



Tax Resale Bids

for Hidalgo County

PerdueBrandonFielderCollins&Mott LLP
In Association with the Law Offices of John David Franz
ATTORNEYS AT LAW



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March 2011

Tax Resale Bids

for Hidalgo County

March 2011

No.	Suit Number	Account Number	Legal Description	Opening Bid	Amount of Bid	Amount for County
1	T-350-97-G	T5800-00-000-0018-00	LOT 18, OF THE TOELLNER SUBDIVISION, BEING A RESUBDIVISION OF 8.4 ACRES OUT OF LOT 182 AND 27.52 ACRES OUT OF LOT 192, JOHN H. SHARY SUBDIVISION, AS DESCRIBED IN VOLUME 1982, PAGE 871, DEED RECORDS OF HIDALGO COUNTY, TEXAS	\$11,816.16	\$9,225.00	\$1,818.00
2	T-276-05-F	M3300-00-000-0031-00 M3300-00-000-0031-10	<u>TRACT 1:</u> AN UNDIVIDED 10% INTEREST IN THE HOMESTEAD ON THE EAST 171.41 FEET OF THE WEST 122.82 FEET OF THE NORTH 305 FEET OF LOT 31, MELBA CARTER SUBDIVISION, HIDALGO COUNTY, TEXAS <u>TRACT 2:</u> THE EAST 171.41 FEET OF THE WEST 122.82 FEET OF THE NORTH 305 FEET OF LOT 31, MELBA CARTER SUBDIVISION, HIDALGO COUNTY, TEXAS	\$45,640.34	\$35,000.00	\$9,896.11
3	T-1280-09-D	E3100-00-036-0011-00	THE SOUTH 1/2 OF LOT 11 AND ALL OF LOT 12, BLOCK 36, EDCOUCH ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE NUMBER 1482669, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.	\$17,850.00	\$4,500.00	\$656.78

Property No. 1

T-350-97-G

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ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Style of Case:

Cause No. T-350-97-G; City of Mission and United Irrigation District vs. Luis & Herlinda Singleterry

Legal Description:

Lot 18, of the Toellner Subdivision, being a resubdivision of 8.4 acres out of Lot 182 and 27.52 acres out of Lot 192, John H. Shary Subdivision, as described in Volume 1982, Page 871, Deed Records of Hidalgo County, Texas (Account No. T5800-00-000-0018-00).

Judgment Date: October 15, 2002

Date of Taxsale: April 01, 2003

Date of Sheriff's Tax Deed recording: April 23, 2003

Date Bid Received: February 2, 2009

Amount of Total Judgment: \$25,656.15

Costs of Judgment: \$1,953.00

Amount of Bid: \$9,225.00

Value at time of Judgment: \$9,225.00

ENTITY NAME	JUDGMENT AMOUNT DUE EACH ENTITY	PERCENT TO BE RECEIVED	AMOUNT YOU WILL RECEIVE
City of Mission	\$5,719.72	22%	\$1,599.84
United Irrigation District	\$ 862.47	3%	\$ 218.16
Sharyland ISD	\$11,504.26	45%	\$3,272.40
Hidalgo County	\$ 6,350.00	25%	\$1,818.00
Hidalgo-Kenedy CED #10	\$ 1,053.22	4%	\$ 290.88
South Texas College	\$ 166.48	1%	\$ 72.72

Prospective Buyer: TRINIDAD PONCE, 2604 E. 4TH STREET, MISSION, TEXAS 78572

***Part of Judgment amount owed was based on the lot having a home at one time; the home no longer exists on property...it is a vacant lot.

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Property Details	
Account Number	T5800-00-000-0018-00
Property ID	305649
Owner Name and Address	CITY OF MISSION TRUSTEE 1201 E 8TH ST MISSION, TX 78572
Property Address	
Lot / Block	18 /
Legal Description	TOELLNER LOT 18 R/S LOT 192
Tax Jurisdictions	CAD CMS DR1 GHD JCC R05 SSL SST W14
Exemptions (Exemp. Codes)	EXEMPT

Property Values	
Land Value	\$18,563.00
Improvement Value	\$0.00
Agriculture Value	\$0.00
Assessed Value	\$18,563.00
Market Value	\$18,563.00
Homestead Cap	\$0.00
Appraised Value	\$18,563.00

Estimated Taxes

Tax Jurisdictions		Tax Rate	Amount
CMS	City of Mission	0.00556600	\$103.32
DR1	Drainage Dist. No. 1	0.00049200	\$9.13
GHD	Hidalgo County	0.00590000	\$109.52
JCC	South Texas Community College	0.00154000	\$28.59
R05	Road District No. 5	0.00010900	\$2.02
SSL	Sharyland ISD	0.01185000	\$219.97
SST	South Texas ISD	0.00049200	\$9.13
W14	United Irr. Water District	0.00000000	\$0.00
Total Taxes Without Exemptions			\$481.69

Improvement Details (Improvement Code Legend)								
Segment Type	Built	Sq Ft	Foundation	Ext Wall	Roof Style	Fireplace	Bedrooms	Baths
No data available!								

Land Details						
Land Type	Land Sq Ft	Homesite	Land Value	Acres	Frontage	Depth
F1	11250		\$18,563.00	0.2583	50	225

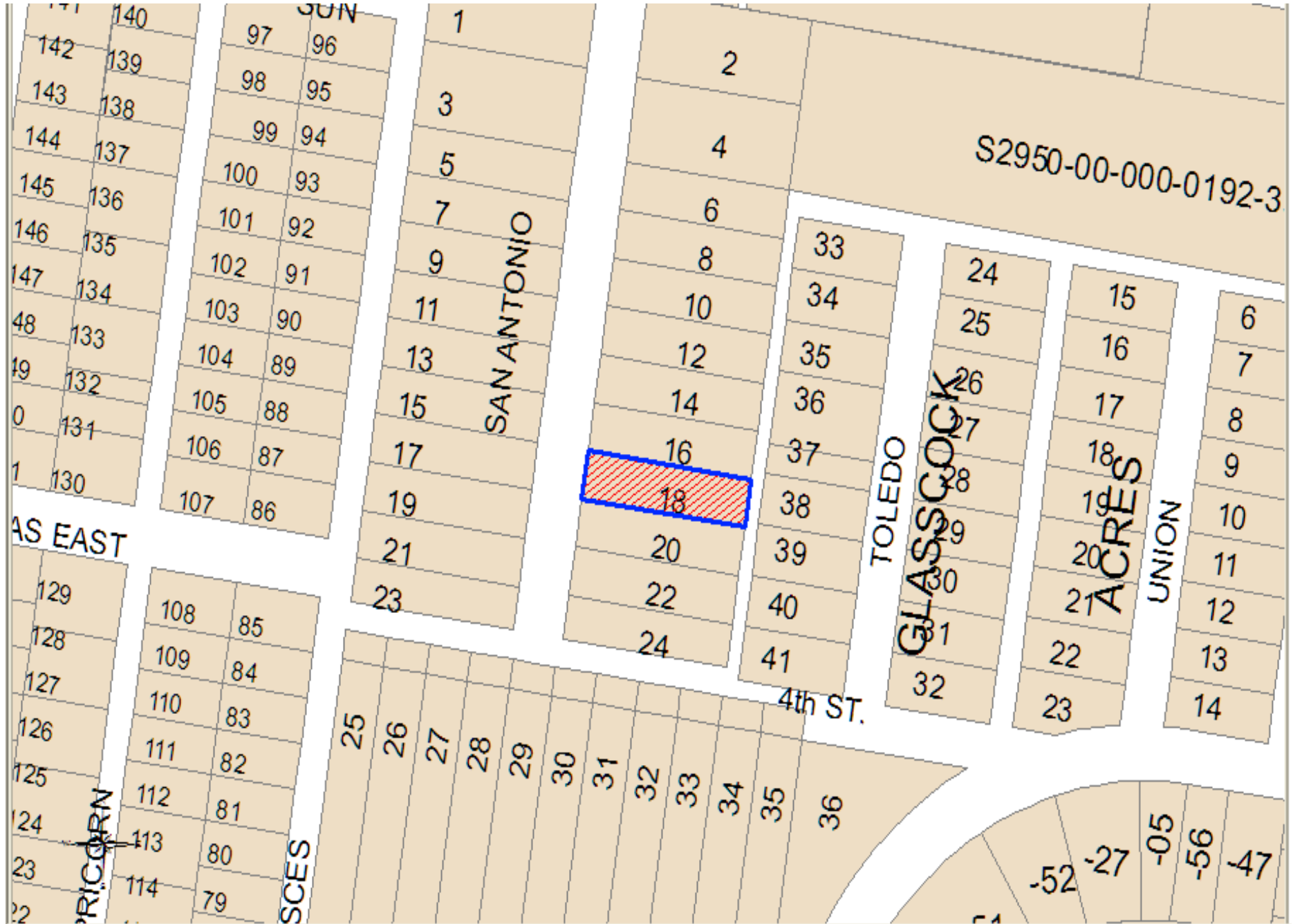
Sale Information			
Date	Vol	Page	Price
04/23/2003			\$0.00

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T-350-97-C



T-350-97-C



Property No. 2

T-276-05-F

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ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Style of Case:

Cause No. T-276-05-F; City of Mission vs. Chasco E. Alaniz

Legal Description:

Account No. 1: An undivided 10% interest in the homestead on the East 171.41 feet of the West 122.82 feet of the North 305 feet of Lot 31, Melba Carter Subdivision, Hidalgo County, Texas (Account No. M3300-00-000-0031-00);

Account No. 2: The East 171.41 feet of the West 122.82 feet of the North 305 feet of Lot 31, Melba Carter Subdivision, Hidalgo County, Texas (Account No. M3300-00-000-0031-10).

Property Location: 102 Melba Carter Street, Mission, Texas

Judgment Date: October 20, 2009

Date of Taxsale: June 01, 2010

Date of Sheriff's Tax Deed recording: 06/18/2010

Date Bid Received: 07/09/2010

Amount of Bid: \$35,000.00

Amount of Total Judgment: \$41,541.10

Costs of Judgment: \$2,953.00

Current Appraised Value: \$56,465.00

Value at time of Judgment: \$56,465.00

ENTITY NAME	JUDGMENT AMOUNT DUE EACH ENTITY	PERCENT TO BE RECEIVED	AMOUNT YOU WILL RECEIVE
City of Mission	\$ 7,529.65	18.13%	\$ 5,810.12
Hidalgo County	\$10,836.47	26.09%	\$ 8,361.06
Drainage District #1	\$ 1,746.46	4.20%	\$ 1,345.97
Road District #5	\$ 243.16	.59%	\$ 189.08
Mission CISD	\$16,861.56	40.59%	\$13,007.88
South Texas I.S.D	\$ 878.98	2.12%	\$ 679.40
South Texas College	\$ 1,760.38	4.24%	\$ 1,358.79
Hidalgo CED	\$ 1,684.44	4.04%	\$ 1,294.70

ADDITIONAL COMMENTS: PROPERTY HAS BEEN ABANDONED FOR SOMETIME, DEFENDANT IS DECEASED AND HEIRS HAVE NOT COME FORWARD TO CLAIM PROPERTY.

Prospective Buyer: Abiel Ramon

This property is being conveyed subject to the following tax year(s):

Entity Name	Subject To Years	Amount Due As Of July, 2010
City of Mission	2009	\$426.48
Hidalgo County	2009	\$452.08
Drainage District #1	2009	\$55.56
Mission CISD	2009	\$980.78
South Texas I.S.D	2009	\$37.70
South Texas College	2009	\$114.24

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Property Details	
Account Number	M3300-00-000-0031-10
Property ID	233581
Owner Name and Address	ALANIZ CHASCO EMETERIO PO BOX 862 MISSION, TX 78573
Property Address	102 MELBA CARTER ST
Lot / Block	31 /
Legal Description	MELBA CARTER E71.41'-W122.82'-N305' LOT 31
Tax Jurisdictions	CAD CMS DR1 GHD JCC R05 SMS SST THMS1 TMS1 W14
Exemptions (Exemp. Codes)	

Property Values	
Land Value	\$7,579.00
Improvement Value	\$48,886.00
Agriculture Value	\$0.00
Assessed Value	\$56,465.00
Market Value	\$56,465.00
Homestead Cap	\$0.00
Appraised Value	\$56,465.00

Estimated Taxes

Tax Jurisdictions		Tax Rate	Amount
CMS	City of Mission	0.00556600	\$314.28
DR1	Drainage Dist. No. 1	0.00049200	\$27.78
GHD	Hidalgo County	0.00590000	\$333.14
JCC	South Texas Community College	0.00154000	\$86.96
R05	Road District No. 5	0.00010900	\$6.15
SMS	Mission ISD	0.01180000	\$666.29
SST	South Texas ISD	0.00049200	\$27.78
W14	United Irr. Water District	0.00000000	\$0.00
Total Taxes Without Exemptions			\$1,462.39

Improvement Details (Improvement Code Legend)								
Segment Type	Built	Sq Ft	Foundation	Ext Wall	Roof Style	Fireplace	Bedrooms	Baths
LOUNGE	1970	1500	SLB	CBK				2
LOUNGE	1970	840						
STORAGE	1970	400						

Land Details						
Land Type	Land Sq Ft	Homesite	Land Value	Acres	Frontage	Depth
F1	21655		\$7,579.00	0.4971	71	305

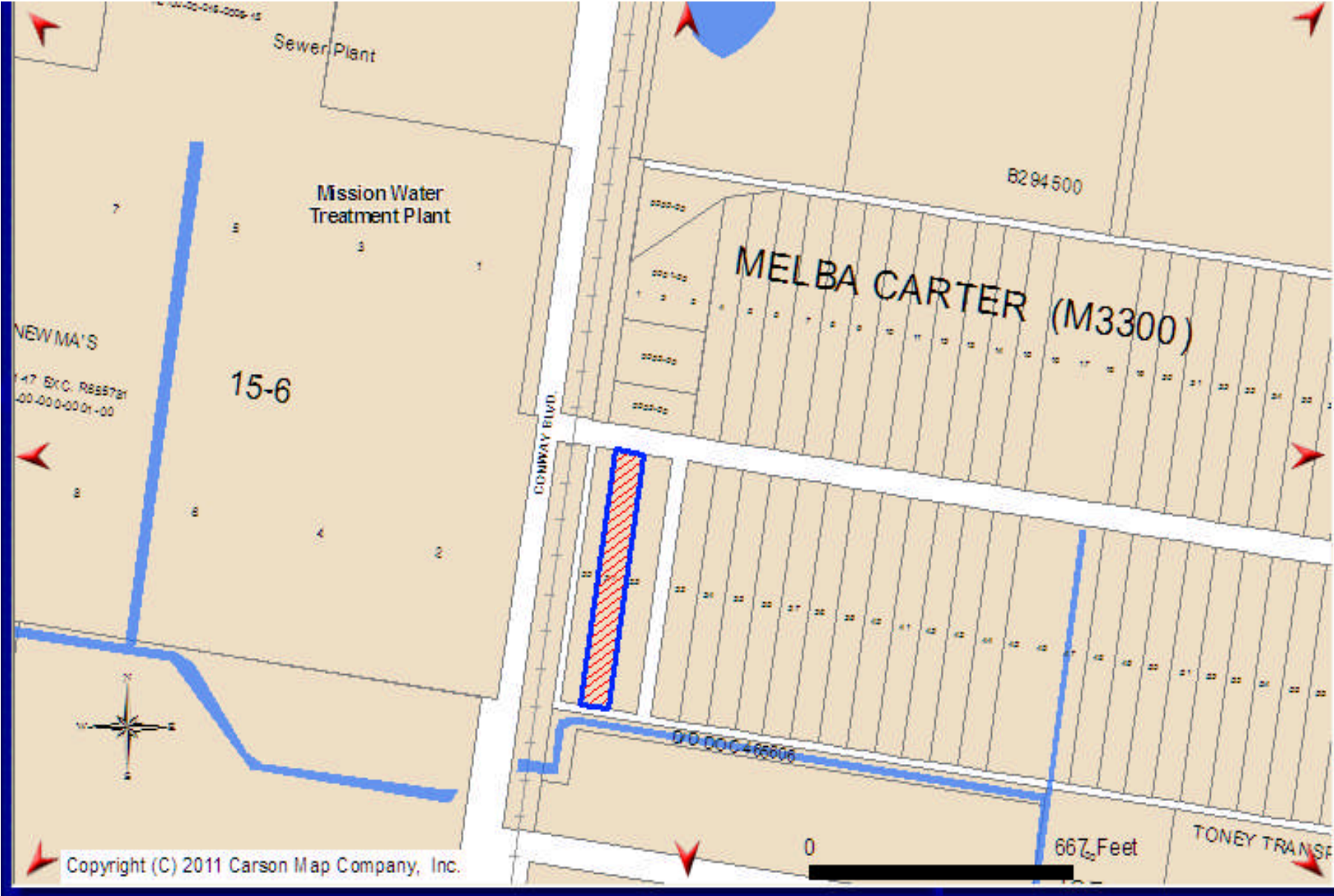
Sale Information			
Date	Vol	Page	Price
			\$0.00

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T-276-05-F



T-276-05-F



Property No. 3

T-1280-09-D

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**ANALYSIS OF THE BID RECEIVED
FOR TAX RESALE PROPERTY**

Cause No.: T-1280-09-D; Hidalgo County, Hidalgo County Drainage District #1 and Hidalgo County Emergency Service District #2 vs. Agustin Galvan

Account No: E3100-00-036-0011-00

Legal Description: THE SOUTH 1/2 OF LOT 11 AND ALL OF LOT 12, BLOCK 36, EDCOUCH ORIGINAL TOWNSITE, HIDALGO COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN CLERK'S FILE NUMBER 1482669, OFFICIAL RECORDS, HIDALGO COUNTY, TEXAS.

Property Location: 105 S. Lackland St., Edcouch, Texas

Date of Judgment: February 18, 2010

Date of Tax Sale: August 3, 2010

Date of Sheriff's Deed Recorded: August 12, 2010

Judgment Amount: \$23,264.59

Tax Sale Costs: \$1,039.06

Date Bid Received: February 22, 2011

Bid Amount: \$4,500.00

Judgment Value: \$17,850.00

Current Appraised Value: \$17,850.00

Entity Name	Judgment Amount Due Each Entity	Percentage To Be Received	Amount You Will Receive
Hidalgo County	\$3,841.46	16.51%	\$571.47
Hidalgo County Drainage District #1	\$364.59	1.57%	\$54.24
Hidalgo County Emergency Service District #2	\$209.27	0.90%	\$31.13
Edcouch-Elsa Independent School District	\$11,831.52	50.86%	\$1,760.11
City of Edcouch	\$5,924.97	25.47%	\$881.43
South Texas College	\$802.28	3.45%	\$119.35
South Texas Independent School District	\$290.50	1.25%	\$43.22

Comments: Subject to taxes for 2010 and subsequent years.

Prospective Buyer: Rebecca Castillo, 3513 S. Veterans Blvd., Edinburg, TX 78542

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Property Details	
Account Number	E3100-00-036-0011-00
Property ID	163659
Owner Name and Address	AGUSTIN GALVAN 6401 DIANA DR EDINBURG, TX 78539
Property Address	105 S LACKLAND ST
Lot / Block	11 / 36
Legal Description	EDCOUCH ORIGINAL TOWNSITE BLK 36 S 1/2-11 ALL 12
Tax Jurisdictions	CAD CED DR1 FD2 GHD JCC R10 SEE SST
Exemptions (Exemp. Codes)	

Property Values	
Land Value	\$17,850.00
Improvement Value	\$0.00
Agriculture Value	\$0.00
Assessed Value	\$17,850.00
Market Value	\$17,850.00
Homestead Cap	\$0.00
Appraised Value	\$17,850.00

Estimated Taxes

Tax Jurisdictions		Tax Rate	Amount
CED	City of Edcouch	0.00899000	\$160.47
DR1	Drainage Dist. No. 1	0.00049200	\$8.78
FD2	Fire District No. 2	0.00028000	\$5.00
GHD	Hidalgo County	0.00590000	\$105.32
JCC	South Texas Community College	0.00154000	\$27.49
R10	Road District No. 10	0.00000000	\$0.00
SEE	Edcouch-Elsa	0.01258000	\$224.55
SST	South Texas ISD	0.00049200	\$8.78
Total Taxes Without Exemptions			\$540.39

Improvement Details (Improvement Code Legend)								
Segment Type	Built	Sq Ft	Foundation	Ext Wall	Roof Style	Fireplace	Bedrooms	Baths
No data available!								

Land Details						
Land Type	Land Sq Ft	Homesite	Land Value	Acres	Frontage	Depth
C1	10500		\$17,850.00	0.241	75	140

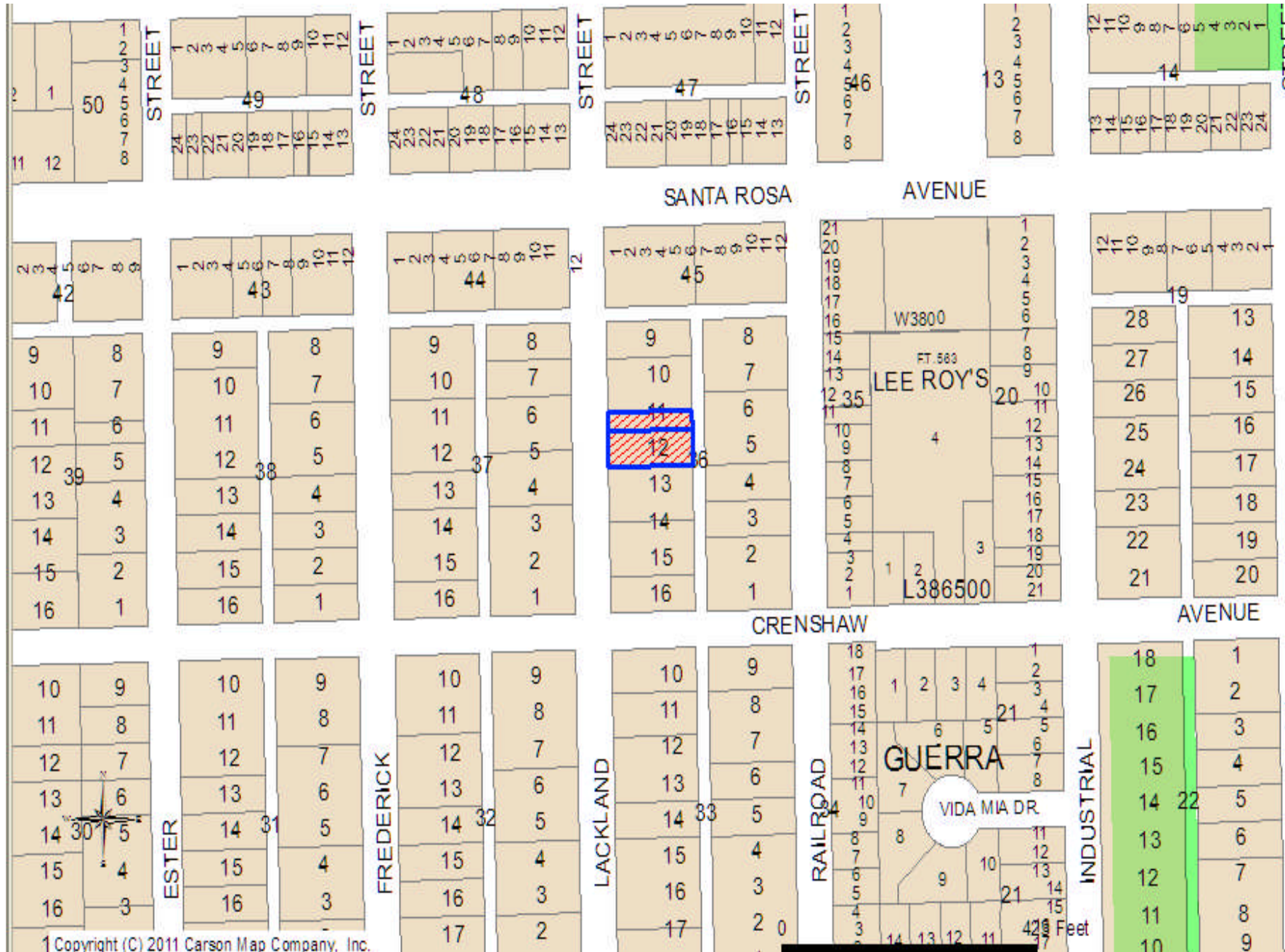
Sale Information			
Date	Vol	Page	Price
06/13/2005			\$0.00

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T-1280-09-D



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