

**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-1619-19-C; Hidalgo County, City of Pharr, Pharr - San Juan - Alamo Independent School District, Hidalgo County Drainage District #01 and South Texas College, Et Al vs. Deanna Lisa O. Chapa, A/K/A Deanna Lisa Chapa

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-1619-19-C	<p>A 0.50 acre tract of land, more or less, out of the East 10.0 acres of the West 1/2 out of Lot 147, Kelly-Pharr Subdivision, Hidalgo County, Texas, according to the map recorded in Volume 3, Pages 133-134, Deed Records in the Office of the County Clerk of Hidalgo County, Texas, reference to which is here made for all purposes and more particularly described by metes and bounds as follows:</p> <p>Beginning at an iron pipe in the East 10.0 acres of the West 1/2 of said Lot 147; South 81 Deg. 35 min. East 520.0 feet and North 8 Deg. 25 minutes East 240.0 feet from the Southwest corner of the following described tract of land</p> <p>Thence parallel to the East line of the East 10.0 acres of the West 1/2 of Lot 147; North 8 degrees 25 minutes East 295.0 feet to an iron pipe, for the Northwest corner hereof</p> <p>Thence, parallel to the South line of Lot 147; South 81 Deg. 35 minutes East 74.0 feet to an iron pipe for the Northeast corner hereof. Said point being on the West line of a certain 1.0 acre tract</p> <p>Thence, with the West line of said 1.0 acre tract, parallel to the West line of Lot 147; South 8 degrees 25 min West 295.0 feet to an iron pipe, for the Southeast corner hereof</p> <p>Thence, parallel to the South line of Lot 147; North 81 Deg. 35 Min. West, 74.0 feet to the Place of Beginning.</p>	K2400-00-000-0147-36

**PROPERTY INFORMATION**

**CASE No STYLE:** T-1619-19-C; HIDALGO COUNTY, CITY OF PHARR, PHARR - SAN JUAN – ALAMO INDEPENDENT SCHOOL DISTRICT, HIDALGO COUNTY DRAINAGE DISTRICT #01 AND SOUTH TEXAS COLLEGE, ET AL VS. DEANNA LISA O. CHAPA, A/K/A DEANNA LISA CHAPA

**LEGAL DESCRIPTION:**

A 0.50 ACRE TRACT OF LAND, MORE OR LESS, OUT OF THE EAST 10.0 ACRES OF THE WEST 1/2 OUT OF LOT 147, KELLY-PHARR SUBDIVISION, HIDALGO COUNTY, TEXAS, ACCORDING TO THE MAP RECORDED IN VOLUME 3, PAGES 133-134, DEED RECORDS IN THE OFFICE OF THE COUNTY CLERK OF HIDALGO COUNTY, TEXAS, REFERENCE TO WHICH IS HERE MADE FOR ALL PURPOSES AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE IN THE EAST 10.0 ACRES OF THE WEST 1/2 OF SAID LOT 147; SOUTH 81 DEG. 35 MIN. EAST 520.0 FEET AND NORTH 8 DEG. 25 MINUTES EAST 240.0 FEET FROM THE SOUTHWEST CORNER OF THE FOLLOWING DESCRIBED TRACT OF LAND

THENCE PARALLEL TO THE EAST LINE OF THE EAST 10.0 ACRES OF THE WEST 1/2 OF LOT 147; NORTH 8 DEGREES 25 MINUTES EAST 295.0 FEET TO AN IRON PIPE, FOR THE NORTHWEST CORNER HEREOF

THENCE, PARALLEL TO THE SOUTH LINE OF LOT 147; SOUTH 81 DEG. 35 MINUTES EAST 74.0 FEET TO AN IRON PIPE FOR THE NORTHEAST CORNER HEREOF. SAID POINT BEING ON THE WEST LINE OF A CERTAIN 1.0 ACRE TRACT

THENCE, WITH THE WEST LINE OF SAID 1.0 ACRE TRACT, PARALLEL TO THE WEST LINE OF LOT 147; SOUTH 8 DEGREES 25 MIN WEST 295.0 FEET TO AN IRON PIPE, FOR THE SOUTHEAST CORNER HEREOF

THENCE, PARALLEL TO THE SOUTH LINE OF LOT 147; NORTH 81 DEG. 35 MIN. WEST, 74.0 FEET TO THE PLACE OF BEGINNING.

<b>TAX ACCT. No.:</b>	K2400-00-000-0147-36	<b>PROPERTY ADDRESS:</b>	415 E. FERGUSON PHARR, TEXAS
<b>JUDGMENT DATE:</b>	DECEMBER 17, 2020	<b>JUDGMENT YEARS:</b>	2006 - 2019
<b>TAX SALE DATE:</b>	APRIL 06, 2021	<b>SHERIFF'S DEED RECORDED DATE:</b>	JULY 01, 2021

**TAX/BID INFORMATION**

<b>TOTAL BID AMT:</b>		\$29,815.78	
<b>TOTAL JUDGMENT AMT:</b>	\$22,802.77	<b>APP. VALUE AT JUDGMENT:</b>	\$33,014.00
<b>Est. Costs of Sale:</b>	\$1,298.00	<b>CURRENT APP. VALUE:</b>	\$33,014.00
TAXING ENTITIES:	JUDGMENT AMOUNT DUE:	PERCENTAGE TO BE RECEIVED	AMOUNT YOU WILL RECEIVE PAID AS OF MAY 2023
Hidalgo County	\$3,084.12	100.00%	\$4,056.32
City of Pharr	\$3,526.79	100.00%	\$4,685.36
Pharr – San Juan – Alamo I.S.D	\$13,669.09	100.00%	\$16,611.56
South Texas I.S.D	\$475.98	100.00%	\$583.53
Hid. Co. Drainage District #01	\$479.93	100.00%	\$648.16
South Texas College	\$1,566.86	100.00%	\$1,932.85

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

## Property Details

Account		
<b>Property ID:</b>	690581	<b>Geographic ID:</b> K2400-00-000-0147-36
<b>Type:</b>	Real	<b>Zoning:</b>
<b>Property Use:</b>		
Location		
<b>Situs Address:</b>	415 E FERGUSON (REAR) PHARR, TX	
<b>Map ID:</b>	CPR	<b>Mapsco:</b>
<b>Legal Description:</b>	KELLY PHARR TRACT E74'-W594'-N295'-S535' LOT 147 0.50AC	
<b>Abstract/Subdivision:</b>	K240000 - KELLY PHARR TRACT - SEB	
<b>Neighborhood:</b>	K240000	
Owner		
<b>Owner ID:</b>	1067775	
<b>Name:</b>	HIDALGO COUNTY TRUSTEE	
<b>Agent:</b>		
<b>Mailing Address:</b>	PO BOX 178 EDINBURG, TX 78540-0178	

<b>% Ownership:</b>	100.0%
<b>Exemptions:</b>	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

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$33,014 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$33,014 (=)
<b>Agricultural Value Loss: </b>	\$0 (-)
<b>Appraised Value:</b>	\$33,014 (=)
<b>Homestead Cap Loss: </b>	\$0 (-)

<b>Assessed Value:</b>	\$33,014
<b>Ag Use Value:</b>	\$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.

## Property Taxing Jurisdiction

**Owner:** HIDALGO COUNTY TRUSTEE **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax	Free: Ceilir
CAD	APPRAISAL DISTRICT	0.000000	\$33,014	\$0	\$0.00	
CPR	CITY OF PHARR	0.717600	\$33,014	\$0	\$0.00	
DR1	DRAINAGE DISTRICT #1	0.117900	\$33,014	\$0	\$0.00	
GHD	HIDALGO COUNTY	0.575000	\$33,014	\$0	\$0.00	

JCC	SOUTH TEXAS COLLEGE	0.161500	\$33,014	\$0	\$0.00	
SPA	PSJA ISD	1.183700	\$33,014	\$0	\$0.00	
SST	SOUTH TEXAS SCHOOL	0.049200	\$33,014	\$0	\$0.00	

---

**Total Tax Rate: 2.804900**

---

**Estimated Taxes With Exemptions: \$0.00**

---

**Estimated Taxes Without Exemptions: \$926.01**





Search Here: ▾

690581



Show search results for 690...



202524

202536

690581

1372863

155711

202532

202534

26°12'43"N 98°10'28"W

293765

0 20 40ft

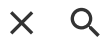


ntribut



Search Here: ▾

690581



Show search results for 690...



26°12'44"N 98°10'28"W

293765



**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:**

<a href="http://www.lgbs.com">www.lgbs.com</a>	LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
DATE OF AUCTION: 4/14/21	1512 S LONE STAR WAY
SUIT: 76A-19C	EDINBURG, TX 78539
	956-289-7917