

**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**

ATTORNEYS AT LAW

1512 S. LONE STAR WAY  
EDINBURG, TEXAS 78539

Tel: (956) 383-4500 / Fax: (956) 383-7820

January 21, 2020

Honorable Richard F. Cortez  
Hidalgo County Judge  
100 E. Cano, 2<sup>nd</sup> Floor  
Edinburg, TX 78539

RE: Tax Resale - Private Bid

Dear Hon. Cortez:

As your delinquent tax attorneys, we are tasked with foreclosing and selling certain delinquent accounts 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. Although the Texas Property Tax Code allows for taxing jurisdictions to sell *struck-off* properties by public or private sale, our firm has a general policy not to accept private bids – we believe the public sale option is more transparent and allows for a greater recovery of taxes owed. However, we will occasionally make an exception and accept a private bid if it is made by an affected taxing entity (if the property is going to be used for a public purpose) or by a private individual (with a compelling, justified and documented reason).

On the above-referenced matter, our firm recently received private bids for *struck-off* properties within Hidalgo County. We have attached an analysis of the bids, which indicates the amount of the bid will *completely* pay off the outstanding taxes to Hidalgo County and all other taxing entities, if accepted. Therefore, please: 1) review the attached Private Bid Analysis, and if acceptable; 2) execute the attached Resolution, and; 4) return the executed Resolution to our office.

If you have any questions or would like additional information, please do not hesitate to contact me.

Respectfully,

Linebarger Goggan Blair & Sampson, LLP



Michael G. Cano  
Partner

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



**LINEBARGER**

**ATTORNEYS AT LAW**

Hidalgo County

January 28, 2020

Tax Resale Private Bid

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP  
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**HIDALGO COUNTY**

**RESOLUTION NO. \_\_\_\_\_**

On the \_\_\_\_\_ day of \_\_\_\_\_, 2020, at the regularly scheduled meeting of the Hidalgo County Commissioners' Court, a motion was duly made and seconded to resell the property described on the attached list, which was acquired by the County through previous tax foreclosure proceedings. The property was sold in accordance with Texas Tax Code Ann. §34.05.

Discussion was then conducted, and upon completion of the same the County Judge of Hidalgo County, Texas called for a vote on the motion, and the same was passed by majority. Now therefore:

**BE IT RESOLVED** that the Commissioners' Court of Hidalgo County, Texas approved the bid received on the property described in the attached list and authorizes the County Judge of Hidalgo County, Texas to execute the tax resale deed conveying the approved property.

SIGNED on this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Hon. Richard F. Cortez  
County Judge, County of Hidalgo

**ATTEST:**

\_\_\_\_\_  
Arturo Guajardo, Jr.  
County Clerk, County of Hidalgo

**LINEBARGER GOGGAN BLAIR & SAMPSON, LLP**  
**PROPERTY INFORMATION**  
**HIDALGO COUNTY**

<b>SUIT NUMBER</b>	<b>LEGAL DESCRIPTION</b>	<b>ACCOUNT NUMBER</b>
T-358-97-A	Tract 1: Lot 133, Chaparral Heights Subdivision, City of Mission, Hidalgo County, Texas as per map recorded in Volume 23 Page 127, Map Records, Hidalgo County, Texas.	C4020-00-000-0133-00
T-0226-17-J	Tract 1: Lot 14, Block 12, Colonia Juarez Addition, an addition to the City of Edcouch, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 21, map records of Hidalgo County, Texas.	C7300-00-012-0014-00

PROPERTY INFORMATION			
<b>CASE NO STYLE:</b>	T-358-97-A; Mission Consolidated Independent School District and City of Mission vs. Valley Land Investments, Inc.		
<b>LEGAL DESCRIPTION:</b>	Lot 133, Chaparral Heights Subdivision, City of Mission, Hidalgo Co, TX as per map recorded in Vol 23, Pg 127, Map Records, Hidalgo Co, TX.		
<b>TAX ACCT. NO.:</b>	C4020-00-000-0133-00	<b>JUDGMENT DATE:</b>	January 14, 1999
<b>Tax Sale Date:</b>	October 05, 2000	<b>JUDGMENT YEARS:</b>	1987 - 1997
<b>SHERIFF'S DEED RECORDED DATE:</b>	October 31, 2000	<b>JUDGMENT AMT TOTAL DUE:</b>	\$17,917.43

TAX / BID INFORMATION			
<b>TOTAL BID AMT:</b>			\$7,976.23
<b>TOTAL TAXES DUE:</b>	\$7,429.23	<b>APP. VALUE AT JUDGMENT:</b>	\$37,856.00
<b>Est. Costs of Sale:</b>	\$547.00	<b>CURRENT APP. VALUE:</b>	\$20,124.00
TAXING ENTITIES:	YEARS DUE	AMOUNT DUE AS OF NOV. 2019	AMOUNT YOU WILL RECEIVE
Hidalgo County	1999 – 2000	\$ 1,255.32	\$ 1,255.32
Drainage District # 1	1999 – 2000	\$ 101.67	\$ 101.67
Hi. Co. Road Dist. # 5	1999 – 2000	\$ 16.43	\$ 16.43
City of Mission	1999 – 2000	\$ 1,656.31	\$ 1,656.31
Mission C.I.S.D	1999 – 2000	\$ 4,053.95	\$ 4,053.95
South Texas I.S.D	1999 – 2000	\$ 99.35	\$ 99.35
South Texas College	1999 – 2000	\$ 246.00	\$ 246.00

**NOTE:** Private bid is being offered by the City of Mission and pays 100% of taxes owed to all taxing entities. This particular property has been struck-off since Oct. 2000, which means the property has been tax-exempt since Oct. 2000. All resale proceeds will be distributed pursuant to TEXAS PROPERTY TAX CODE Sec. 34.06 (b-e).

# Hidalgo CAD

## Property Search Results > 134570 MISSION CONSOLIDATED ISD for Year 2019

Tax Year:

### Property

#### Account

Property ID:	134570	Legal Description:	CHAPARRAL HEIGHTS LOT 133
Geographic ID:	C4020-00-000-0133-00	Zoning:	CO
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

#### Location

Address:	N HOLLAND AVE TX	Mapsco:	
Neighborhood:	CHAPARRAL HEIGHTS	Map ID:	CMS VOL 23 PG 127
Neighborhood CD:	C402000		

#### Owner

Name:	MISSION CONSOLIDATED ISD	Owner ID:	247114
Mailing Address:	1116 N CONWAY AVE MISSION, TX 78572-4103	% Ownership:	100.000000000000%
		Exemptions:	EX-XV

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$20,124	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	<input type="text" value="\$0"/>
(+) Timber Market Valuation:	+	\$0	<input type="text" value="\$0"/>
-----			
(=) Market Value:	=	\$20,124	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$20,124	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$20,124	

### Taxing Jurisdiction

Owner: MISSION CONSOLIDATED ISD

% Ownership: 100.000000000000%

Total Value: \$20,124

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax		
CAD	APPRAISAL DISTRICT	0.000000	\$20,124	\$0	\$0.00		
CMS	CITY OF MISSION	0.521200	\$20,124	\$0	\$0.00		
DR1	DRAINAGE DISTRICT #1	0.105100	\$20,124	\$0	\$0.00		
GHD	HIDALGO COUNTY	0.575000	\$20,124	\$0	\$0.00		
JCC	SOUTH TEXAS COLLEGE	0.173300	\$20,124	\$0	\$0.00		
R05	ROAD DIST 05	0.000000	\$20,124	\$0	\$0.00		
SMS	MISSION ISD	1.239550	\$20,124	\$0	\$0.00		
SST	SOUTH TEXAS SCHOOL	0.049200	\$20,124	\$0	\$0.00		
W14	UNITED IRR WTR DIST	0.000000	\$20,124	\$0	\$0.00		
Total Tax Rate:		2.663350					
					Taxes w/Current Exemptions:	\$0.00	
					Taxes w/o Exemptions:	\$535.97	

## Improvement / Building

No improvements exist for this property.

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	7.6997	335400.00	0.00	0.00	\$20,124	\$0

## Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$20,124	0	20,124	\$0	\$20,124
2018	\$0	\$20,124	0	20,124	\$0	\$20,124
2017	\$0	\$174,720	0	174,720	\$0	\$174,720
2016	\$0	\$174,720	0	174,720	\$0	\$174,720
2015	\$0	\$174,720	0	174,720	\$0	\$174,720
2014	\$0	\$174,720	0	174,720	\$0	\$174,720
2013	\$0	\$174,720	0	174,720	\$0	\$174,720
2012	\$0	\$174,720	0	174,720	\$0	\$174,720
2011	\$0	\$174,720	0	174,720	\$0	\$174,720
2010	\$0	\$174,720	0	174,720	\$0	\$174,720
2009	\$0	\$174,720	0	174,720	\$0	\$174,720
2008	\$0	\$145,600	0	145,600	\$0	\$145,600
2007	\$0	\$145,600	0	145,600	\$0	\$145,600
2006	\$0	\$133,952	0	133,952	\$0	\$133,952

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/30/2000	SHD	SHERIFF'S DEED	VALLEY LAND INVESTMENT INC	MISSION CONSOLIDATED ISD			917265
2	11/10/1986	CONV	CONVERSION	HOOD JIM	VALLEY LAND INVESTMENT INC	2366	93	

**Tax Due**

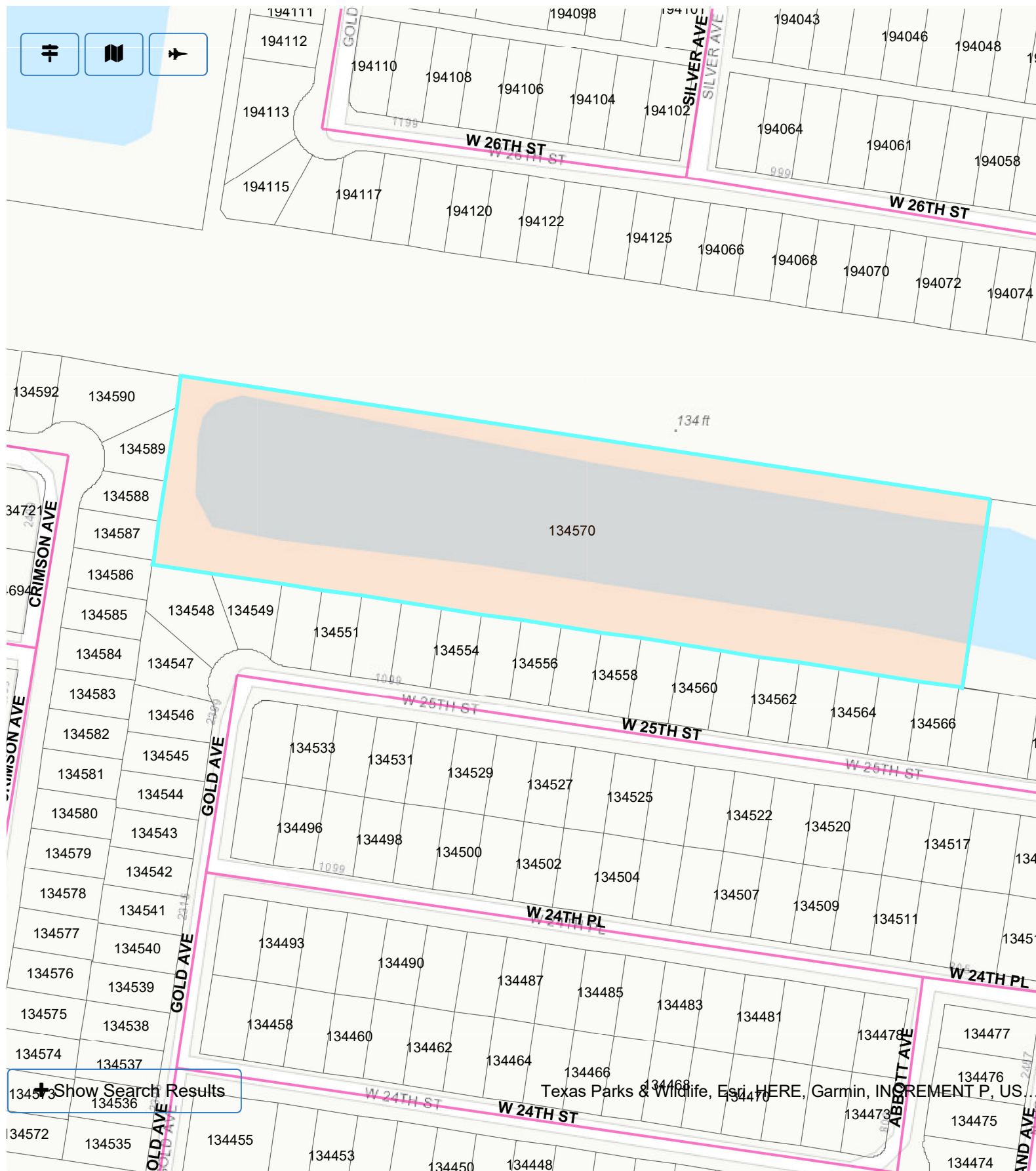
Property Tax Information as of 01/10/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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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 (956) 381-8466** 





<b>PROPERTY INFORMATION</b>			
<b>CASE NO STYLE:</b>	T-0226-17-J; Hidalgo County, Edcouch – Elsa Independent School District, Hidalgo County Drainage District # 01, Hidalgo County Emergency Services District # 02 and South Texas College, Et. Al. vs. Jose L. De Caballero (Deceased), Et. Al.		
<b>LEGAL DESCRIPTION:</b>	Tract 1: Lot 14, Block 12, Colonia Juarez Addition, an addition to the City of Edcouch, Hidalgo County, Texas, according to the map or plat thereof, recorded in Volume 6, Page 21, Map Records of Hidalgo County, Texas.		
<b>TAX ACCT. NO.:</b>	C7300-00-012-0014-00	<b>JUDGMENT DATE:</b>	June 25, 2019
<b>Tax Sale Date:</b>	September 03, 2019	<b>JUDGMENT YEARS:</b>	1996 - 2018
<b>SHERIFF'S DEED RECORDED DATE:</b>	October 29, 2019	<b>JUDGMENT AMT TOTAL DUE:</b>	\$6,521.18

<b>TAX/BID INFORMATION</b>			
<b>TOTAL BID AMT:</b>			\$8,785.48
<b>TOTAL TAXES DUE:</b>	\$6,730.30	<b>APP. VALUE AT JUDGMENT:</b>	\$6,521.18
<b>Costs of Sale:</b>	\$795.15	<b>CURRENT APP. VALUE:</b>	\$8,000.00
<b>TAXING ENTITIES:</b>	<b>YEARS</b>	<b>AMOUNT DUE AS OF JANUARY 2020</b>	<b>AMOUNT YOU WILL RECEIVE</b>
Hidalgo County	1996 – 2018	\$ 1,206.97	\$ 1,206.97
Hid. Co. Drain. Dist. #01	1996 – 2018	\$ 133.43	\$ 133.43
Hid. Co. EMS Dist. #02	1996 – 2018	\$ 66.65	\$ 66.65
City of Edcouch	1996 – 2018	\$ 1,848.58	\$ 1,848.58
Edcouch – Elsa I.S.D	1996 – 2018	\$ 3,066.46	\$ 3,066.46
South Texas I.S.D	1996 – 2018	\$ 94.99	\$ 94.99
South Texas College	1996 – 2018	\$ 313.22	\$ 313.22

**NOTE:** Private bid is being offered by Juventino Gomez and pays 100% of taxes owed to all taxing entities. This particular property has been struck-off since Sep. 2019, which means the property has been tax-exempt since Sept. 2019. All resale proceeds will be distributed pursuant to TEXAS PROPERTY TAX CODE Sec. 34.06 (b-e).

# Hidalgo CAD

Property Search > 151794 DE CABALLERO JOSE L for Tax Year:   
 Year 2019

## Property

### Account

Property ID:	151794	Legal Description:	COLONIA JUAREZ BLK 12 LOT 14
Geographic ID:	C7300-00-012-0014-00	Zoning:	RS
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

### Location

Address:	106 AVENIDA DEL SUR TX	Mapsco:	
Neighborhood:	COLONIA JUAREZ	Map ID:	CED VOL 6 PG 21
Neighborhood CD:	C730000		

### Owner

Name:	DE CABALLERO JOSE L	Owner ID:	111716
Mailing Address:	C/O JOSE L CABALLERO JR 2416 SAN ANTONIO ST PEARLAND, TX 77581-4036	% Ownership:	100.0000000000%

Exemptions:

## Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$8,000	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	<input type="text" value="\$0"/>
(+) Timber Market Valuation:	+	\$0	<input type="text" value="\$0"/>
-----			
(=) Market Value:	=	\$8,000	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$8,000	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$8,000	

## Taxing Jurisdiction

Owner: DE CABALLERO JOSE L

% Ownership: 100.000000000000%

Total Value: \$8,000

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$8,000	\$8,000	\$0.00
CED	CITY OF EDCOUCH	0.965400	\$8,000	\$8,000	\$77.23
DR1	DRAINAGE DISTRICT #1	0.105100	\$8,000	\$8,000	\$8.41
FD2	EMS DIST #02	0.036000	\$8,000	\$8,000	\$2.88
GHD	HIDALGO COUNTY	0.575000	\$8,000	\$8,000	\$46.00
JCC	SOUTH TEXAS COLLEGE	0.173300	\$8,000	\$8,000	\$13.86
R10	ROAD DIST 10	0.000000	\$8,000	\$8,000	\$0.00
SEE	EDCOUCH ELSA	1.258000	\$8,000	\$8,000	\$100.64
SST	SOUTH TEXAS SCHOOL	0.049200	\$8,000	\$8,000	\$3.94
Total Tax Rate:		3.162000			
Taxes w/Current Exemptions:					\$252.96
Taxes w/o Exemptions:					\$252.96

### Improvement / Building

No improvements exist for this property.

### Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	L	LOT	0.0574	2500.00	25.00	100.00	\$8,000	\$0

### Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$8,000	0	8,000	\$0	\$8,000
2018	\$0	\$8,000	0	8,000	\$0	\$8,000
2017	\$0	\$5,000	0	5,000	\$0	\$5,000
2016	\$0	\$5,000	0	5,000	\$0	\$5,000
2015	\$0	\$5,000	0	5,000	\$0	\$5,000
2014	\$0	\$3,750	0	3,750	\$0	\$3,750
2013	\$0	\$3,750	0	3,750	\$0	\$3,750
2012	\$0	\$3,750	0	3,750	\$0	\$3,750
2011	\$0	\$3,750	0	3,750	\$0	\$3,750
2010	\$0	\$3,750	0	3,750	\$0	\$3,750
2009	\$0	\$3,750	0	3,750	\$0	\$3,750
2008	\$0	\$3,125	0	3,125	\$0	\$3,125
2007	\$0	\$3,125	0	3,125	\$0	\$3,125
2006	\$0	\$3,125	0	3,125	\$0	\$3,125

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	10/18/2019	TXD	TAX/RESALE DEED	DE CABALLERO JOSE L	HIDALGO COUNTY TRUSTEE			3059877
2		CONV	CONVERSION	DE CABALLERO JUAN B	DE CABALLERO JOSE L			

**Tax Due**

Property Tax Information as of 01/10/2020

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
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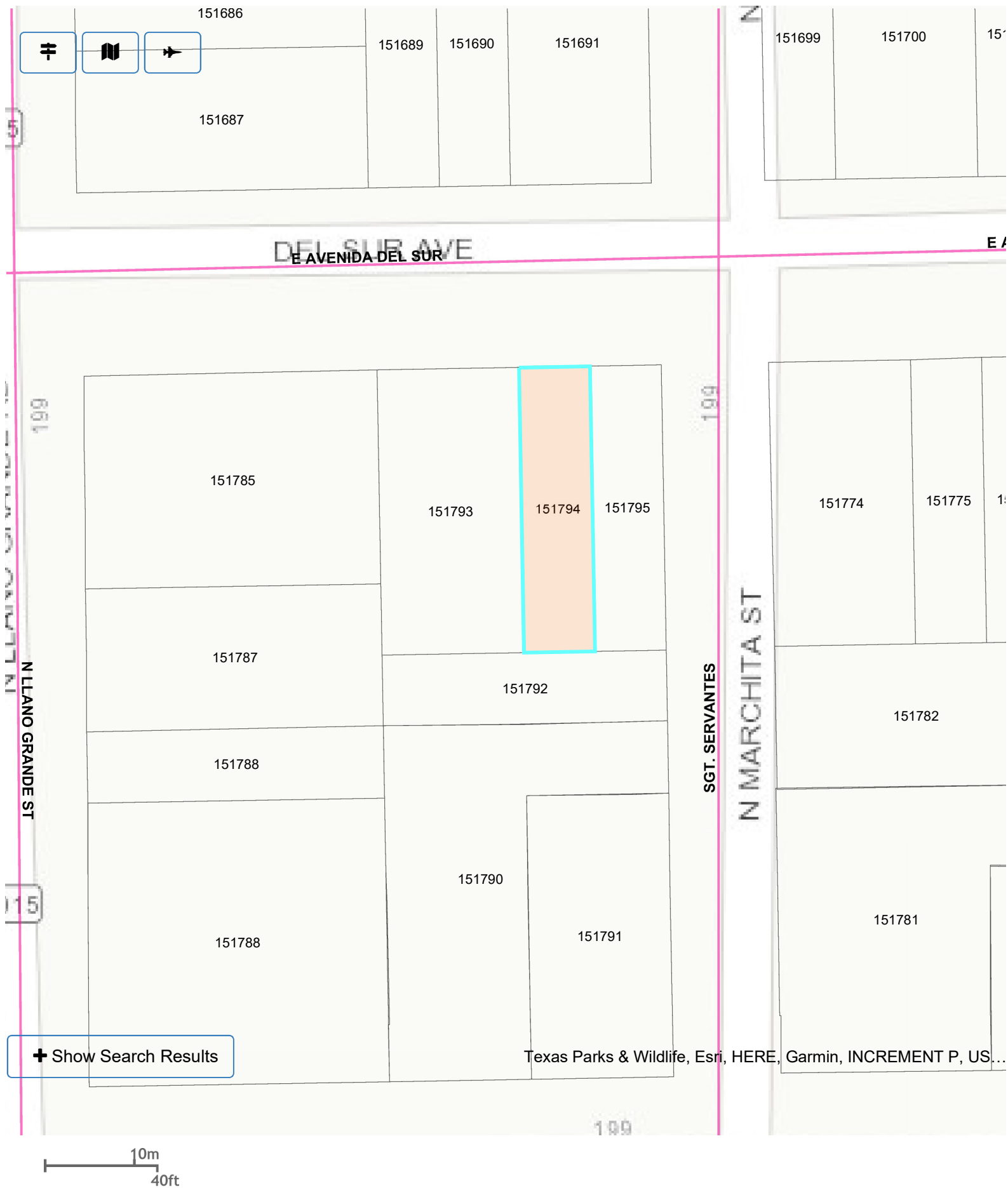
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (956) 381-8466** 

Website version: 1.2.2.28

Database last updated on: 1/9/2020 11:57 PM

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**ATTENTION**  
**FOR SALE/TAX FORECLOSURE**  
**AUCTION**

THIS PROPERTY HAS BEEN SEIZED BY THE SHERIFF/CONSTABLE OF THIS COUNTY FOR DELINQUENT TAXES. DO NOT REMOVE OR TAMPER WITH THIS PROPERTY! YOU COULD BE SUBJECT TO CRIMINAL AND CIVIL PENALTIES.  
**FOR INFORMATION ON THIS PROPERTY YOU MAY CONTACT:**

[www.lgbs.com](http://www.lgbs.com)  
DATE OF AUCTION: 9/13/19  
SUIT: F0226-17J

LINEBARGER GOGGAN BLAIR &  
SAMPSON, LLP  
1512 S LONE STAR WAY  
EDINBURG, TX 78539  
956-289-