97
2017	EVERGREEN WATER DIST	\$7,370	\$0.55	\$0.00	\$0.55	\$0.52	\$0.16	\$1.23
2017	FARM TO MARKET ROAD	\$7,370	\$7.49	\$0.00	\$7.49	\$6.97	\$2.17	\$16.63
	2017 TOTAL:		\$149.42	\$0.00	\$149.42	\$138.97	\$53.22	\$341.61
2016	ATASCOSA COUNTY	\$7,370	\$35.42	\$0.00	\$35.42	\$37.19	\$10.89	\$83.50
2016	LYTLE ISD	\$7,370	\$103.18	\$0.00	\$103.18	\$108.33	\$42.30	\$253.81
2016	EVERGREEN WATER DIST	\$7,370	\$0.57	\$0.00	\$0.57	\$0.60	\$0.18	\$1.35
2016	FARM TO MARKET ROAD	\$7,370	\$7.31	\$0.00	\$7.31	\$7.68	\$2.25	\$17.24
	2016 TOTAL:		\$146.48	\$0.00	\$146.48	\$153.80	\$55.62	\$355.90
2015	ATASCOSA COUNTY	\$7,370	\$26.76	\$0.00	\$26.76	\$31.31	\$8.71	\$66.78
2015	LYTLE ISD	\$7,370	\$103.18	\$0.00	\$103.18	\$120.72	\$44.78	\$268.68
2015	EVERGREEN WATER DIST	\$7,370	\$0.43	\$0.00	\$0.43	\$0.50	\$0.14	\$1.07
2015	FARM TO MARKET ROAD	\$7,370	\$5.65	\$0.00	\$5.65	\$6.61	\$1.84	\$14.10
	2015 TOTAL:		\$136.02	\$0.00	\$136.02	\$159.14	\$55.47	\$350.63
2014	ATASCOSA COUNTY	\$7,370	\$21.89	\$0.00	\$21.89	\$28.24	\$7.52	\$57.65
2014	LYTLE ISD	\$7,370	\$104.66	\$0.00	\$104.66	\$135.01	\$47.93	\$287.60
2014	FARM TO MARKET ROAD	\$7,370	\$4.88	\$0.00	\$4.88	\$6.30	\$1.68	\$12.86
2014	EVERGREEN WATER DIST	\$7,370	\$0.39	\$0.00	\$0.39	\$0.51	\$0.14	\$1.04
	2014 TOTAL:		\$131.82	\$0.00	\$131.82	\$170.06	\$57.27	\$359.15
2013	ATASCOSA COUNTY	\$7,370	\$25.10	\$0.00	\$25.10	\$35.40	\$9.08	\$69.58
2013	LYTLE ISD	\$7,370	\$104.66	\$0.00	\$104.66	\$147.57	\$50.45	\$302.68
2013	EVERGREEN WATER DIST	\$7,370	\$0.44	\$0.00	\$0.44	\$0.62	\$0.16	\$1.22
2013	FARM TO MARKET ROAD	\$7,370	\$5.60	\$0.00	\$5.60	\$7.89	\$2.02	\$15.51

2013 TOTAL:		\$135.80	\$0.00	\$135.80	\$191.48	\$61.71	\$388.99
2012 ATASCOSA COUNTY	\$7,370	\$33.37	\$0.00	\$33.37	\$51.05	\$12.66	\$97.08
2012 LYTLE ISD	\$7,370	\$104.66	\$0.00	\$104.66	\$160.13	\$52.96	\$317.75
2012 EVERGREEN WATER DIST	\$7,370	\$0.68	\$0.00	\$0.68	\$1.04	\$0.26	\$1.98
2012 FARM TO MARKET ROAD	\$7,370	\$7.47	\$0.00	\$7.47	\$11.43	\$2.84	\$21.74
2012 TOTAL:		\$146.18	\$0.00	\$146.18	\$223.65	\$68.72	\$438.55
2011 ATASCOSA COUNTY	\$7,370	\$39.68	\$0.00	\$39.68	\$65.48	\$15.77	\$120.93
2011 LYTLE ISD	\$7,370	\$98.76	\$0.00	\$98.76	\$162.95	\$52.34	\$314.05
2011 EVERGREEN WATER DIST	\$7,370	\$0.77	\$0.00	\$0.77	\$1.27	\$0.31	\$2.35
2011 FARM TO MARKET ROAD	\$7,370	\$8.90	\$0.00	\$8.90	\$14.68	\$3.54	\$27.12
2011 TOTAL:		\$148.11	\$0.00	\$148.11	\$244.38	\$71.96	\$464.45
2010 ATASCOSA COUNTY	\$13,400	\$76.38	\$0.00	\$76.38	\$135.20	\$31.74	\$243.32
2010 LYTLE ISD	\$13,400	\$179.56	\$0.00	\$179.56	\$317.82	\$99.48	\$596.86
2010 EVERGREEN WATER DIST	\$13,400	\$1.59	\$0.00	\$1.59	\$2.81	\$0.66	\$5.06
2010 FARM TO MARKET ROAD	\$13,400	\$17.13	\$0.00	\$17.13	\$30.33	\$7.12	\$54.58
2010 TOTAL:		\$274.66	\$0.00	\$274.66	\$486.16	\$139.00	\$899.82
2009 ATASCOSA COUNTY	\$13,400	\$78.72	\$0.00	\$78.72	\$148.78	\$34.13	\$261.63
2009 LYTLE ISD	\$13,400	\$166.16	\$0.00	\$166.16	\$314.05	\$96.04	\$576.25
2009 EVERGREEN WATER DIST	\$13,400	\$1.66	\$0.00	\$1.66	\$3.14	\$0.72	\$5.52
2009 FARM TO MARKET ROAD	\$13,400	\$17.69	\$0.00	\$17.69	\$33.43	\$7.67	\$58.79
2009 TOTAL:		\$264.23	\$0.00	\$264.23	\$499.40	\$138.56	\$902.19
LONGORIA MAGDALENA TOTAL:		\$3621.87	\$135.56	\$3486.31	\$5419.85	\$1657.64	\$10563.80
LONGORIA MAGDALENA TOTAL:		\$437.00	\$0.00	\$437.00	\$301.54	\$137.78	\$876.32
GRAND TOTAL (ALL OWNERS):		\$4058.87	\$135.56	\$3923.31	\$5721.39	\$1795.42	\$11440.12

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 769-3842

On this the _____ day of _____, A.D., _____, came to be considered a request that this Court enter an Order approving the private resale, pursuant to §34.05(i) of the Texas Property Tax Code, of certain real property previously struck off to the Atascosa County, City of Lytle and Lytle Independent School District, pursuant to §34.01(c) of the Texas Property Tax Code for delinquent ad valorem taxes. Upon motion duly made, the Court authorized the private resale and conveyance of title to City of Lytle per §34.05(i) of the Texas Property Tax Code for the Bid Amount of \$1.00 for a tax foreclosed property struck off in trust to City of Lytle, Texas, as Trustee, this property is known as:

BEING 0.67 OF AN ACRE OF LAND MORE OR LESS OUT OF THE J. MATTER SURVEY NO. 442, ABSTRACT NO. 573, ATASCOSA COUNTY, TEXAS, AND OUT OF A 15.00 ACRE TRACT OF LAND RECORDED IN VOLUME 341, PAGE 160, DEED RECORDS, ATASCOSA COUNTY, TEXAS, AND SAID 0.67 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED IN A GIFT DEED FROM ROBERTO GUZMAN TO MAGDALENA LONGORIA, IN VOLUME 173, PAGE 340, OFFICIAL PUBLIC RECORDS OF ATASCOSA COUNTY, TEXAS; ACCOUNT NO. 57704, CAUSE NO. 16-09-0796-CVA.

THEREFORE, BE IT ORDERED that Atascosa County, after review of the information provided, authorize the conveyance of Title to City of Lytle for \$1.00.

It is so ORDERED this _____ day of _____, A.D. _____.

Weldon P. Cude
County Judge

MARK GILLESPIE
Commissioner Precinct No.1

MARK BOWEN
Commissioner Precinct No.2

ELISEO PEREZ
Commissioner Precinct No.3

KENNARD RILEY
Commissioner Precinct No.4

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
112 E. PECAN ST., SUITE 2200
SAN ANTONIO, TEXAS 78205

210.225.4422
Fax 210.225.6410

October 10, 2024

ATASCOSA COUNTY, CHARLOTTE INDEPENDENT SCHOOL DISTRICT AND CITY OF
CHARLOTTE

Analysis of Bid Received on Trustee Property

CAUSE NO: 22-09-0619-CVA

STYLE OF CASE: ATASCOSA COUNTY, ET AL VS. DAVID P. LONGORIA, ET AL

LEGAL DESCRIPTION: LOT 1, BLOCK 22, TOWNSITE OF CHARLOTTE, ATASCOSA COUNTY,
TEXAS, ACCORDING TO THE DEEDS RECORDED IN INSTRUMENT
#220488, AND IN VOLUME 298, PAGES 821-822, DEED RECORDS ATASCOSA
COUNTY, TEXAS; ACCOUNT NO. 19587

JUDGMENT DATE: APRIL 24, 2023

DATE OF ORIGINAL TAX SALE: NOVEMBER 7, 2023

VALUE AT JUDGMENT: \$12,950.00

STRUCK OFF AMOUNT: \$12,950.00

PROSPECTIVE BUYER: MC INVEST LLC

CURRENT APPRAISED VALUE: \$12,950.00

AMOUNT OF BID: \$5,000.00

TOTAL TAXES DUE AS OF OCTOBER 2024: \$19,340.02

TENTATIVE ACCOUNTING OF PROCEEDS PURSUANT TO § 34.06 & 34.02 OF THE TEXAS PROPERTY TAX CODE

Costs/ Taxing Entity	Judgment Amount	Tax Percentage	Disbursement Amount
Publication Costs	\$139.00	n/a	\$139.00
District Clerk Court Costs	\$1,140.00	n/a	\$1,140.00
Abstract/Title Costs	\$.00	n/a	\$0.00
Costs of Sale	\$77.00	n/a	\$77.00
Deed Fees	\$30.00	n/a	\$30.00
Sheriff	\$471.51	n/a	\$471.51
Total Costs Only	\$1,857.51	n/a	\$1,857.51
Atascosa County (2005- 2008,2010-2022)	\$8,038.57	45.75%	\$1,437.61
Evergreen UWCD (2005- 2008,2010-2019, 2022)	\$48.79	0.28%	\$8.73
Charlotte ISD (2005-2014, 2016-2019, 2022)	\$4,138.06	23.54%	\$740.04
City of Charlotte (2005-2008, 2010-2022)	\$5,346.25	30.43%	\$956.11
Total Taxes Only	\$17,571.67	100%	\$3,142.49
Total Taxes & Costs	\$19,429.18		\$5,000.00

Tentative Amount Due for Atascosa County Post Judgment Year 2023: \$87.01

Tentative Amount Due for Evergreen UWCD Post Judgment Year 2023: \$.89

Tentative Amount Due for Charlotte ISD Post Judgment Year 2023: \$178.91

Tentative Amount Due for City of Charlotte Post Judgment Year 2023: \$60.17

Total Amount for Post Judgment Year 2023: \$326.98

**PRIVATE SALE PROPOSAL BID
RESALE**

BIDDER INFORMATION:

NAME OF BIDDER	Mane Comarillo
ADDRESS	705 Nancy Ln
CITY, STATE, ZIP	Pleasanton, TX 78064
PHONE NUMBER	210-264-6551
NAME AND ADDRESS ON DEED (IF DIFFERENT)	McInvest LLC

PROPERTY INFORMATION:

ACCOUNT NUMBER	19587
CAUSE NUMBER	22-09-0619-CVA
LEGAL DESCRIPTION	Charlotte, Bk 22 Lot 1
MINIMUM BID OF PROPERTY	\$ 12,950

BIDDER'S BID AMOUNT	\$5,000
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IN ADDITION TO THE BID AMOUNT, THE BIDDER(S) WILL BE RESPONSIBLE FOR:

- Post Judgment Taxes for all taxing entities
- Filing fees
- All clean up and disposal expenses for said property.

ALL BIDS MUST BE:

- SEALED
- CLEARLY MARKED: "PROPERTY BID"
- ADDRESSED TO: Linebarger Goggan Blair & Sampson, LLP
- 112 E. Pecan Street, Suite 2200, San Antonio, TX 78205

RIGHT OF REDEMPTION:

If the original owner(s) want to redeem the property from you, the redemption period expires 180 days following the date the deed is recorded. They must pay you 125% of what you paid. If the property was a Homestead or Agricultural land, the redemption period expires on or before the second anniversary of the date the deed was recorded. They must pay you 125% if redeemed within the first year and 150% of the purchase price within the second year. You MUST sell the property back to the previous owner(s).

CAVEAT:

THIS SALE IS WITHOUT WARRANTIES OF ANY SORT. You should exercise the same care to inspect the property that you would discharge regarding any other sale. You should not rely on this listing as your sole source of information. It is for your convenience only.

ANY PROPERTY CAN BE REMOVED FROM SALE AT ANY TIME.

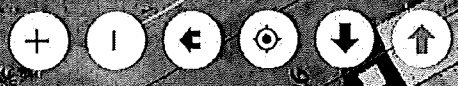
Mane Comarillo
Signature

2/15/24
Date

Search Here: 19587



Show search results for 195...



28°51'44"N 98°42'48"W



(1 of 2)

Parcels: ATASCOSA COUNTY TRUSTEE

[View More Property Information](#)

[Click Here for GIS Shapefile Data](#)

Property Information

Property ID: 19587

Legal Acreage:

GEO ID: 01960-00-022-000100

Legal Description: CHARLOTTE BLK 22 LOT 1

Tract or Lot: 1

Abstract Subdivision Code: S01960

Block: 22

Neighborhood Code:

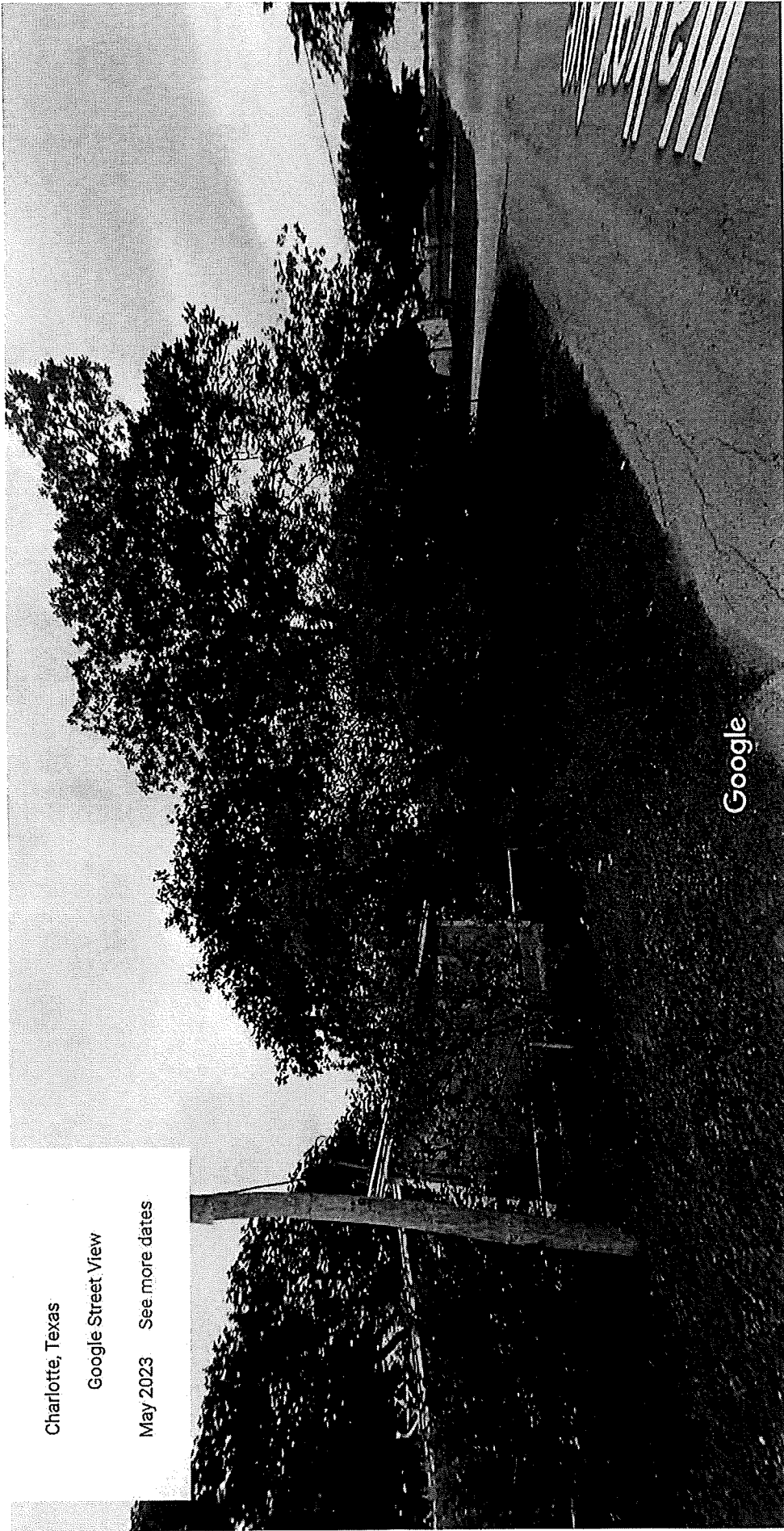
School District: SCH

City Limits: CCH

[Zoom to](#)



Google Maps 132 Walker Ave

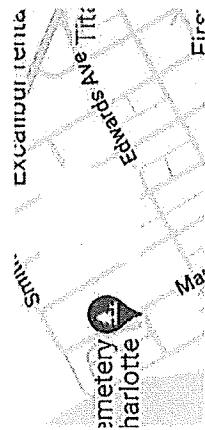


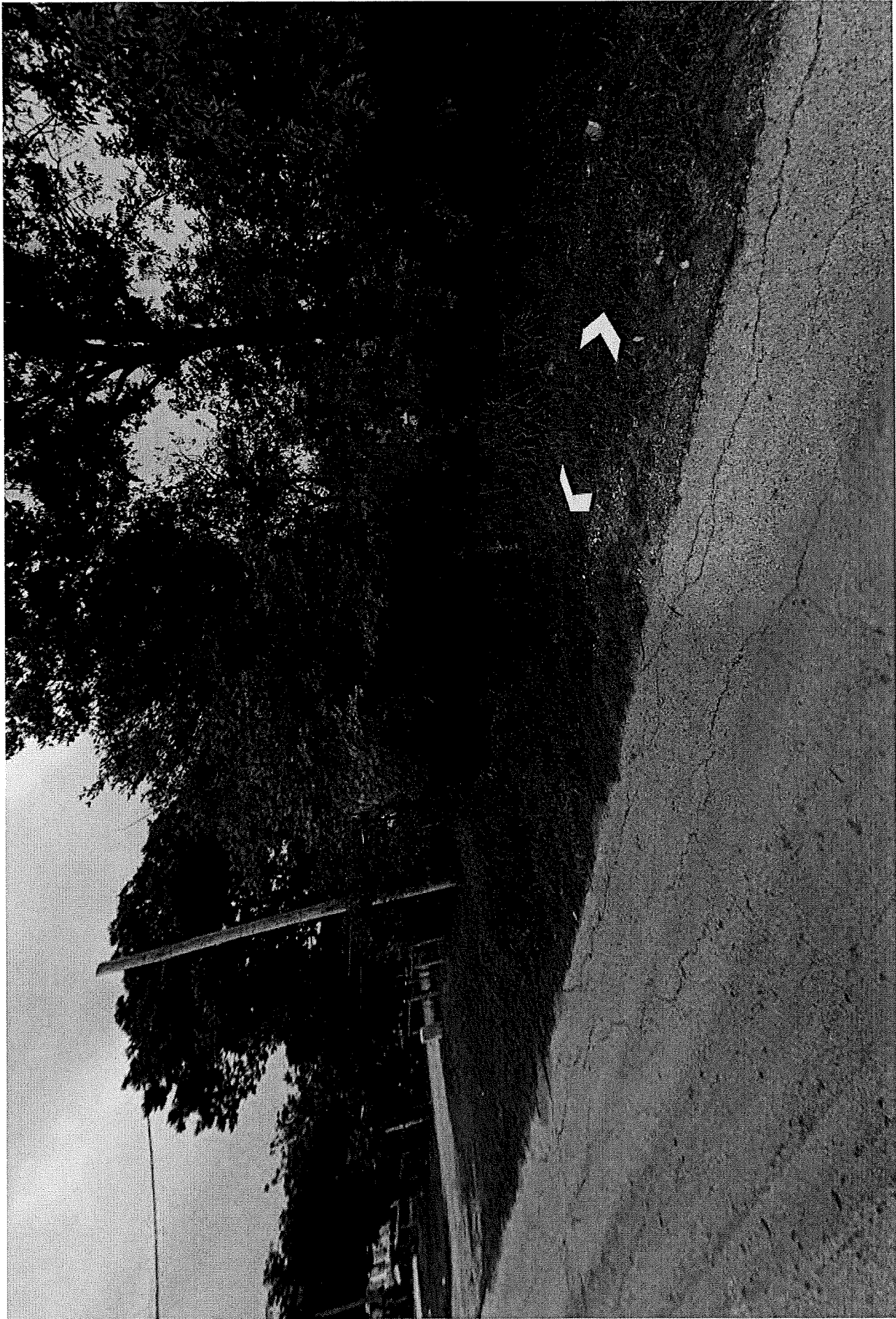
Charlotte, Texas

Google Street View

May 2023 See more dates

Image capture: May 2023 © 2024 Google





Atascosa CAD Property Search

Property ID: 19587 For Year 2024

Property Details

Account		
Property ID:	19587	Geographic ID: 01960-00-022-000100
Type:	R	Zoning:
Property Use:		Condo:
Location		
Situs Address:	132 WALKER AVE, TX	
Map ID:	C-11, C-12	Mapsco:
Legal Description:	CHARLOTTE BLK 22 LOT 1	
Abstract/Subdivision:	S01960	
Neighborhood:		
Owner		
Owner ID:	73061	
Name:	ATASCOSA COUNTY TRUSTEE	
Agent:		
Mailing Address:	1001 OAK ST JOURDANTON, TX 78026	
% Ownership:	100.0%	
Exemptions:	EX-XV - For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$12,950 (+)
Agricultural Market Valuation:	\$0 (+)
Market Value:	\$12,950 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$12,950 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)
Assessed Value:	\$12,950
Ag Use Value:	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Owner: ATASCOSA COUNTY TRUSTEE

Entity	Description	Tax Rate	Market Value	Taxable Value
CCH	CITY OF CHARLOTTE	0.383954	\$12,950	\$0
GAT	ATASCOSA COUNTY	0.408738	\$12,950	\$0
WEV	EVERGREEN WATER DIST	0.004365	\$12,950	\$0
CAD	County Appraisal District	0.000000	\$12,950	\$0
FMLR	FARM TO MARKET ROAD	0.074150	\$12,950	\$0
SCH	CHARLOTTE ISD	1.209571	\$12,950	\$0

Total Tax Rate: 2.080778

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RL	RESIDENTIAL LOT	0.16	7,000.00	50.00	140.00	\$12,950	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$12,950	\$0	\$12,950	\$0	\$12,950
2023	\$0	\$12,950	\$0	\$12,950	\$0	\$12,950
2022	\$0	\$12,950	\$0	\$12,950	\$0	\$12,950
2021	\$11,260	\$10,500	\$0	\$21,760	\$9,121	\$12,639
2020	\$10,440	\$1,050	\$0	\$11,490	\$0	\$11,490
2019	\$46,720	\$1,050	\$0	\$47,770	\$0	\$47,770
2018	\$44,550	\$1,050	\$0	\$45,600	\$0	\$45,600
2017	\$42,840	\$1,050	\$0	\$43,890	\$0	\$43,890
2016	\$42,760	\$1,050	\$0	\$43,810	\$0	\$43,810

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/2/2003	STD	SUBSTITUTE TRUSTEE'S DEED	BARRERA SYLVIA	CONSECO FINANCE SERVICING CORP	246	719	0
1/19/2005	SWD	SPECIAL WARRANTY DEED	CONSECO FINANCE SERVICING CORP	LONGORIA DAVID P & PRISCILLA P ROCHA	298	821	0
12/22/2021	QCD	QUIT CLAIM DEED	LONGORIA DAVID P & PRISCILLA P ROCHA	LONGORIA DAVID P			220488
12/4/2023	SH	SHERIFF'S TAX SALE DEED	LONGORIA DAVID P	ATASCOSA COUNTY TRUSTEE			239595

ARB Data

Hearing Date And Time	Board Members	Owner's Opinion Of Value	Cad Value	Board's Determination Of Value	ARB Determination
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On this the _____ day of _____, A.D., _____, came to be considered a request that this Court enter an Order approving the private resale, pursuant to §34.05(i) of the Texas Property Tax Code, of certain real property previously struck off to the Atascosa County, City of Charlotte and Charlotte Independent School District, pursuant to §34.01(c) of the Texas Property Tax Code for delinquent ad valorem taxes. Upon motion duly made, the Court authorized the private resale and conveyance of title to MC Invest LLC per §34.05(i) of the Texas Property Tax Code for the Bid Amount of \$5,000.00 for a tax foreclosed property struck off in trust to Atascosa County, Texas, as Trustee, this property is known as: LOT 1, BLOCK 22, TOWNSITE OF CHARLOTTE, ATASCOSA COUNTY, TEXAS, ACCORDING TO THE DEEDS RECORDED IN INSTRUMENT #220488, AND IN VOLUME 298, PAGES 821-822, DEED RECORDS ATASCOSA COUNTY, TEXAS; ACCOUNT NO. 19587, CAUSE NO. 22-09-0619-CVA

THEREFORE, BE IT ORDERED that Atascosa County, after review of the information provided, authorize the conveyance of Title to MC Invest LLC for \$5,000.00.

It is so ORDERED this _____ day of _____, A.D. _____.

WELDON P. CUDE
County Judge

MARK GILLESPIE
Commissioner Precinct No.1

MARK BOWEN
Commissioner Precinct No.2

ELISEO PEREZ
Commissioner Precinct No.3

KENNARD RILEY
Commissioner Precinct No.4