

**BOARD OF TRUSTEES  
AGENDA**☐

Workshop

☒

Regular

☐

Special

(A)

☐

Report Only

☐

Recognition

Presenter(s):

Briefly describe the subject of the report or recognition presentation.

(B)

☒

Action Item

Presenter(s): Sonia Gonzalez, Attorney at Law

Briefly describe the action required.

Consider and take appropriate action on the request to enter a resolution to designate and authorize the conveyance of Title to the highest bidder per section 34.05(i) of the Texas Property Tax Code for foreclosed properties struck off in trust to the taxing authorities.

(C) Funding source: Identify the source of funds if any are required.

(D) Clarification: Explain any question or issues that might be raised regarding this item.

See Attached

Request the Board of Trustees to approve the Resolution(s) to designate and authorize the conveyance of title to the highest bidder per Section 34.05(i) of the Texas Property Tax Code for the tax foreclosed properties struck of in trust to the taxing authorities.

1. Cause No. 09-06-24479-MCAJA Isamary Villarreal, Assessor/Collector of Taxes for the County of Maverick and Deniz Brown, Assessor/Collector of Taxes for Eagle Pass Independent School District, as Applicants against Ernesto Salinas DBA Eagle Trucking, Account 55871 1bid
2. Cause No. 10-11-04368-TX Maverick County, et al vs. Carmen Elguezabal, et al Account No. 16604 552 (Washington St., Eagle Pass, TX) 2 Bids
3. Cause No. 06-09-03492-TX Eagle Pass ISD, Maverick County, City of Eagle Pass vs. Manuel Ramos, et al Account No. 9806 (Medina Street, Eagle Pass, TX) 1 bid
4. Cause No. 05-09-03286-TX Eagle Pass ISD, Maverick County vs. Dolores Valle Escobedo, et al Account No. 9109 (1324 Dr. Gates Drive & Barrera, Eagle Pass, TX) 1 bid
5. Cause No. 04-08-03085-TXAJA Eagle Pass ISD vs. Eddie Wayne Lewis, As Independent Executor of the Estate of Floyd O. Lewis, aka Floyd D. Lewis, et al and 06-12-03570-TX Eagle Pass ISD, Maverick County vs. Floyd Odell Lewis, et al Account No. 11688 (Jean Lane) 1 bid
6. Cause No. 01-10-02597-TX City of Eagle Pass, et al vs. Eduardo G. Ortiz, Deceased, et al Account No. 14230 (894 Concho Street, Eagle Pass, TX) 1 bid

**BOARD RESOLUTION  
OF  
EAGLE PASS INDEPENDENT SCHOOL DISTRICT**

WHEREAS, the Eagle Pass Independent School District desires to adopt a resolution to designate and authorize the conveyance of Title to Juan Flores per §34.05(i) of the Texas Property Tax Code for the Bid Amount of \$850.00 for a tax foreclosed property struck off in trust, the property is known as being SALINAS ERNESTO, BUSINESS PERSONAL PROPERTY (4212) Tax Account Number: 55867

WHEREAS, Eagle Pass Independent School District, recommends to the Board of Trustees to adopt a resolution to authorize the conveyance of Title to Juan Flores for \$850.00.

NOW, THEREFORE, BE IT RESOLVED, that the Eagle Pass Independent School District after review of information provided, authorized the conveyance of Title to Juan Flores.

FINALLY, BE IT RESOLVED that the Eagle Pass Independent School District Board of Trustees does hereby authorize its Board Chair, Superintendent or other officer and/or designee to execute and proceed with the authorization of conveyance of Title to Juan Flores per section 34.05(i) for a tax-foreclosed property struck off in trust.

I certify that the foregoing is a true and correct copy of the resolution duly adopted by Eagle Pass Independent School District on the \_\_\_\_\_ day of \_\_\_\_\_, the year \_\_\_\_\_, and the same now appears of record in its official minutes.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
SECRETARY OF THE BOARD

**PRIVATE SALE PROPOSAL BID  
RESALE**

**BIDDER INFORMATION:**

NAME OF BIDDER	Juan Flores
ADDRESS	
CITY, STATE, ZIP	
PHONE NUMBER	830 773 1480
NAME AND ADDRESS ON DEED (IF DIFFERENT)	500 Memo Robinson / Flores Auto Wrecking

**PROPERTY INFORMATION:**

ACCOUNT NUMBER	55867
CAUSE NUMBER	09-06-24479 - MCAAJA
LEGAL DESCRIPTION	
MINIMUM BID OF PROPERTY	\$2,000.00
BIDDER'S BID AMOUNT	\$50.-

JAN 20 2015

Per Luz @ DC  
CC are \$

**IN ADDITION TO THE BID AMOUNT, THE BIDDER(S) WILL**

Post Judgment Taxes for all taxing entities  
Filing fees  
All clean up and disposal expenses for

**ALL BIDS MUST BE:**

**SEALED**  
**CLEARLY MARKED: "PROPERTY"**  
**ADDRESSED TO: Linebarger Goggan**  
**711 Navarro, Suite 300, San Antonio,**

**RIGHT OF REDEMPTION:**

If the original owner(s) want to redeem the property from you, the redemption period expires 180 days following the date the deed is recorded. They must pay you 125% of what you paid. If the property was a Homestead or Agricultural land, the redemption period expires on or before the second anniversary of the date the deed was recorded. They must pay you 125% if redeemed within the first year and 150% of the purchase price within the second year. You **MUST** sell the property back to the previous owner(s).

**CAVEAT:**

**THIS SALE IS WITHOUT WARRANTIES OF ANY SORT.** You should exercise the same care to inspect the property that you would discharge regarding any other sale. You should not rely on this listing as your sole source of information. It is for your convenience only.

**ANY PROPERTY CAN BE REMOVED FROM SALE AT ANY TIME.**

Signature

Date

1/6/15

NOTICE OF SALE

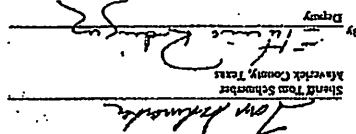
STATE OF TEXAS  
BY VIRTUE OF AN ORDER OF SALE  
MAVERICK COUNTY  
DATED DECEMBER 4, 2014

and issued pursuant to order decreed(s) of the District Court of Maverick County, Texas, by the Clerk of said Court on said date, in the hereinafter numbered and styled order(s) and to me directed and delivered as Sheriff or Constable of said County, I have on December 4, 2014, seized, levied upon, and will, on the first Tuesday in January, 2015, the same being the 6th day of said month, at 906 County Road 523 of the said County, in the City of Eagle Pass, Texas, between the hours of 10 o'clock a.m. and 4 o'clock p.m. on said day of sale, this sale will be conducted at 2:00 PM, and proceed to sell for cash to the highest bidder all the right, title, and interest of the defendants in such order(s) in and to the following described property levied upon as the property of said defendants, the same lying and being situated in the County of Maverick and the State of Texas, to-wit:

09-06-24479-MCVALA, ISAMARY VILLAREAL, ASSESSOR/COLLECTOR OF TAXES FOR THE COUNTY OF MAVERICK AND DENIZ BROWN, ASSESSOR/COLLECTOR OF TAXES FOR EAGLE PASS INDEPENDENT SCHOOL DISTRICT, AS APPLICANTS AGAINST ERNESTO SALINAS DE LA EAGLE TRUCKING, SALINAS ERNESTO, BUSINESS PERSONAL PROPERTY (4212), Account 55867 with an adjudged value of \$6,840.00, and an Estimated minimum opening bid of \$2,000.00;

(any volume and page references, unless otherwise indicated, being to the Deed Records, Maverick County, Texas, to which instruments reference may be made for a more complete description of each respective tract.) or, upon the written request of said defendants or their attorney, a sufficient portion of the property described above shall be sold to satisfy said order(s), interest, penalties, and cost; and any property sold shall be subject to the right of redemption of the defendants or any person having an interest therein, or their interest therein, within the time and in the manner provided by law, and shall be subject to any other and further rights to which the defendants or anyone interested therein may be entitled, under the provisions of law. Said sale to be made by me to satisfy the order(s) rendered in the above styled and numbered cause(s), together with interest, penalties, and costs of suit, and the proceeds of said sales to be applied to the satisfaction thereof, and the remainder if any, to be applied as the law directs.

Dated at Eagle Pass, Texas, December 4, 2014

Shirley Tom Schreiber  
Maverick County, Texas  
By 

Notes:

The Minimum Bid is the lesser of the amount awarded in the order plus interest and costs or the adjudged value. However, the Minimum Bid for a person owning an interest in the property or for a person who is a party to the suit (other than a taxing unit), is the aggregate amount of the order against the property plus all costs of suit and sale. All sales subject to cancellation WITHOUT NOTICE. THERE MAY BE ADDITIONAL TAXES DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE ORDER. ALL COURT COSTS AND ALL COSTS OF SALE MUST BE PAID IN FULL TO REMOVE PROPERTY FROM FORECLOSURE PROCEEDINGS. CONTACT LINEBARGER GOGGAN BLAIR & SAMPSON, LLP AT 800-876-6144 FOR AMOUNTS.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTE OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY OWNED BY THE DEFENDANT(S) IN SUCH ORDER(S) IN AND TO THE PROPERTY OFFERED.

THE PROPERTY, A 1990 INTERNATIONAL, IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED, NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

ANY POTENTIAL BIDDER MAY INSPECT THE PROPERTY ON DECEMBER 29TH 2014, BETWEEN THE HOURS OF 9:00 A.M. - 2:00 P.M. AT 906 County Road 523 EAGLE PASS, TX 78852

THE WINNING BIDDER MUST REMOVE THE PROPERTY FROM THE LOCATION OF SALE WITHIN 24 HOURS AFTER THE SALE IS COMPLETED.

ANY POTENTIAL BIDDER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

\*\*\*\*\*  
ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTADUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFERCE.

LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNAS DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIABILIDAD O APTITUD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR

**BOARD RESOLUTION  
OF  
EAGLE PASS INDEPENDENT SCHOOL DISTRICT**

WHEREAS, the Eagle Pass Independent School District desires to adopt a resolution to designate and authorize the conveyance of Title to David Valadez and Elsa Valadez per §34.05(i) of the Texas Property Tax Code for the Bid Amount of \$7,500.00 for a tax foreclosed property struck off in trust to Eagle Pass Independent School District, the property is known as being Range Unit #2, Block 4, Lot 92 (North 32FT of Lot 92) Tax Account Number: 16604

Address: 552 Washington St., Eagle Pass, TX 78852

WHEREAS, Eagle Pass Independent School District, recommends to the Board of Trustees to adopt a resolution to authorize the conveyance of Title to David Valadez and Elsa Valadez for \$7,500.00.

NOW, THEREFORE, BE IT RESOLVED, that the Eagle Pass Independent School District after review of information provided, authorized the conveyance of Title to David Valadez and Elsa Valadez.

FINALLY, BE IT RESOLVED that the Eagle Pass Independent School District Board of Trustees does hereby authorize its Board Chair, Superintendent or other officer and/or designee to execute and proceed with the authorization of conveyance of Title to David Valadez and Elsa Valadez per section 34.05(i) for a tax-foreclosed property struck off in trust to Eagle Pass Independent School District.

I certify that the foregoing is a true and correct copy of the resolution duly adopted by Eagle Pass Independent School District on the \_\_\_\_\_ day of \_\_\_\_\_, the year \_\_\_\_\_, and the same now appears of record in its official minutes.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
SECRETARY OF THE BOARD

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW  
711 NAVARRO STREET, STE 300  
San Antonio, TX 78205

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(210) 225-6763  
(210) 225-6410 - Fax

April 12, 2017

Board of Trustees  
Eagle Pass Independent School District  
1420 Eidson Rd  
Eagle Pass, TX 78852

**RE: Bid on property held in trust by Eagle Pass Independent School District, Trustee Cause No. 10-11-04368-TX Maverick County, et al vs. Carmen Elguezabal, et al  
Account No. 16604 RANGE UNIT #2, BLOCK 4, LOT 92 (NORTH 32FT OF LOT 92)  
Address: 552 Washington St., Eagle Pass, TX 78852**

Dear: EPISD Board Members,

Pursuant to the Texas Property Tax Code, taxing units may sell property at a private sale if it did not receive a sufficient bid at the tax sale. A taxing unit may sell the property at a private sale for an amount that is less than the lesser of:

- (1) the market value specified in the judgment of foreclosure; or
- (2) the total amount of the judgments against the property, with the CONSENT OF EACH TAXING UNIT ENTITLED to receive proceeds of the sale under the judgment.

Our firm is in receipt of a private bid on the property listed below:

**10-11-04368-TX**

Maverick County, et al vs. Carmen Elguezabal, et al

**Tract:** Range Unit #2, Block 4, Lot 92, (North 32FT of Lot 92)

**Address:** 552 Washington St., Eagle Pass, TX 78852

**2016 Appraised Value:** \$19,200.00

**Adjudged Value:** \$12,000.00

**Minimum Bid:** \$10,523.55

**Struck off to:** Eagle Pass Independent School District, Trustee at tax sale March 4, 2014

**Bidder:** David Valadez

**Amount of Bid:** \$7,500.00

**Total Costs and Fees:** Court Costs \$1,245.00; Advertising sale \$36.00; Market Costs \$50.00; Recording Fee \$36.00; Sheriff's fees \$279.87; Abstractor \$0.00

**Taxes due at time of judgment (November 2013)**

Eagle Pass ISD: \$4,474.15; Maverick County: \$2,684.49; City of Eagle Pass: \$1,554.28

Per Section 34.02 of the Texas Property Tax Code, all costs must be paid first; the remaining amount will be applied to the taxes, penalty and interest.

Please let me know whether this bid is approved. Your continued assistance is greatly appreciated. If you have any questions, please feel free to call me at 1-800-876-6144

Kindest regards.

Sincerely,  
LINEBARGER GOGGAN  
BLAIR & SAMPSON, LLP

A handwritten signature in black ink, appearing to read "Sonia A. Gonzalez", written in a cursive style.

SONIA A. GONZALEZ

SAG/ar



**PRIVATE SALE PROPOSAL BID  
RESALE**

**BIDDER INFORMATION:**

NAME OF BIDDER	David Valadez
ADDRESS	319 Christina Pkwy
CITY, STATE, ZIP	Eagle Pass Texas 78852
PHONE NUMBER	(830) 734-2662
NAME AND ADDRESS ON DEED (IF DIFFERENT)	David Valadez Elsa Valadez

**PROPERTY INFORMATION:**

ACCOUNT NUMBER	16604
CAUSE NUMBER	10-11-04368-TX
LEGAL DESCRIPTION	Range Unit 2 Block 4 Lot 92
MINIMUM BID OF PROPERTY	<del>\$11,378</del> \$10,523.55
BIDDER'S BID AMOUNT	\$7,500 <sup>00</sup>

**IN ADDITION TO THE BID AMOUNT, THE BIDDER(S) WILL BE RESPONSIBLE FOR:**

Post Judgment Taxes for all taxing entities  
Filing fees  
All clean up and disposal expenses for said property.

**ALL BIDS MUST BE:**

**SEALED**  
**CLEARLY MARKED: "PROPERTY BID"**  
**ADDRESSED TO: Lineharger Goggan Blair & Sampson, LLP**  
**711 Navarro, Suite 300, San Antonio, TX 78205**

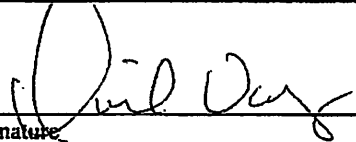
**RIGHT OF REDEMPTION:**

If the original owner(s) want to redeem the property from you, the redemption period expires *180 days following the date the deed is recorded*. They must pay you 125% of what you paid. If the property was a *Homestead or Agricultural* land, the redemption period expires *on or before the second anniversary of the date the deed was recorded*. They must pay you 125% if redeemed within the first year and 150% of the purchase price within the second year. You **MUST** sell the property back to the previous owner(s).

**CAVEAT:**

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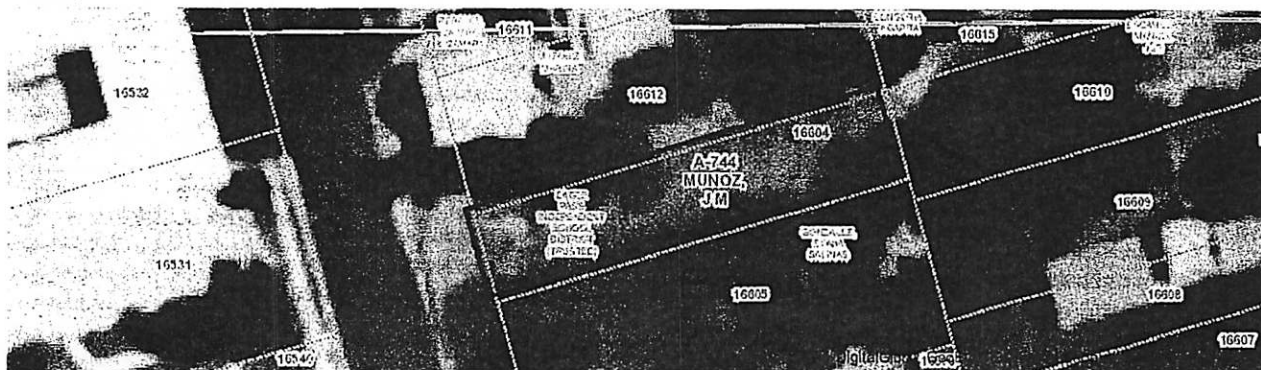
  
Signature

04-06-2017  
Date

## Maverick CAD Property Search

Property ID: 16604 For Year 2016

Map



## Property Details

## Account

Property ID: 16604

Legal Description: RANGE UNIT # 2, BLOCK 4, LOT 92, (NORTH 32FT OF LOT 92)

Geographic ID: R2502040009200

## Agent Code:

Type: Real

## Location

Address: 552 WASHINGTON ST EAGLE PASS, TX 78852

Map ID:

Neighborhood CD: C2

## Owner

Owner ID: 31197

Name: EAGLE PASS INDEPENDENT SCHOOL DISTRICT (TRUSTEE)

Mailing Address: (CARMEN ELGUEZABAL)  
P O BOX 1530  
EAGLE PASS, TX 78853-1530

% Ownership: 100.0%

Exemptions: 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:	\$19,200
Agricultural Market Valuation:	\$0
Market Value:	\$19,200
Ag Use Value:	\$0
Appraised Value:	\$19,200
HS Cap:	\$0
Assessed Value:	\$19,200

**DISCLAIMER** 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

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	Central Appraisal District	0.000000	\$19,200	\$19,200
CIT	City of Eagle Pass	0.546017	\$19,200	\$19,200
GMC	Maverick County	0.542309	\$19,200	\$19,200
HOS	Hospital	0.090000	\$19,200	\$19,200
SCH	Eagle Pass ISD	1.155430	\$19,200	\$19,200
Total Tax Rate: 2.333758				

### Property Improvement - Building

#### Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RM	RES MULTI-FAMILY	0.1102	4,800.00	32.00	150.00	\$19,200	\$0

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017		N/A	N/A	N/A	N/A	N/A
2016		\$0	\$19,200	\$0	\$19,200	\$0
2015		\$0	\$15,360	\$0	\$15,360	\$0
2014		\$0	\$12,000	\$0	\$12,000	\$0
2013		\$0	\$12,000	\$0	\$12,000	\$0
2012		\$0	\$12,000	\$0	\$12,000	\$0
2011		\$0	\$12,000	\$0	\$12,000	\$0
2010		\$0	\$12,000	\$0	\$12,000	\$0
2009		\$0	\$12,000	\$0	\$12,000	\$0

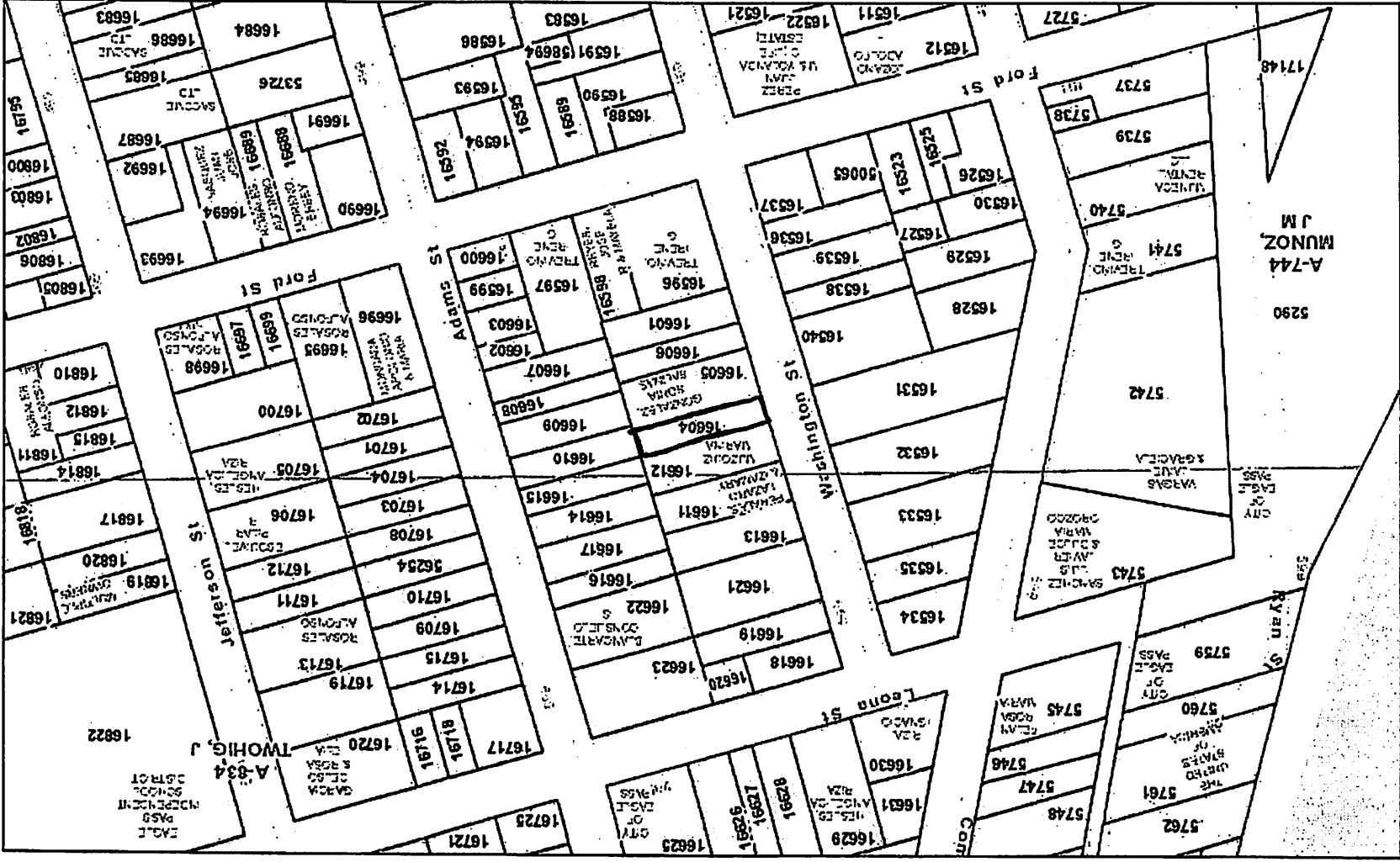
**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/12/2014	SD	SHERIFF'S DEED	ELGUEZABAL, CARMEN	EAGLE PASS INDEPENDENT SCHOOL DISTRICT (TRUSTEE)	1447	239	180380

**DISCLAIMER**

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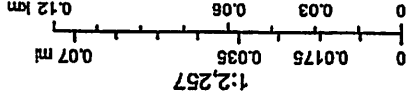
# Map Title



January 12, 2017

- ☐ Abstracts
- ☐ Parcels

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

MapInfo County Appraisal District & GIS Consulting - www.mapinfo.com  
This product and relative contents are the property of the respective government entity and Esri. Use is restricted for official purposes.

**BOARD RESOLUTION  
OF  
EAGLE PASS INDEPENDENT SCHOOL DISTRICT**

WHEREAS, the Eagle Pass Independent School District desires to adopt a resolution to designate and authorize the conveyance of Title to Martin Padilla per §34.05(i) of the Texas Property Tax Code for the Bid Amount of \$7,000.00 for a tax foreclosed property struck off in trust to Eagle Pass Independent School District, the property is known as being Range Unit #2, Block 4, Lot 92 (North 32FT of Lot 92) Tax Account Number: 16604 Address: 552 Washington St., Eagle Pass, TX 78852

WHEREAS, Eagle Pass Independent School District, recommends to the Board of Trustees to adopt a resolution to authorize the conveyance of Title to Martin Padilla for \$7,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the Eagle Pass Independent School District after review of information provided, authorized the conveyance of Title to Martin Padilla.

FINALLY, BE IT RESOLVED that the Eagle Pass Independent School District Board of Trustees does hereby authorize its Board Chair, Superintendent or other officer and/or designee to execute and proceed with the authorization of conveyance of Title to Martin Padilla per section 34.05(i) for a tax-foreclosed property struck off in trust to Eagle Pass Independent School District.

I certify that the foregoing is a true and correct copy of the resolution duly adopted by Eagle Pass Independent School District on the \_\_\_\_\_ day of \_\_\_\_\_, the year \_\_\_\_\_, and the same now appears of record in its official minutes.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
SECRETARY OF THE BOARD

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW  
711 NAVARRO STREET, STE 300  
San Antonio, TX 78205

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(210) 225-6763  
(210) 225-6410 - Fax

April 12, 2017

Board of Trustees  
Eagle Pass Independent School District  
1420 Eidson Rd  
Eagle Pass, TX 78852

**RE: Bid on property held in trust by Eagle Pass Independent School District, Trustee Cause No. 10-11-04368-TX Maverick County, et al vs. Carmen Elguezabal, et al  
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**10-11-04368-TX**

Maverick County, et al vs. Carmen Elguezabal, et al  
**Tract:** Range Unit #2, Block 4, Lot 92, (North 32FT of Lot 92)

**Address:** 552 Washington St., Eagle Pass, TX 78852

**2016 Appraised Value:** \$19,200.00

**Adjudged Value:** \$12,000.00

**Minimum Bid:** \$10,523.55

**Struck off to:** Eagle Pass Independent School District, Trustee at tax sale March 4, 2014

**Bidder:** Martin Padilla

**Amount of Bid:** \$7,000.00

**Total Costs and Fees:** Court Costs \$1,245.00; Advertising sale \$36.00; Market Costs \$50.00; Recording Fee \$36.00; Sheriff's fees \$279.87; Abstractor \$0.00

**Taxes due at time of judgment (November 2013)**

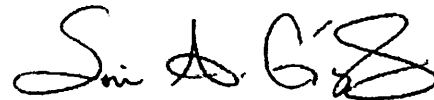
Eagle Pass ISD: \$4,474.15; Maverick County: \$2,684.49; City of Eagle Pass: \$1,554.28

Per Section 34.02 of the Texas Property Tax Code, all costs must be paid first; the remaining amount will be applied to the taxes, penalty and interest.

Please let me know whether this bid is approved. Your continued assistance is greatly appreciated. If you have any questions, please feel free to call me at 1-800-876-6144

Kindest regards.

Sincerely,  
LINEBARGER GOGGAN  
BLAIR & SAMPSON, LLP

A handwritten signature in black ink, appearing to read "Sonia A. Gonzalez", written in a cursive style.

SONIA A. GONZALEZ

SAG/ar



**PRIVATE SALE PROPOSAL BID  
RESALE**

**BIDDER INFORMATION:**

NAME OF BIDDER	Martin Padilla
ADDRESS	2113 Spicewood Dr
CITY, STATE, ZIP	Eagle Pass, TX 78852
PHONE NUMBER	830 776 0924 / (830 776 3800)
NAME AND ADDRESS ON DEED (IF DIFFERENT)	

**PROPERTY INFORMATION:**

ACCOUNT NUMBER	16604
CAUSE NUMBER	10-11-04368 - TX
LEGAL DESCRIPTION	Being 30ft or more off the northern portion of lot 92 in block 4, range 2 situated in Maverick County, TX
MINIMUM BID OF PROPERTY	est. min bid: \$ 10,523.55

BIDDER'S BID AMOUNT	\$ 7,000.00
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**IN ADDITION TO THE BID AMOUNT, THE BIDDER(S) WILL BE RESPONSIBLE FOR:**

Post Judgment Taxes for all taxing entities  
Filing fees  
All clean up and disposal expenses for said property.

**ALL BIDS MUST BE:**

**SEALED**  
**CLEARLY MARKED: "PROPERTY BID"**  
**ADDRESSED TO: Linebarger Goggan Blair & Sampson, LLP**  
**711 Navarro, Suite 300, San Antonio, TX 78205**

**RIGHT OF REDEMPTION:**

If the original owner(s) want to redeem the property from you, the redemption period expires *180 days following the date the deed is recorded*. They must pay you 125% of what you paid. If the property was a *Homestead or Agricultural* land, the redemption period expires *on or before the second anniversary of the date the deed was recorded*. They must pay you 125% if redeemed within the first year and 150% of the purchase price within the second year. You **MUST** sell the property back to the previous owner(s).

**CAVEAT:**

**THIS SALE IS WITHOUT WARRANTIES OF ANY SORT.** You should exercise the same care to inspect the property that you would discharge regarding any other sale. You should not rely on this listing as your sole source of information. It is for your convenience only.

**ANY PROPERTY CAN BE REMOVED FROM SALE AT ANY TIME.**

Martin Padilla                      3/28/2017  
Signature                                      Date

## Property ID: 16604 For Year 2016

## Account

**Exemptions:** 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:	\$19,200
Agricultural Market Valuation:	\$0
Market Value:	\$19,200
Ag Use Value:	\$0
Appraised Value:	\$19,200
HS Cap:	\$0
Assessed Value:	\$19,200

**DISCLAIMER** 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

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	Central Appraisal District	0.000000	\$19,200	\$19,200
CIT	City of Eagle Pass	0.546017	\$19,200	\$19,200
GMC	Maverick County	0.542309	\$19,200	\$19,200
HOS	Hospital	0.090000	\$19,200	\$19,200
SCH	Eagle Pass ISD	1.155430	\$19,200	\$19,200
Total Tax Rate: 2.333756				

### Property Improvement - Building

#### Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RM	RES MULTI-FAMILY	0.1102	4,800.00	32.00	150.00	\$19,200	\$0

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017		N/A	N/A	N/A	N/A	N/A
2016		\$0	\$19,200	\$0	\$19,200	\$0
2015		\$0	\$15,360	\$0	\$15,360	\$0
2014		\$0	\$12,000	\$0	\$12,000	\$0
2013		\$0	\$12,000	\$0	\$12,000	\$0
2012		\$0	\$12,000	\$0	\$12,000	\$0
2011		\$0	\$12,000	\$0	\$12,000	\$0
2010		\$0	\$12,000	\$0	\$12,000	\$0
2009		\$0	\$12,000	\$0	\$12,000	\$0

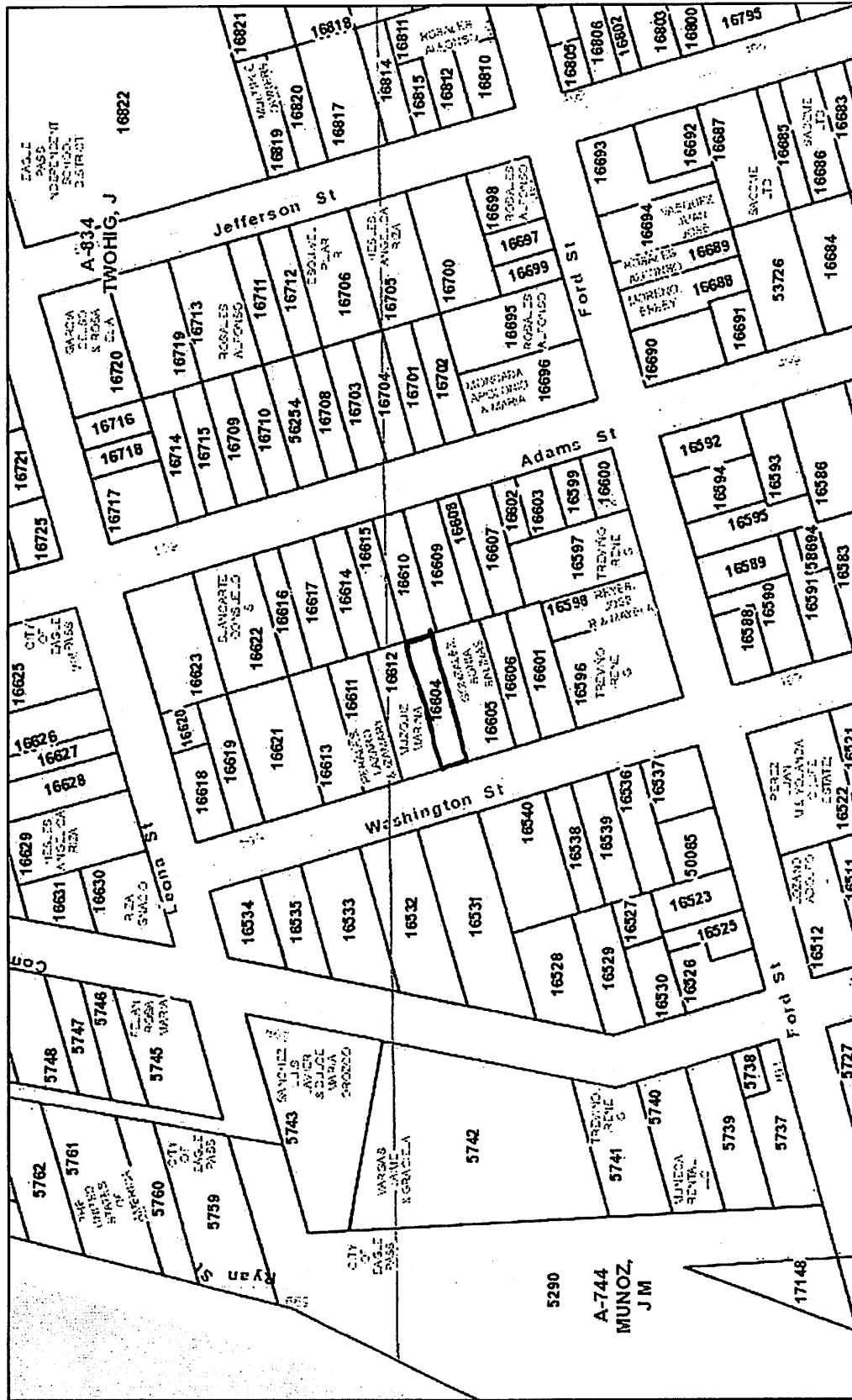
**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
3/12/2014	SD	SHERIFF'S DEED	ELGUEZABAL, CARMEN	EAGLE PASS INDEPENDENT SCHOOL DISTRICT (TRUSTEE)	1447	239	180380

**DISCLAIMER**

DISCLAIMER 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.

# Map Title

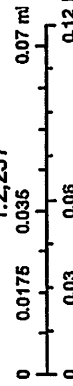


January 12, 2017

- ☐ Parcels
- ☐ Abstracts

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

1:2,257



**BOARD RESOLUTION  
OF  
EAGLE PASS INDEPENDENT SCHOOL DISTRICT**

WHEREAS, the Eagle Pass Independent School District desires to adopt a resolution to designate and authorize the conveyance of Title to Jose A. Casares per §34.05(i) of the Texas Property Tax Code for the Bid Amount of \$3,500.00 for a tax foreclosed property struck off in trust to Maverick County, the property is known as being Hillcrest Addn, Block 10, Lot 8, (South 25 FT)Tax Account Number: 9806  
Address: Medina St., Eagle Pass, TX 78852

WHEREAS, Eagle Pass Independent School District, recommends to the Board of Trustees to adopt a resolution to authorize the conveyance of Title to Jose A. Casares for \$3,500.00.

NOW, THEREFORE, BE IT RESOLVED, that the Eagle Pass Independent School District after review of information provided, authorized the conveyance of Title to Jose A. Casares.

FINALLY, BE IT RESOLVED that the Eagle Pass Independent School District Board of Trustees does hereby authorize its Board Chair, Superintendent or other officer and/or designee to execute and proceed with the authorization of conveyance of Title to Jose A. Casares per section 34.05(i) for a tax-foreclosed property struck off in trust to Maverick County.

I certify that the foregoing is a true and correct copy of the resolution duly adopted by Eagle Pass Independent School District on the \_\_\_\_\_ day of \_\_\_\_\_, the year \_\_\_\_\_, and the same now appears of record in its official minutes.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
SECRETARY OF THE BOARD

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW  
711 NAVARRO STREET, STE 300  
San Antonio, TX 78205

---

(210) 225-6763  
(210) 225-6410 - Fax

April 12, 2017

Board of Trustees  
Eagle Pass Independent School District  
1420 Eidson Rd  
Eagle Pass, TX 78852

**RE: Bid on property held in trust by Maverick County, Trustee Cause No. 06-09-03492-TX  
Eagle Pass ISD, Maverick County, City of Eagle Pass vs. Manuel Ramos, Et Al  
Account No. 9806, HILLCREST ADDN, BLOCK 10, LOT 8, (SOUTH 25 FT)  
Address: Medina St., Eagle Pass, TX 78852**

Dear: EPISD Board Members,

Pursuant to the Texas Property Tax Code, taxing units may sell property at a private sale if it did not receive a sufficient bid at the tax sale. A taxing unit may sell the property at a private sale for an amount that is less than the lesser of:

- (1) the market value specified in the judgment of foreclosure; or
- (2) the total amount of the judgments against the property, with the CONSENT OF EACH TAXING UNIT ENTITLED to receive proceeds of the sale under the judgment.

Our firm is in receipt of a private bid on the property listed below:

**06-09-03492-TX**

**Eagle Pass ISD, Maverick County, City of Eagle Pass vs. Manuel Ramos, Et Al**

**Tract: Hillcrest Addn, Block 10, Lot 8, (South 25 FT)**

**Address: Medina St., Eagle Pass, TX 78852**

**2016 Appraised Value: \$15,000.00**

**Adjudged Value: \$9,380.00**

**Minimum Bid: \$6,985.02**

**Struck off to: Maverick County, In Trust at tax sale on December 7, 2010**

**Bidder: Jose A. Casares**

**Amount of Bid: \$3,500.00**

**Total Costs and Fees:** Court Costs \$993.00; Advertising sale \$16.00; Market Costs \$50.00; Recording Fee \$30.00; Sheriff's fees \$210.49; Abstractor \$0.00

**Taxes due at time of judgment (June 2010)**

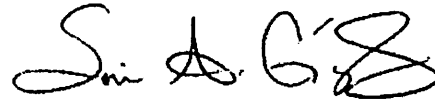
**Eagle Pass ISD: \$3,654.59; Maverick County: \$950.18; City of Eagle Pass: \$720.22**

Per Section 34.02 of the Texas Property Tax Code, all costs must be paid first; the remaining amount will be applied to the taxes, penalty and interest.

Please let me know whether this bid is approved. Your continued assistance is greatly appreciated. If you have any questions, please feel free to call me at 1-800-876-6144

Kindest regards.

Sincerely,  
LINEBARGER GOGGAN  
BLAIR & SAMPSON, LLP

A handwritten signature in black ink, appearing to read "Sonia A. Gonzalez", with a stylized flourish at the end.

SONIA A. GONZALEZ

SAG/ar



**PRIVATE SALE PROPOSAL BID  
RESALE**

**BIDDER INFORMATION:**

NAME OF BIDDER	JOSE A CASARCS
ADDRESS	542 LEHMAN RD
CITY, STATE, ZIP	PALE PASS TX 78852
PHONE NUMBER	817 773-5700
NAME AND ADDRESS ON DEED (IF DIFFERENT)	

**PROPERTY INFORMATION:**

ACCOUNT NUMBER	9806
CAUSE NUMBER	06-09-03492-TX
LEGAL DESCRIPTION	Hill Crest Addn, Block 10, Lot 8, (South 25 FT)
MINIMUM BID OF PROPERTY	\$6,985.02

BIDDER'S BID AMOUNT	3,500
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**IN ADDITION TO THE BID AMOUNT, THE BIDDER(S) WILL BE RESPONSIBLE FOR:**

Post Judgment Taxes for all taxing entities  
Filing fees  
All clean up and disposal expenses for said property.

**ALL BIDS MUST BE:** **SEALED**  
**CLEARLY MARKED: "PROPERTY BID"**  
**ADDRESSED TO: Linebarger Goggan Blair & Sampson, LLP**  
**711 Navarro, Suite 300, San Antonio, TX 78205**

**RIGHT OF REDEMPTION:**

If the original owner(s) want to redeem the property from you, the redemption period expires *180 days following the date the deed is recorded*. They must pay you 125% of what you paid. If the property was a *Homestead or Agricultural* land, the redemption period expires *on or before the second anniversary of the date the deed was recorded*. They must pay you 125% if redeemed within the first year and 150% of the purchase price within the second year. You **MUST** sell the property back to the previous owner(s).

**CAVEAT:**

**THIS SALE IS WITHOUT WARRANTIES OF ANY SORT.** You should exercise the same care to inspect the property that you would discharge regarding any other sale. You should not rely on this listing as your sole source of information. It is for your convenience only.

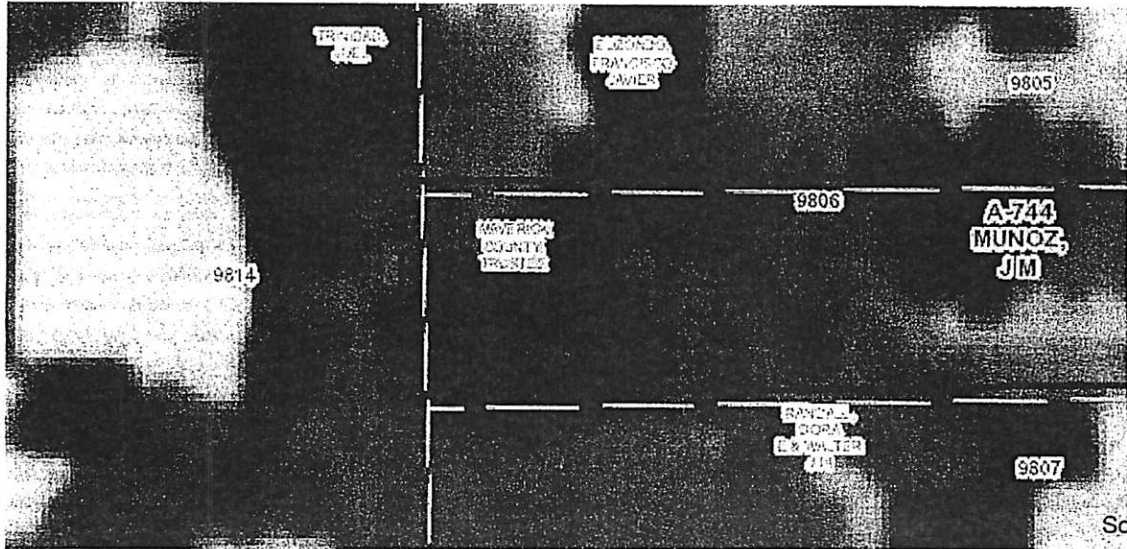
**ANY PROPERTY CAN BE REMOVED FROM SALE AT ANY TIME.**

Signature Ja Casarcs Date 1/11/17

## Maverick CAD Property Search

**Property ID: 9806 For Year 2017**

📍 Map



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**Property Details****Account****Property ID:** 9806**Legal Description:** HILLCREST ADDN, BLOCK 10, LOT 8, (SOUTH 25 FT)**Geographic ID:** H3000100000800**Agent Code:****Type:** Real**Location****Address:** MEDINA ST EAGLE PASS, TX 78852**Map ID:****Neighborhood CD:** C1**Owner****Owner ID:** 97133**Name:** MAVERICK COUNTY, TRUSTEE**Mailing Address:** 370 NORTH MONROE STREET, SUITE 3  
EAGLE PASS, TX 78852**% 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:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
HS Cap:	N/A
Assessed Value:	N/A

**DISCLAIMER** 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

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	Central Appraisal District	N/A	N/A	N/A
CIT	City of Eagle Pass	N/A	N/A	N/A
GMC	Maverick County	N/A	N/A	N/A
HOS	Hospital	N/A	N/A	N/A
SCH	Eagle Pass ISD	N/A	N/A	N/A

Total Tax Rate: N/A

## Property Improvement - Building

### Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RM	RES MULTI-FAMILY	0.0861	3,750.00	25.00	150.00	N/A	N/A

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$0	\$15,000	\$0	\$15,000	\$0	\$15,000
2015	\$0	\$12,000	\$0	\$12,000	\$0	\$12,000
2014	\$0	\$9,380	\$0	\$9,380	\$0	\$9,380
2013	\$0	\$9,380	\$0	\$9,380	\$0	\$9,380
2012	\$0	\$9,380	\$0	\$9,380	\$0	\$9,380
2011	\$0	\$9,380	\$0	\$9,380	\$0	\$9,380
2010	\$0	\$9,380	\$0	\$9,380	\$0	\$9,380
2009	\$0	\$9,380	\$0	\$9,380	\$0	\$9,380

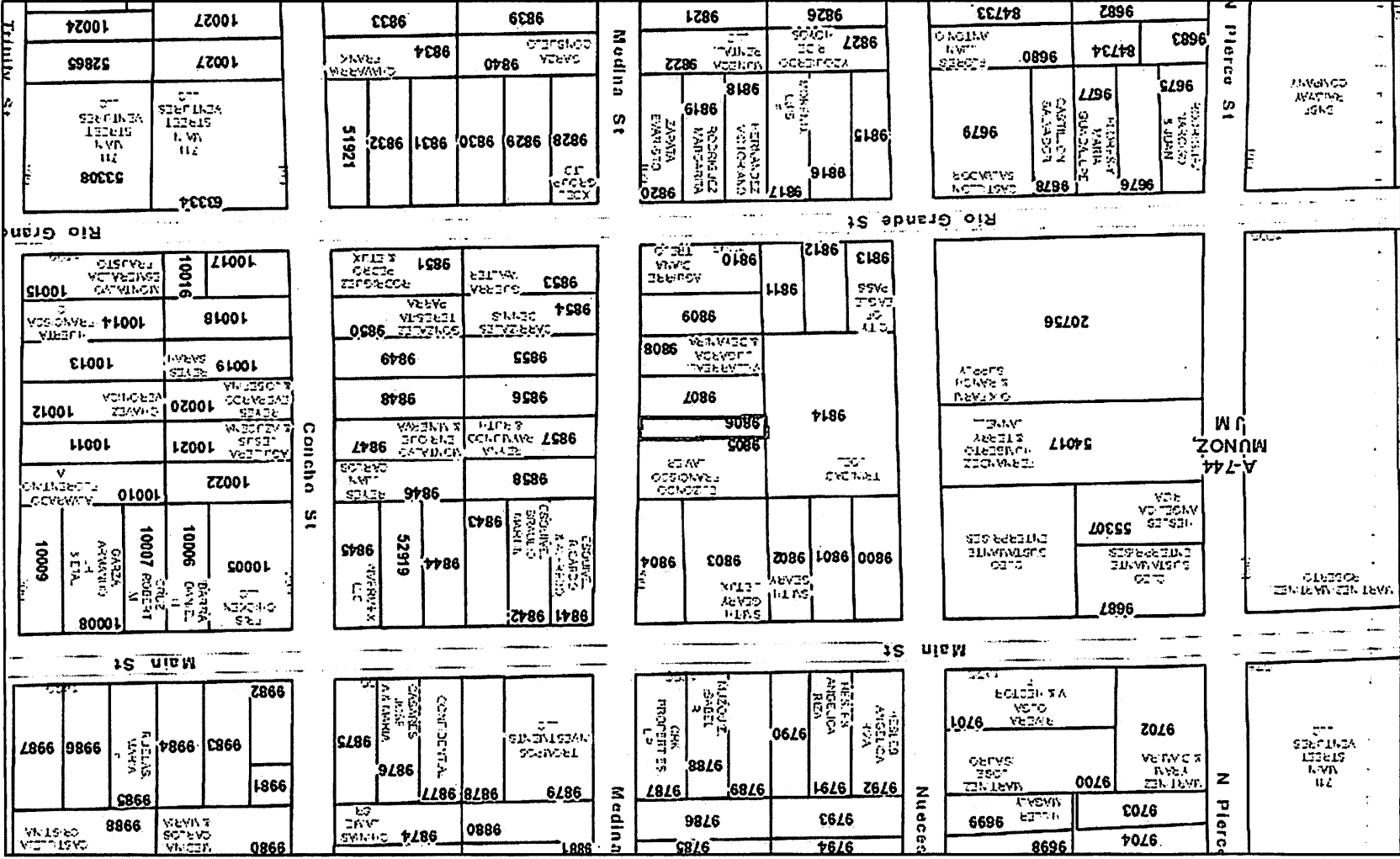
### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/29/2010	SD	SHERIFF'S DEED	RAMOS, MANUEL & JOSEFINA	MAVERICK COUNTY, TRUSTEE	1271	31	163597
1/25/1971	WD	WARRANTY DEED	RAMOS, PEDRO	RAMOS, MANUEL & JOSEFINA	102	60	

### DISCLAIMER

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## Map Title



<input type="checkbox"/>	Abstracts
<input type="checkbox"/>	Parcels

January 12, 2017

**Disclaimer:** This product is for informational purposes only and has not been prepared for or is suitable for legal, accounting, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Sources: Est, HERE, Defense, USGS, Informap, INCREMENT P, NRCAN, Est Japan, METI, Est China (Hong Kong), Est Korea, Est (Thailand).

**BOARD RESOLUTION  
OF  
EAGLE PASS INDEPENDENT SCHOOL DISTRICT**

WHEREAS, the Eagle Pass Independent School District desires to adopt a resolution to designate and authorize the conveyance of Title to Jose A. Casares per §34.05(i) of the Texas Property Tax Code for the Bid Amount of \$7,500.00 for a tax foreclosed property struck off in trust to Eagle Pass Independent School District, the property is known as being Fabrica, Block 9, Lot 24 Tax Account Number: 9109  
Address: 1324 Dr. Gates Dr. & Barrera, Eagle Pass, TX 78852

WHEREAS, Eagle Pass Independent School District, recommends to the Board of Trustees to adopt a resolution to authorize the conveyance of Title to Jose A. Casares for \$7,500.00.

NOW, THEREFORE, BE IT RESOLVED, that the Eagle Pass Independent School District after review of information provided, authorized the conveyance of Title to Jose A. Casares.

FINALLY, BE IT RESOLVED that the Eagle Pass Independent School District Board of Trustees does hereby authorize its Board Chair, Superintendent or other officer and/or designee to execute and proceed with the authorization of conveyance of Title to Jose A. Casares per section 34.05(i) for a tax-foreclosed property struck off in trust to Eagle Pass Independent School District.

I certify that the foregoing is a true and correct copy of the resolution duly adopted by Eagle Pass Independent School District on the \_\_\_\_\_ day of \_\_\_\_\_, the year \_\_\_\_\_, and the same now appears of record in its official minutes.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
SECRETARY OF THE BOARD

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW  
711 NAVARRO STREET, STE 300  
San Antonio, TX 78205

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(210) 225-6763  
(210) 225-6410 - Fax

April 12, 2017

Board of Trustees  
Eagle Pass Independent School District  
1420 Eidson Rd  
Eagle Pass, TX 78852

**RE: Bid on property held in trust by Eagle Pass Independent School District, Trustee  
Cause No. 05-09-03286-TX, Eagle Pass ISD, Maverick County vs. Dolores Valle Escobedo,  
et al**

**Account No. 9109, Fabrica, Block 9, Lot 24**

**Address: 1324 Dr. Gates Dr. & Barrera, Eagle Pass, TX 78852**

Dear: EPISD Board Members,

Pursuant to the Texas Property Tax Code, taxing units may sell property at a private sale if it did not receive a sufficient bid at the tax sale. A taxing unit may sell the property at a private sale for an amount that is less than the lesser of:

- (1) the market value specified in the judgment of foreclosure; or
- (2) the total amount of the judgments against the property, with the CONSENT OF EACH TAXING UNIT ENTITLED to receive proceeds of the sale under the judgment.

Our firm is in receipt of a private bid on the property listed below:

**05-09-03286-TX**

**Eagle Pass ISD, Maverick County vs. Dolores Valle Escobedo, et al**

**Tract: Fabrica, Block 9, Lot 24**

**Address: 1324 Dr. Gates Dr. & Barrera, Eagle Pass, TX 78852**

**2016 Appraised Value: \$15,300.00**

**Adjudged Value: \$15,300.00**

**Minimum Bid: \$13,148.10**

**Struck off to: Eagle Pass ISD, In Trust at tax sale December 2015**

**Bidder: Jose A. Casares**

**Amount: \$7,500.00**

**Total Costs and Fees: Court Costs \$976.44; Advertising sale \$119.00; Market Costs \$50.00; Recording Fee \$36.00; Sheriff's fees \$331.34;**

**Taxes due at time of judgment (September 2015)**

**Eagle Pass ISD: \$8,378.87 and Maverick County: \$3,152.86**

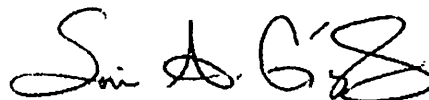


Per Section 34.02 of the Texas Property Tax Code, all costs must be paid first; the remaining amount will be applied to the taxes, penalty and interest.

Please let me know whether this bid is approved. Your continued assistance is greatly appreciated. If you have any questions, please feel free to call me at 1-800-876-6144

Kindest regards.

Sincerely,  
LINEBARGER GOGGAN  
BLAIR & SAMPSON, LLP

A handwritten signature in black ink, appearing to read "Sonia A. Gonzalez", written in a cursive style.

SONIA A. GONZALEZ

SAG/ar

# **PRIVATE SALE PROPOSAL BID** **RESALE**

## **BIDDER INFORMATION:**

NAME OF BIDDER	JOSÉ A. CASARES
ADDRESS	542 LGL MANN RANCH RD
CITY, STATE, ZIP	PACOLA PASS, TX
PHONE NUMBER	723-5700
NAME AND ADDRESS ON DEED (IF DIFFERENT)	EQUITY TRUST, FBO IRA JOSÉ A. CASARES PO Box 451340 WESTLAKE OHIO 44145

## **PROPERTY INFORMATION:**

ACCOUNT NUMBER	9109
CAUSE NUMBER	05-09-03286-TX
LEGAL DESCRIPTION	LOT 24 BLOCK 9 TOWN OF PACOLA
	1324 AN. GATES + BARRERA
MINIMUM BID OF PROPERTY	\$13,148
BIDDER'S BID AMOUNT	\$7500

**IN ADDITION TO THE BID AMOUNT, THE BIDDER(S) WILL BE RESPONSIBLE FOR:**

Post Judgment Taxes for all taxing entities  
Filing fees  
All clean up and disposal expenses for said property.

**ALL BIDS MUST BE:**

**SEALED**  
**CLEARLY MARKED: "PROPERTY BID"**  
**ADDRESSED TO: Linebarger Goggan Blair & Sampson, LLP**  
**711 Navarro, Suite 300, San Antonio, TX 78205**

## **RIGHT OF REDEMPTION:**

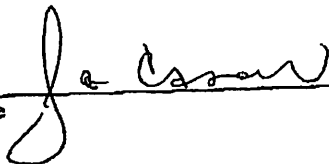
If the original owner(s) want to redeem the property from you, the redemption period expires 180 days following the date the deed is recorded. They must pay you 125% of what you paid. If the property was a Homestead or Agricultural land, the redemption period expires on or before the second anniversary of the date the deed was recorded. They must pay you 125% if redeemed within the first year and 150% of the purchase price within the second year. You **MUST** sell the property back to the previous owner(s).

## **CAVEAT:**

**THIS SALE IS WITHOUT WARRANTIES OF ANY SORT.** You should exercise the same care to inspect the property that you would discharge regarding any other sale. You should not rely on this listing as your sole source of information. It is for your convenience only.

**ANY PROPERTY CAN BE REMOVED FROM SALE AT ANY TIME.**

Signature



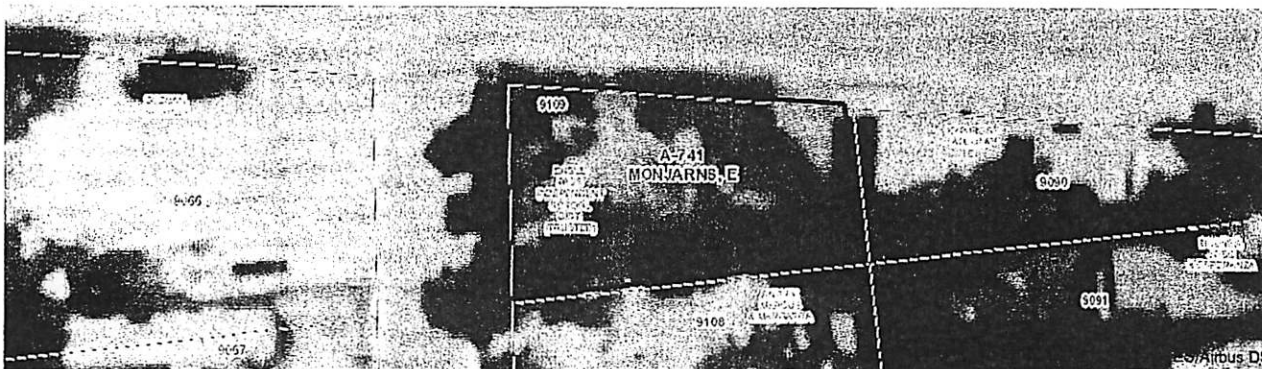
Date

12/7/16

## Maverick CAD Property Search

Property ID: 9109 For Year 2016

Map



## Property Details

## Account

Property ID: 9109

Legal Description: FABRICA, BLOCK 9, LOT 24

Geographic ID: F1000090002400

## Agent Code:

Type: Real

## Location

Address: 1324 DR GATES DR &amp; BARRERA EAGLE PASS, TX 78852

Map ID:

Neighborhood CD: A1

## Owner

Owner ID: 106951

Name: EAGLE PASS INDEPENDENT SCHOOL DIST. (TRUSTEE)

Mailing Address: (DOLORES VALLE ESCOBEDO & ETAL)  
P O BOX 1530  
EAGLE PASS, TX 78853-1530

% 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:	\$15,300
Agricultural Market Valuation:	\$0
Market Value:	\$15,300
Ag Use Value:	\$0
Appraised Value:	\$15,300
HS Cap:	\$0
Assessed Value:	\$15,300

**DISCLAIMER** 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

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	Central Appraisal District	0.000000	\$15,300	\$0
GMC	Maverick County	0.542309	\$15,300	\$0
HOS	Hospital	0.080000	\$15,300	\$0
SCH	Eagle Pass ISD	1.155430	\$15,300	\$0
Total Tax Rate: 1.787739				

### Property Improvement - Building

### Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RS	RES SINGLE FAMILY	0.2342	10,200.00	67.50	150.00	\$15,300	\$0

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017		N/A	N/A	N/A	N/A	N/A
2016		\$0	\$15,300	\$0	\$15,300	\$0
2015		\$0	\$15,300	\$0	\$15,300	\$0
2014		\$0	\$15,300	\$0	\$15,300	\$0
2013		\$0	\$15,300	\$0	\$15,300	\$0
2012		\$0	\$15,300	\$0	\$15,300	\$0
2011		\$0	\$15,300	\$0	\$15,300	\$0
2010		\$0	\$15,300	\$0	\$15,300	\$0
2009		\$0	\$15,300	\$0	\$15,300	\$0

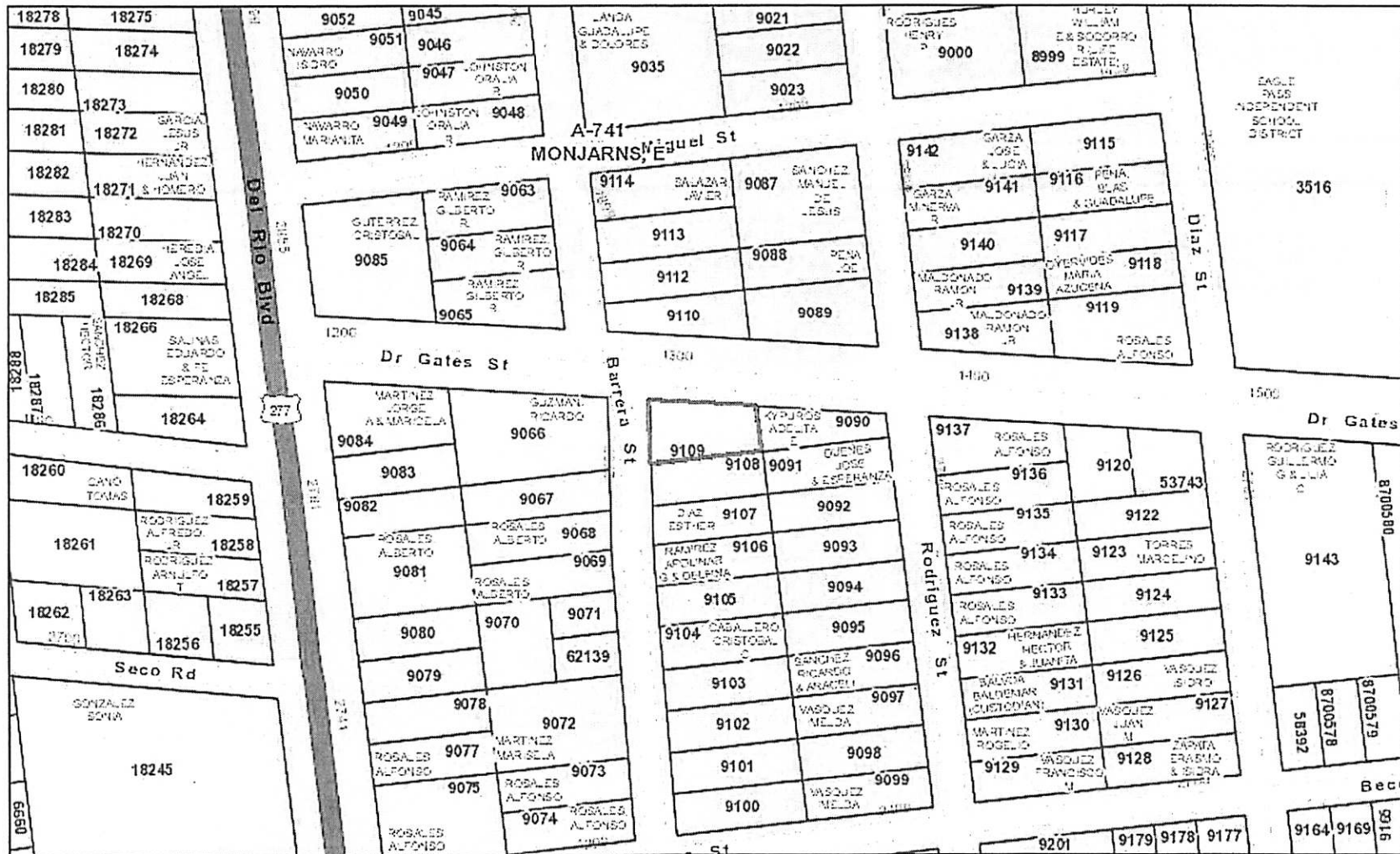
**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
12/21/2015	SD	SHERIFF'S DEED	ESCOBEDO, DOLORES	EAGLE PASS INDEPENDENT SCHOOL DIST. (TRUSTEE)	1555	285	189735

**DISCLAIMER**



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## Map Title

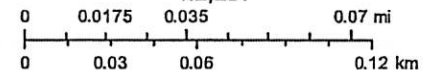


January 12, 2017

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-  Parcels
-  Abstracts

1:2,257



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Maverick County Appraisal District & BIS Consulting - [www.bisconsultants.com](http://www.bisconsultants.com)

This product and relative contents are the property of the respective governmental entity and BIS Consultants. Use is restricted for official purposes.

**BOARD RESOLUTION  
OF  
EAGLE PASS INDEPENDENT SCHOOL DISTRICT**

WHEREAS, the Eagle Pass Independent School District desires to adopt a resolution to designate and authorize the conveyance of Title to Jose A. Casares per §34.05(i) of the Texas Property Tax Code for the Bid Amount of \$9,300.00 for a tax foreclosed property struck off in trust to Eagle Pass Independent School District, the property is known as being Lewis Subd, Block E, Lot 1, Acres .4197 Tax Account Number: 11688  
Address: Jeane Lane, TX

WHEREAS, Eagle Pass Independent School District, recommends to the Board of Trustees to adopt a resolution to authorize the conveyance of Title to Jose A. Casares for \$9,300.00.

NOW, THEREFORE, BE IT RESOLVED, that the Eagle Pass Independent School District after review of information provided, authorized the conveyance of Title to Jose A. Casares.

FINALLY, BE IT RESOLVED that the Eagle Pass Independent School District Board of Trustees does hereby authorize its Board Chair, Superintendent or other officer and/or designee to execute and proceed with the authorization of conveyance of Title to Jose A. Casares per section 34.05(i) for a tax-foreclosed property struck off in trust to Eagle Pass Independent School District.

I certify that the foregoing is a true and correct copy of the resolution duly adopted by Eagle Pass Independent School District on the \_\_\_\_\_ day of \_\_\_\_\_, the year \_\_\_\_\_, and the same now appears of record in its official minutes.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
SECRETARY OF THE BOARD

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW  
711 NAVARRO STREET, STE 300  
San Antonio, TX 78205

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(210) 225-6763  
(210) 225-6410 - Fax

April 12, 2017

Board of Trustees  
Eagle Pass Independent School District  
1420 Eidson Rd  
Eagle Pass, TX 78852

**RE: Bid on property held in trust by Eagle Pass Independent School District, Trustee Cause No. 04-08-03085-TXAJA Eagle Pass ISD vs. Eddie Wayne Lewis, As Independent Executor of the Estate of Floyd O. Lewis, also known as Floyd D. Lewis, et al Cause No. 06-12-03570-TX Eagle Pass ISD, Maverick County vs. Floyd Odell Lewis, et al Account No. 11688, Lewis Subd, Block E, Lot 1, Acres .4197 Address: Jean Lane, TX**

Dear: EPISD Board Members,

Pursuant to the Texas Property Tax Code, taxing units may sell property at a private sale if it did not receive a sufficient bid at the tax sale. A taxing unit may sell the property at a private sale for an amount that is less than the lesser of:

- (1) the market value specified in the judgment of foreclosure; or
- (2) the total amount of the judgments against the property, with the CONSENT OF EACH TAXING UNIT ENTITLED to receive proceeds of the sale under the judgment.

Our firm is in receipt of a private bid on the property listed below:

**04-08-03085-TXAJA**

Eagle Pass ISD vs. Eddie Wayne Lewis, As Independent Executor of the Estate of Floyd O. Lewis, also known as Floyd D. Lewis, et al

**06-12-03570-TX**

Eagle Pass ISD, Maverick County vs. Floyd Odell Lewis, et al

**Tract:** Lewis Subd, Block E, Lot 1, Acres .4197

**Address:** Jean Lane, TX

**2016 Appraised Value:** \$8,810.00

**Adjudged Value:** \$37,510.00

**Minimum Bid:** \$17,789.77

**Struck off to:** Eagle Pass ISD, In Trust at tax sale August 2006

**Bidders:** Jose A. Casares

**Amount of Bid:** \$9,300.00

**Total Costs and Fees:** Court Costs \$1,490.00; Advertising sale \$31.00; Market Costs \$50.00; Recording Fee \$22.00; Sheriff's fees \$416.47; Abstractor \$225.00



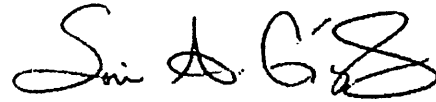
**Taxes due at time of judgment (November 2005)**  
Eagle Pass ISD: \$8,823.07 and Maverick County: \$5,568.73

Per Section 34.02 of the Texas Property Tax Code, all costs must be paid first; the remaining amount will be applied to the taxes, penalty and interest.

Please let me know whether this bid is approved. Your continued assistance is greatly appreciated. If you have any questions, please feel free to call me at 1-800-876-6144

Kindest regards.

Sincerely,  
LINEBARGER GOGGAN  
BLAIR & SAMPSON, LLP

A handwritten signature in black ink, appearing to read "Sonia A. Gonzalez", with a stylized flourish at the end.

SONIA A. GONZALEZ

SAG/ar

**PRIVATE SALE PROPOSAL BID  
RESALE**

**BIDDER INFORMATION:**

NAME OF BIDDER	JOSÉ A. CASARES
ADDRESS	542 LEHMANN RANCH RD.
CITY, STATE, ZIP	Eagle Pass TX 78852
PHONE NUMBER	773-5700
NAME AND ADDRESS ON DEED (IF DIFFERENT)	Equity Trust Co FBO FRA Jose A. CASARES PO. Box 451340 West Lake, Ohio 44145

**PROPERTY INFORMATION:**

ACCOUNT NUMBER	11688
CAUSE NUMBER	04-02-03085-TXA7A 06-12-03570 TX
LEGAL DESCRIPTION	TRACT-1 0.4197 ACRES of Lot 1 Block E Lewis Sub
MINIMUM BID OF PROPERTY	\$17,489.77 OUG more 7,800

BIDDER'S BID AMOUNT	\$9,300
---------------------	---------

**IN ADDITION TO THE BID AMOUNT, THE BIDDER(S) WILL BE RESPONSIBLE FOR:**

Post Judgment Taxes for all taxing entities  
Filing fees  
All clean up and disposal expenses for said property.

**ALL BIDS MUST BE:**

**SEALED**  
**CLEARLY MARKED: "PROPERTY BID"**  
**ADDRESSED TO: Linebarger Goggan Blair & Sampson, LLP**  
**711 Navarro, Suite 300, San Antonio, TX 78205**

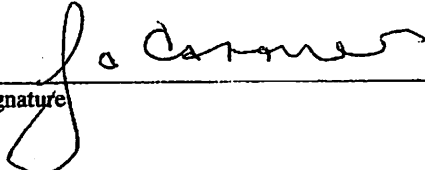
**RIGHT OF REDEMPTION:**

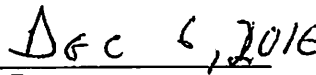
If the original owner(s) want to redeem the property from you, the redemption period expires 180 days following the date the deed is recorded. They must pay you 125% of what you paid. If the property was a Homestead or Agricultural land, the redemption period expires on or before the second anniversary of the date the deed was recorded. They must pay you 125% if redeemed within the first year and 150% of the purchase price within the second year. You **MUST** sell the property back to the previous owner(s).

**CAVEAT:**

**THIS SALE IS WITHOUT WARRANTIES OF ANY SORT.** You should exercise the same care to inspect the property that you would discharge regarding any other sale. You should not rely on this listing as your sole source of information. It is for your convenience only.

**ANY PROPERTY CAN BE REMOVED FROM SALE AT ANY TIME.**

  
Signature

  
Date

## Property ID: 11688 For Year 2016

## Account

Property ID: 11688

**Legal Description:** LEWIS SUBD, BLOCK E, LOT 1, ACRES 0.4197

**Geographic ID:** L45000E0000110

**Agent Code:**

Type: Real

**Location**

Address: JEAN LANE TX

**Map ID:**

Neighborhood CD: A1

## Owner

Owner ID: 92233

Name: LEWIS, EDDIE W

**Mailing Address:** % EAGLE PASS I.S.D, IN TRUST  
P O BOX 1530  
EAGLE PASS, TX 78853-1530

**% Ownership:** 100.0%

**Exemptions:** For privacy reasons not all exemptions are shown online.

### Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$4,980
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$3,830
Agricultural Market Valuation:	\$0
Market Value:	\$8,810
Ag Use Value:	\$0
Appraised Value:	\$8,810
HS Cap:	\$0
Assessed Value:	\$8,810

**DISCLAIMER** 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

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	Central Appraisal District	0.000000	\$8,810	\$8,810
GMC	Maverick County	0.542309	\$8,810	\$8,810
HOS	Hospital	0.090000	\$8,810	\$8,810
SCH	Eagle Pass ISD	1.155430	\$8,810	\$8,810

Total Tax Rate: 1.787739

### Property Improvement - Building

Type: RESIDENTIAL State Code: A1 Living Area: 1,654.00sqft Value: \$4,980

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	M2P		BV	0 1,654.00
STG	STORAGE	SP			0 144.00
OP	OPEN PORCH	.			0 248.00
OP	OPEN PORCH	.			0 24.00

### Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RS	RES SINGLE FAMILY	0.4197	0.00	0.00	0.00	\$3,830	\$0

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017		NA	NA	NA	NA	NA
2016		\$4,980	\$3,830	\$0	\$8,810	\$8,810
2015		\$4,980	\$3,830	\$0	\$8,810	\$8,810
2014		\$4,980	\$3,830	\$0	\$8,810	\$8,810
2013		\$4,980	\$3,830	\$0	\$8,810	\$8,810
2012		\$3,260	\$3,830	\$0	\$7,090	\$7,090
2011		\$3,260	\$3,830	\$0	\$7,090	\$7,090
2010		\$3,260	\$3,830	\$0	\$7,090	\$7,090
2009		\$6,500	\$3,830	\$0	\$10,330	\$10,330

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/2/2006	SD	SHERIFF'S DEED	EAGLE PASS I S D, IN TRUST	LEWIS, EDDIE W	1013	21	141651
12/1/1983	OT	Other	LEWIS, HOMER D	LEWIS, FLOYD D	212	35	

### DISCLAIMER

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This is a detailed street map of a residential area in El Paso, Texas. The map shows a grid of streets and property lots, many of which are labeled with addresses. Key streets include A-811, A-723, A-725, Santa Fe, Santa Rosa, Santa Clara, and Santa Ana. Property owners' names are listed on many lots, such as 'FLORES, MARIA', 'JOHNSON, W.', and 'DELOS SANTOS, G.'. The map also shows the location of the 'EL PASO COUNTY JAIL' and the 'EL PASO COUNTY COURTHOUSE'. The map is oriented with North at the top.

**Streets and Addresses:**

- A-811:** 17389, 17394, 17395, 17398, 17399
- A-723:** 17370, 17371, 17372, 17373, 17374, 17375, 17376, 17377, 17378, 17379, 17380, 17381, 17382, 17383, 17384, 17385, 17386, 17387, 17388, 17389, 17390, 17391, 17392, 17393, 17394, 17395, 17396, 17397, 17398, 17399
- A-725:** 17399, 17400, 17401, 17402, 17403, 17404, 17405, 17406, 17407, 17408, 17409, 17410, 17411, 17412, 17413, 17414, 17415, 17416, 17417, 17418, 17419, 17420, 17421, 17422, 17423, 17424, 17425, 17426, 17427, 17428, 17429, 17430, 17431, 17432, 17433, 17434, 17435, 17436, 17437, 17438, 17439, 17440, 17441, 17442, 17443, 17444, 17445, 17446, 17447, 17448, 17449, 17450, 17451, 17452, 17453, 17454, 17455, 17456, 17457, 17458, 17459, 17460, 17461, 17462, 17463, 17464, 17465, 17466, 17467, 17468, 17469, 17470, 17471, 17472, 17473, 17474, 17475, 17476, 17477, 17478, 17479, 17480, 17481, 17482, 17483, 17484, 17485, 17486, 17487, 17488, 17489, 17490, 17491, 17492, 17493, 17494, 17495, 17496, 17497, 17498, 17499
- Santa Fe:** 17399, 17400, 17401, 17402, 17403, 17404, 17405, 17406, 17407, 17408, 17409, 17410, 17411, 17412, 17413, 17414, 17415, 17416, 17417, 17418, 17419, 17420, 17421, 17422, 17423, 17424, 17425, 17426, 17427, 17428, 17429, 17430, 17431, 17432, 17433, 17434, 17435, 17436, 17437, 17438, 17439, 17440, 17441, 17442, 17443, 17444, 17445, 17446, 17447, 17448, 17449, 17450, 17451, 17452, 17453, 17454, 17455, 17456, 17457, 17458, 17459, 17460, 17461, 17462, 17463, 17464, 17465, 17466, 17467, 17468, 17469, 17470, 17471, 17472, 17473, 17474, 17475, 17476, 17477, 17478, 17479, 17480, 17481, 17482, 17483, 17484, 17485, 17486, 17487, 17488, 17489, 17490, 17491, 17492, 17493, 17494, 17495, 17496, 17497, 17498, 17499
- Santa Rosa:** 17399, 17400, 17401, 17402, 17403, 17404, 17405, 17406, 17407, 17408, 17409, 17410, 17411, 17412, 17413, 17414, 17415, 17416, 17417, 17418, 17419, 17420, 17421, 17422, 17423, 17424, 17425, 17426, 17427, 17428, 17429, 17430, 17431, 17432, 17433, 17434, 17435, 17436, 17437, 17438, 17439, 17440, 17441, 17442, 17443, 17444, 17445, 17446, 17447, 17448, 17449, 17450, 17451, 17452, 17453, 17454, 17455, 17456, 17457, 17458, 17459, 17460, 17461, 17462, 17463, 17464, 17465, 17466, 17467, 17468, 17469, 17470, 17471, 17472, 17473, 17474, 17475, 17476, 17477, 17478, 17479, 17480, 17481, 17482, 17483, 17484, 17485, 17486, 17487, 17488, 17489, 17490, 17491, 17492, 17493, 17494, 17495, 17496, 17497, 17498, 17499
- Santa Clara:** 17399, 17400, 17401, 17402, 17403, 17404, 17405, 17406, 17407, 17408, 17409, 17410, 17411, 17412, 17413, 17414, 17415, 17416, 17417, 17418, 17419, 17420, 17421, 17422, 17423, 17424, 17425, 17426, 17427, 17428, 17429, 17430, 17431, 17432, 17433, 17434, 17435, 17436, 17437, 17438, 17439, 17440, 17441, 17442, 17443, 17444, 17445, 17446, 17447, 17448, 17449, 17450, 17451, 17452, 17453, 17454, 17455, 17456, 17457, 17458, 17459, 17460, 17461, 17462, 17463, 17464, 17465, 17466, 17467, 17468, 17469, 17470, 17471, 17472, 17473, 17474, 17475, 17476, 17477, 17478, 17479, 17480, 17481, 17482, 17483, 17484, 17485, 17486, 17487, 17488, 17489, 17490, 17491, 17492, 17493, 17494, 17495, 17496, 17497, 17498, 17499
- Santa Ana:** 17399, 17400, 17401, 17402, 17403, 17404, 17405, 17406, 17407, 17408, 17409, 17410, 17411, 17412, 17413, 17414, 17415, 17416, 17417, 17418, 17419, 17420, 17421, 17422, 17423, 17424, 17425, 17426, 17427, 17428, 17429, 17430, 17431, 17432, 17433, 17434, 17435, 17436, 17437, 17438, 17439, 17440, 17441, 17442, 17443, 17444, 17445, 17446, 17447, 17448, 17449, 17450, 17451, 17452, 17453, 17454, 17455, 17456, 17457, 17458, 17459, 17460, 17461, 17462, 17463, 17464, 17465, 17466, 17467, 17468, 17469, 17470, 17471, 17472, 17473, 17474, 17475, 17476, 17477, 17478, 17479, 17480, 17481, 17482, 17483, 17484, 17485, 17486, 17487, 17488, 17489

**Disclaimer:** This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

☐ Abstract  
☐ Parcels

Sources: Eni, HERE, Delorme, USGS, Intemap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Maverick County Appraised District & BUS Consulting • [www.bisconsultants.com](http://www.bisconsultants.com)

**BOARD RESOLUTION  
OF  
EAGLE PASS INDEPENDENT SCHOOL DISTRICT**

WHEREAS, the Eagle Pass Independent School District desires to adopt a resolution to designate and authorize the conveyance of Title to Jose A. Casares per §34.05(i) of the Texas Property Tax Code for the Bid Amount of \$10,500.00 for a tax foreclosed property struck off in trust to City of Eagle Pass, the property is known as being North Heights East Unit #3, Block 2, Lot 1 Tax Account Number: 14230  
Address: 894 Concho St. Eagle Pass, TX 78852

WHEREAS, Eagle Pass Independent School District, recommends to the Board of Trustees to adopt a resolution to authorize the conveyance of Title to Jose A. Casares for \$10,500.00.

NOW, THEREFORE, BE IT RESOLVED, that the Eagle Pass Independent School District after review of information provided, authorized the conveyance of Title to Jose A. Casares.

FINALLY, BE IT RESOLVED that the Eagle Pass Independent School District Board of Trustees does hereby authorize its Board Chair, Superintendent or other officer and/or designee to execute and proceed with the authorization of conveyance of Title to Jose A. Casares per section 34.05(i) for a tax-foreclosed property struck off in trust to City of Eagle Pass.

I certify that the foregoing is a true and correct copy of the resolution duly adopted by Eagle Pass Independent School District on the \_\_\_\_\_ day of \_\_\_\_\_, the year \_\_\_\_\_, and the same now appears of record in its official minutes.

By: \_\_\_\_\_ Date: \_\_\_\_\_  
PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By: \_\_\_\_\_ Date: \_\_\_\_\_  
SECRETARY OF THE BOARD

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW  
711 NAVARRO STREET, STE 300  
San Antonio, TX 78205

---

(210) 225-6763  
(210) 225-6410 - Fax

April 12, 2017

Board of Trustees  
Eagle Pass Independent School District  
1420 Eidson Rd  
Eagle Pass, TX 78852

**RE: Bid on property held in trust by City of Eagle Pass, In Trust Cause No. 01-10-02597-TX  
City of Eagle Pass, Et Al vs. Eduardo G. Ortiz, Deceased, Et Al  
Account No. 14230, NORTH HEIGHTS EAST UNIT # 3, BLOCK 2, LOT 1  
Address: 894 Concho St., Eagle Pass, TX 78852**

Dear: EPISD Board Members,

Pursuant to the Texas Property Tax Code, taxing units may sell property at a private sale if it did not receive a sufficient bid at the tax sale. A taxing unit may sell the property at a private sale for an amount that is less than the lesser of:

- (1) the market value specified in the judgment of foreclosure; or
- (2) the total amount of the judgments against the property, with the CONSENT OF EACH TAXING UNIT ENTITLED to receive proceeds of the sale under the judgment.

Our firm is in receipt of a private bid on the property listed below:

**01-10-02597-TX**

**City of Eagle Pass, Et Al vs. Eduardo G. Ortiz, Deceased, Et Al**

**Tract: North Heights East Unit #3, Block 2, Lot 1**

**Address: 894 Concho St., Eagle Pass, TX 78852**

**2016 Appraised Value: \$28,000.00**

**Adjudged Value: \$51,630.00**

**Minimum Bid: \$30,920.89**

**Struck off to: City of Eagle Pass, In Trust at tax sale on October 7, 2003**

**Bidder: Jose A. Casares**

**Amount of Bid: \$10,500.00**

**Total Costs and Fees: Court Costs \$995.00; Advertising sale \$0.00; Market Costs \$50.00; Recording Fee \$22.00; Sheriff's fees \$679.82; Abstractor \$225.00**

**Taxes due at time of judgment (June 2003)**

**Eagle Pass ISD: \$27,835.64; Maverick County: \$10,553.33; City of Eagle Pass: \$14,174.67**

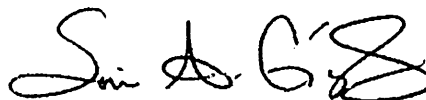


Per Section 34.02 of the Texas Property Tax Code, all costs must be paid first; the remaining amount will be applied to the taxes, penalty and interest.

Please let me know whether this bid is approved. Your continued assistance is greatly appreciated. If you have any questions, please feel free to call me at 1-800-876-6144

Kindest regards.

Sincerely,  
LINEBARGER GOGGAN  
BLAIR & SAMPSON, LLP

A handwritten signature in black ink, appearing to read "Sonia A. Gonzalez", with a stylized flourish at the end.

SONIA A. GONZALEZ

SAG/ar

**PRIVATE SALE PROPOSAL BID  
RESALE**

**BIDDER INFORMATION:**

NAME OF BIDDER	JOSE A CASARES
ADDRESS	542 LELMANN RANCH 78852
CITY, STATE, ZIP	EAGLE PASS, TX 78852
PHONE NUMBER	778 830 773-5700
NAME AND ADDRESS ON DEED (IF DIFFERENT)	EQUITY TRUST CO. FBO IRA JOSE A CASARES

**PROPERTY INFORMATION:**

ACCOUNT NUMBER	14230
CAUSE NUMBER	01-10-02597-TX
LEGAL DESCRIPTION	North Heights East Unit #3, Block 2, Lot 1
MINIMUM BID OF PROPERTY	\$ 30,920.89
BIDDER'S BID AMOUNT	\$ 10,500.00

**IN ADDITION TO THE BID AMOUNT, THE BIDDER(S) WILL BE RESPONSIBLE FOR:**

Post Judgment Taxes for all taxing entities  
Filing fees  
All clean up and disposal expenses for said property.

**ALL BIDS MUST BE:**

**SEALED**  
**CLEARLY MARKED: "PROPERTY BID"**  
**ADDRESSED TO: Lineburger Goggan Blair & Sampson, LLP**  
**711 Navarro, Suite 300, San Antonio, TX 78205**

**RIGHT OF REDEMPTION:**

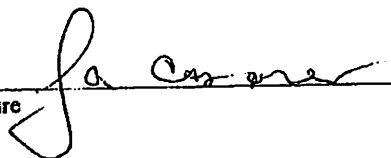
If the original owner(s) want to redeem the property from you, the redemption period expires 180 days following the date the deed is recorded. They must pay you 125% of what you paid. If the property was a Homestead or Agricultural land, the redemption period expires on or before the second anniversary of the date the deed was recorded. They must pay you 125% if redeemed within the first year and 150% of the purchase price within the second year. You **MUST** sell the property back to the previous owner(s).

**CAVEAT:**

THIS SALE IS WITHOUT WARRANTIES OF ANY SORT. You should exercise the same care to inspect the property that you would discharge regarding any other sale. You should not rely on this listing as your sole source of information. It is for your convenience only.

**ANY PROPERTY CAN BE REMOVED FROM SALE AT ANY TIME.**

Signature



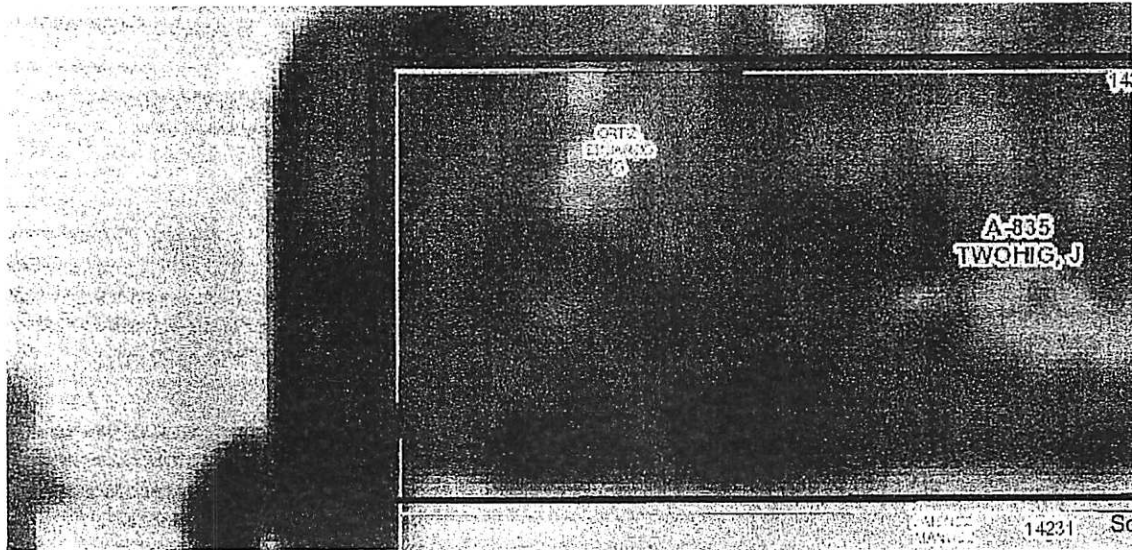
Date

1/11/17

## Maverick CAD Property Search

Property ID: 14230 For Year 2017

📍 Map



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**■ Property Details****Account**

**Property ID:** 14230  
**Legal Description:** NORTH HEIGHTS EAST UNIT # 3, BLOCK 2, LOT 1  
**Geographic ID:** N7003020000100  
**Agent Code:**

**Type:** Real

**Location**

**Address:** 894 CONCHO ST EAGLE PASS, TX 78852

**Map ID:**

**Neighborhood CD:** C1

**Owner**

**Owner ID:** 83661

**Name:** ORTIZ, EDUARDO G

**Mailing Address:** % CITY OF EAGLE PASS, IN TRUST  
100 S MONROE ST  
EAGLE PASS, TX 78852

**% 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:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
HS Cap:	N/A
Assessed Value:	N/A

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## Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	Central Appraisal District	N/A	N/A	N/A
CIT	City of Eagle Pass	N/A	N/A	N/A
GMC	Maverick County	N/A	N/A	N/A
HOS	Hospital	N/A	N/A	N/A
SCH	Eagle Pass ISD	N/A	N/A	N/A

Total Tax Rate: N/A

## Property Improvement - Building

### Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CC	COMMERCIAL CITY	0.1607	7,000.00	50.00	140.00	N/A	N/A

### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$0	\$28,000	\$0	\$28,000	\$0	\$28,000
2015	\$0	\$22,400	\$0	\$22,400	\$0	\$22,400
2014	\$0	\$17,500	\$0	\$17,500	\$0	\$17,500
2013	\$0	\$17,500	\$0	\$17,500	\$0	\$17,500
2012	\$0	\$17,500	\$0	\$17,500	\$0	\$17,500
2011	\$0	\$17,500	\$0	\$17,500	\$0	\$17,500
2010	\$0	\$17,500	\$0	\$17,500	\$0	\$17,500
2009	\$0	\$17,500	\$0	\$17,500	\$0	\$17,500

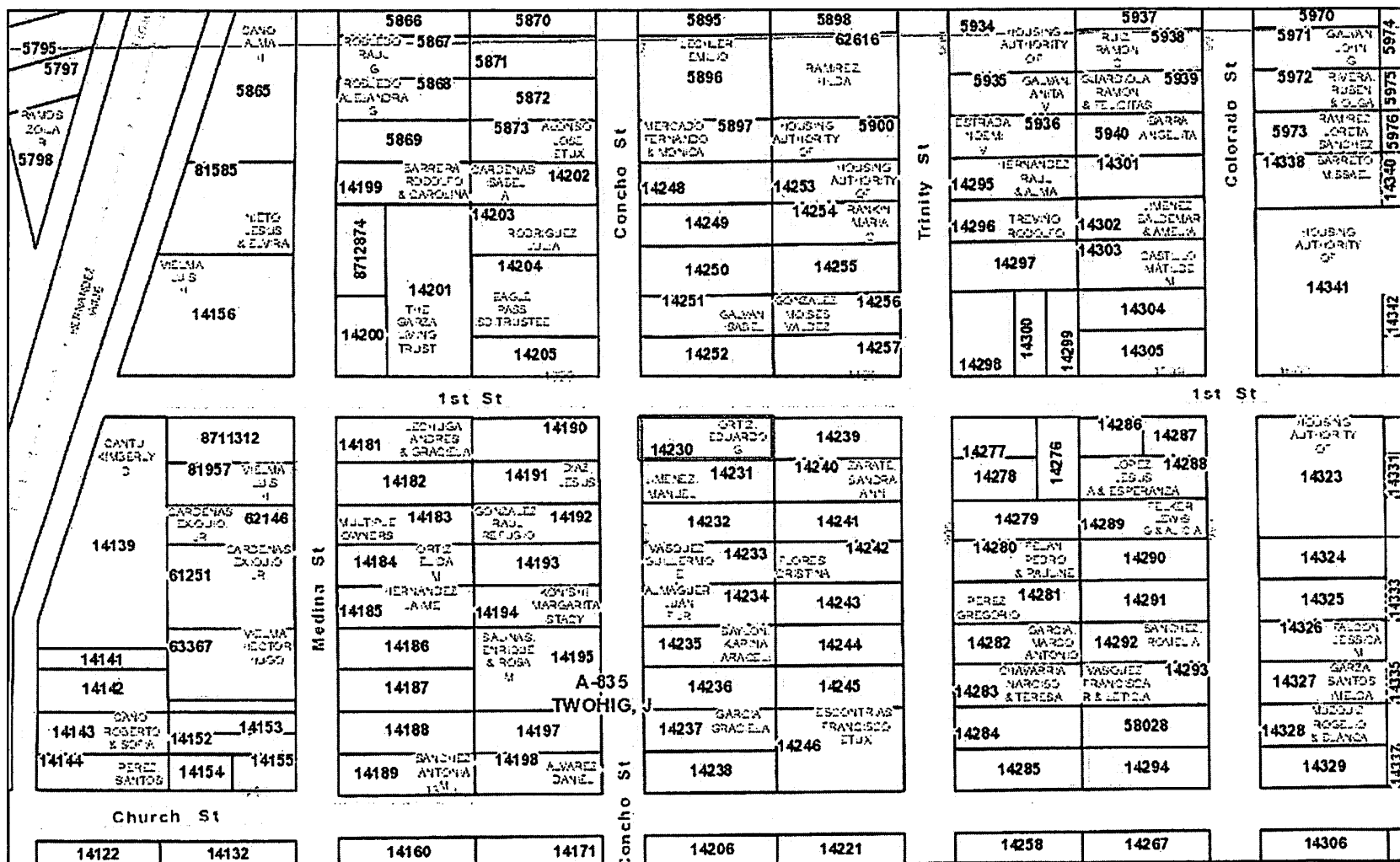
### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/24/2003	SD	SHERIFF'S DEED	ORTIZ, EDUARDO G	ORTIZ, EDUARDO G	799	31	122623
7/12/1982	OT	Other		ORTIZ, EDUARDO G	199	249	

### DISCLAIMER

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## Map Title

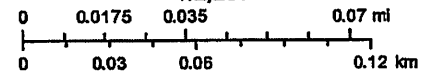


January 18, 2017

- ☐ **Parcels**
- ☐ **Abstracts**

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

**1:2,257**



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Maverick County Appraisal District & BIS Consulting - [www.bisconsultants.com](http://www.bisconsultants.com)

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