

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1512 S. LONE STAR WAY
EDINBURG, TEXAS 78539

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

September 19, 2023

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

Re: T-087-09-A; City of Alton and South Texas College, Et Al vs. The known and unknown heirs of Frank Vecchio A/K/A Joe F. Vecchio A/K/A Jose Francisco Vecchio A/K/A Frank Vecchio III (Deceased) and any other known or unknown person having a claim and/or interest to the property, 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. 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
SEPTEMBER 19, 2023



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

HIDALGO COUNTY

RESOLUTION NO. _____

On the _____ day of _____, 2023, 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 _____, 2023.

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-087-09-A	The South 838.5 feet out of Lot 42-9, West Addition to Sharyland Subdivision, a subdivision in Hidalgo County, Texas, lying East of what is known as the Five Mile Line, Hidalgo County Water Control and Improvement District No. 7 Canal, according to the map or plat thereof, recorded in Volume 1, Page 56, Map Records of Hidalgo County, Texas and carried on the tax roll as 18.00 acres out of the South 1/2 of Lot 42-9, West Addition to Sharyland.	W0100-00-042-0009-10

PROPERTY INFORMATION			
CASE NO STYLE:	T-087-09-A; CITY OF ALTON AND SOUTH TEXAS COLLEGE, ET AL VS. THE KNOWN AND UNKNOWN HEIRS OF FRANK VECCHIO A/K/A JOE F. VECCHIO A/K/A JOSE FRANCISCO VECCHIO A/K/A FRANK VECCHIO III (DECEASED) AND ANY OTHER KNOWN OR UNKNOWN PERSON HAVING A CLAIM AND/OR INTEREST TO THE PROPERTY, ET AL		
LEGAL DESCRIPTION:	THE SOUTH 838.5 FEET OUT OF LOT 42-9, WEST ADDITION TO SHARYLAND SUBDIVISION, A SUBDIVISION IN HIDALGO COUNTY, TEXAS, LYING EAST OF WHAT IS KNOWN AS THE FIVE MILE LINE, HIDALGO COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT NO. 7 CANAL, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 1, PAGE 56, MAP RECORDS OF HIDALGO COUNTY, TEXAS AND CARRIED ON THE TAX ROLL AS 18.00 ACRES OUT OF THE SOUTH 1/2 OF LOT 42-9, WEST ADDITION TO SHARYLAND.		
TAX ACCT. NO.:	W0100-00-042-0009-10	PROPERTY ADDRESS:	N MAYBERRY TX
JUDGMENT DATE:	FEBRUARY 27, 2018	JUDGMENT YEARS:	1981 - 2017
TAX SALE DATE:	MAY 01, 2018	SHERIFF'S DEED RECORDED DATE:	JUNE 05, 2018

TAX / BID INFORMATION			
TOTAL BID AMT:		\$56,035.00	
TOTAL JUDGMENT AMT:	\$240,219.68	APP. VALUE AT JUDGMENT:	\$486,000.00
Est. Costs of Sale:	\$2,500.00	CURRENT APP. VALUE:	\$540,000.00
TAXING ENTITIES:	JUDGMENT AMOUNT DUE:	PERCENTAGE TO BE RECEIVED	AMOUNT YOU WILL RECEIVE
City of Alton	\$41,893.18	17.44%	\$9,382.12
Hidalgo County	\$52,157.61	21.71%	\$11,680.87
Mission C.I.S.D	\$116,046.16	48.30%	\$25,988.93
South Texas I.S.D	\$4,315.42	01.80%	\$966.45
Hid. Co. Drain. Dist. #01	\$6,978.43	02.91%	\$1,562.84
South Texas College	\$14,101.34	05.87%	\$3,158.04
United Irrigation District	\$4,727.54	01.97%	\$1,058.75

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

Property Details

Account		
Property ID:	318408	Geographic ID: W0100-00-042-0009-10
Type:	Real	Zoning:
Property Use:		
Location		
Situs Address:	N MAYBERRY TX	
Map ID:		Mapsco:
Legal Description:	WEST ADDN. TO SHARYLAND 18 AC-S 1/2 LOT 42-9	
Abstract/Subdivision:	W010000 - WEST ADDN. TO SHARYLAND - SMS	
Neighborhood:	W010000	
Owner		
Owner ID:	116603	
Name:	HIDALGO COUNTY	
Agent:		
Mailing Address:	PO BOX 178 EDINBURG, TX 78540-0178	
% Ownership:	100.0%	
Exemptions:	EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere) 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:	\$540,000 (+)
Agricultural Market Valuation:	\$0 (+)

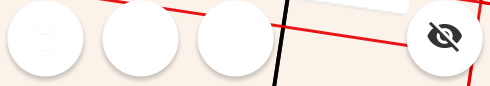
Market Value:	\$540,000 (=)
Agricultural Value Loss: ⓘ	\$0 (-)
Appraised Value:	\$540,000 (=)
Homestead Cap Loss: ⓘ	\$0 (-)
Assessed Value:	\$540,000
Ag Use Value:	\$0

VALUES DISPLAYED ARE 2024 PRELIMINARY VALUES AND SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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.



Search Here: Enter Address, Name, or ID



8406



318410

318407

318408

267060

267

267061

26705

318409

318295

26°17'29"N 98°18'10"W





© 2022 Eagleview

map: Auto (Mosaic)

Aug 2022 - Sep 2022

08/01/2022 - 09/30/2022

PHOTO NOT AVAILABLE - LANDLOCKED PROPERTY
(PAGE INTENTIONALLY LEFT BLANK)