

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1512 S. LONE STAR WAY
EDINBURG, TEXAS 78539

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

February 16, 2022

Ms. Monica Salinas Badillo
Court Administrator
2818 S. Business Highway 281
Edinburg, Tx 78539

RE: T-653-08-B; Edinburg CISD, City of Edinburg, PSJA ISD, City of Pharr, City of San Juan, Sharyland ISD, Mcallen ISD, City of Mcallen, Progreso ISD, City of Progreso, City of Alton, Valley View ISD and STC, et al vs. Grande Valley Homes, LLC D/B/A Casa Linda Homes, et al.

Dear Mrs. Salinas Badillo:

As your delinquent tax attorneys, we are tasked with foreclosing and selling certain delinquent accounts within your jurisdiction. 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 auction or private sale, our firm has a general policy to sell all struck-off properties at public auction – we believe the public auction option is more transparent and allows for a greater recovery of taxes owed. However, we will occasionally accept a private bid if it is made by an affected taxing entity or a private individual (with a justified, compelling and documented reason).

On the above-referenced matter, our firm recently received a private bid for a *struck-off* property, which is within your taxing jurisdiction. The private bid is being made by the previous owner and pays one hundred percent (100%) of the judgment amount for which the property was struck-off. Thus, all taxing entities will be made whole and will recover all taxes owed to them under the judgment. Our firm recommends approval of the private bid. We have attached a bid analysis for your review. If acceptable and approved, please execute the attached resolution and 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

HIDALGO COUNTY



PRIVATE BID
FEBRUARY 22, 2022



1512 SOUTH LONE STAR WAY, EDINBURG, TEXAS 78539 ☎ TEL. (956) 383-4500

HIDALGO COUNTY

RESOLUTION NO. _____

On the _____ day of _____, 2022, 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 _____, 2022.

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

SUIT NUMBER	LEGAL DESCRIPTION	ACCOUNT NUMBER
T-653-08-B	27.57 acres, more or less, out of Lots 388 & 398, John H. Shary Subdivision, comprised of 25.77 acres, more or less, described in Doc # 1094338 and 1.80 acres, more or less, described in Doc # 1129177, Official Records of Hidalgo County, Texas; Save and Except 27.147 acres, more or less, described in Plantation Gap Phase I Subdivision, recorded under Volume 46, Page 181, Map Records of Hidalgo County, Texas, leaving a residue of 0.42 acres, more or less, out of Lot 398, John H. Shary Subdivision, according to the map or plat thereof recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas.	S2950-00-000-0398-03

PROPERTY INFORMATION			
CASE NO STYLE:	T-653-08-B; Edinburg Consolidated Independent School District, City of Edinburg, Pharr - San Juan - Alamo Independent School District, City of Pharr, City of San Juan, Sharyland Independent School District, Mcallen Independent School District, City of Mcallen, Progreso Independent School District, City of Progreso, City of Alton, Valley View Independent School District and South Texas College, Et Al vs. Grande Valley Homes, Llc D/B/A Casa Linda Homes, Et Al; Private Bid for Struck-Off Property		
LEGAL DESCRIPTION:	Tract No. 91: 27.57 acres, more or less, out of Lots 388 & 398, John H. Shary Subdivision, comprised of 25.77 acres, more or less, described in Doc # 1094338 and 1.80 acres, more or less, described in Doc # 1129177, Official Records of Hidalgo County, Texas; Save and Except 27.147 acres, more or less, described in Plantation Gap Phase I Subdivision, recorded under Volume 46, Page 181, Map Records of Hidalgo County, Texas, leaving a residue of 0.42 acres, more or less, out of Lot 398, John H. Shary Subdivision, according to the map or plat thereof recorded in Volume 1, Page 17, Map Records, Hidalgo County, Texas.		
TAX ACCT. NO.:	S2950-00-000-0398-03	PROPERTY ADDRESS:	N. Bentsen RD McAllen, Texas
JUDGMENT DATE:	October 22, 2020	JUDGMENT YEARS:	2007 - 2019
TAX SALE DATE:	May 04, 2021	SHERIFF'S DEED RECORDED DATE:	August 10, 2021

TAX / BID INFORMATION			
TOTAL BID AMT:			\$18,473.33
TOTAL JUDGMENT AMT:	\$16,473.65	APP. VALUE AT JUDGMENT:	\$52,545.00
Est. Costs of Sale:	\$620.00	CURRENT APP. VALUE:	\$52,545.00
TAXING ENTITIES:	JUDGMENT AMOUNT DUE:	PERCENTAGE TO BE RECEIVED	AMOUNT YOU WILL RECEIVE
Hidalgo County	\$3,742.18	22.72%	\$4,055.59
City of McAllen	\$2,829.28	17.17%	\$3,066.23
Sharyland I.S.D	\$8,045.35	48.84%	\$8,719.15
South Texas I.S.D	\$313.05	01.90%	\$339.27
Hidalgo County DD#01	\$512.40	03.11%	\$555.31
South Texas College	\$1,031.39	06.26%	\$1,117.77

NOTE: All resale proceeds will be distributed pursuant to TEXAS PROPERTY TAX CODE Sec. 34.06 (b-e).

Hidalgo CAD

Property Search > 282193 GRANDE VALLEY HOMES
LLC for Year 2021

Tax Year: 2021

Property

Account

Property ID:	282193	Legal Description:	JOHN H SHARY N12.54'- S520.29' LOT 398 0.42AC NET
Geographic ID:	S2950-00-000-0398-03	Zoning:	
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Location

Address:	N BENTSEN RD MCALLEN, TX	Mapsco:	
Neighborhood:	JOHN H SHARY	Map ID:	CML
Neighborhood CD:	S295000		

Owner

Name:	GRANDE VALLEY HOMES LLC	Owner ID:	494416
Mailing Address:	620 E PECAN BLVD UNIT 5487 MCALLEN, TX 78502-0816	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$52,545	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$52,545	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$52,545	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$52,545	

Taxing Jurisdiction

Owner: GRANDE VALLEY HOMES LLC

% Ownership: 100.0000000000%

Total Value: \$52,545

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	APPRAISAL DISTRICT	0.000000	\$52,545	\$52,545	\$0.00
CML	CITY OF MCALLEN	0.495600	\$52,545	\$52,545	\$260.41
DR1	DRAINAGE DISTRICT #1	0.126400	\$52,545	\$52,545	\$66.42
GHD	HIDALGO COUNTY	0.575000	\$52,545	\$52,545	\$302.13
JCC	SOUTH TEXAS COLLEGE	0.171500	\$52,545	\$52,545	\$90.11
R06	ROAD DIST 06	0.000000	\$52,545	\$52,545	\$0.00
SSL	SHARYLAND ISD	1.159300	\$52,545	\$52,545	\$609.15
SST	SOUTH TEXAS SCHOOL	0.049200	\$52,545	\$52,545	\$25.85
W14	UNITED IRR WTR DIST	0.000000	\$52,545	\$52,545	\$0.00
Total Tax Rate:		2.577000			
Taxes w/Current Exemptions:					\$1,354.07
Taxes w/o Exemptions:					\$1,354.07

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	AC	ACREAGE	0.4200	18295.20	0.00	0.00	\$52,545	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	\$0	\$52,545	0	52,545	\$0	\$52,545
2021	\$0	\$52,545	0	52,545	\$0	\$52,545
2020	\$0	\$52,545	0	52,545	\$0	\$52,545
2019	\$0	\$22,050	0	22,050	\$0	\$22,050
2018	\$0	\$22,050	0	22,050	\$0	\$22,050
2017	\$0	\$22,050	0	22,050	\$0	\$22,050
2016	\$0	\$22,050	0	22,050	\$0	\$22,050
2015	\$0	\$22,050	0	22,050	\$0	\$22,050
2014	\$0	\$22,050	0	22,050	\$0	\$22,050
2013	\$0	\$22,050	0	22,050	\$0	\$22,050
2012	\$0	\$22,050	0	22,050	\$0	\$22,050
2011	\$0	\$22,050	0	22,050	\$0	\$22,050
2010	\$0	\$22,050	0	22,050	\$0	\$22,050
2009	\$0	\$22,050	0	22,050	\$0	\$22,050
2008	\$0	\$22,050	0	22,050	\$0	\$22,050

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/28/2021	TXD	TAX/RESALE DEED	GRANDE	HIDALGO			3252099

				VALLEY HOMES LLC	COUNTY TRUSTEE	
2	6/20/2002	WDV	WARRANTY DEED/VENDORS LIEN	KOEPKE JAN R	GRANDE VALLEY HOMES LLC	1094338
3	6/21/2000	WDV	WARRANTY DEED/VENDORS LIEN	MCELROY LOUISE	KOEPKE JAN R	882471

Tax Due

Property Tax Information as of 02/15/2022

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.

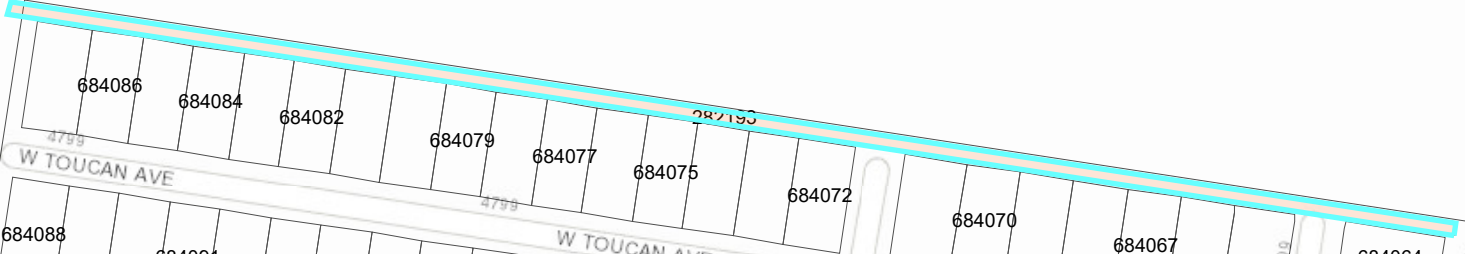
Questions Please Call (956) 381-8466.



624823

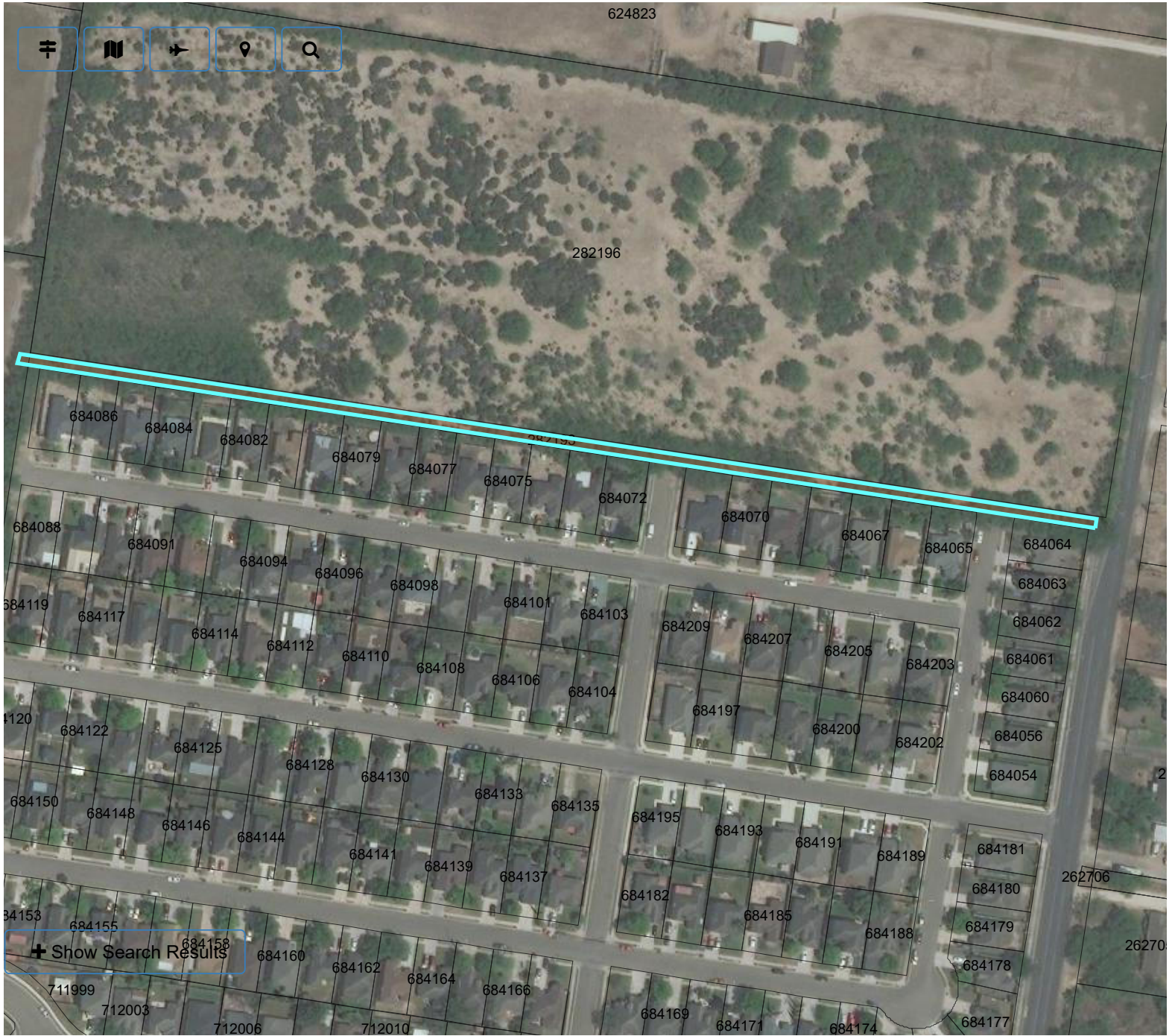
125 ft

282196



+ Show Search Results





60m
200ft

#13
**ATTENTION
FOR SALETAX 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.igbs.com DATE OF AUCTION: 5/4/21 SUIT: T-653-08-18 202192	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP 1512 S LONE STAR WAY EDINBURG, TX 78849 954-288-7477
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