						AGENDA ITEM
			BOARD O AG	F TRUSTI ENDA	EES	
		Workshop	X	Regular		Special
(A)		Report Only				Recognition
	Present	ter(s):				
	Briefly	describe the subj	ect of the rep	ort or recogr	nition presenta	ation.
(B)	X	Action Item				
	Present	ter(s): Sonia Go	nzalez, Attori	ney at Law		
				ney at Law		
	Briefly Consider the conv	describe the actic	on required. e action on the highest bidde	request to enter r per section 34	4.05(i) of the Tex	designate and authoriz as Property Tax Code
(C)	Briefly Consider the conv for forec	describe the actic and take appropriate veyance of Title to th	on required. e action on the highest bidde ck off in trust to	request to enter r per section 34 o the taxing aut	4.05(i) of the Tex horities.	as Property Tax Code
(C) (D)	Briefly Consider the conv for forec Funding	describe the action and take appropriate veyance of Title to the losed properties struct g source: Identify ation: Explain an	on required. e action on the highest bidde ck off in trust to y the source of	request to enter r per section 34 o the taxing aut of funds if an	4.05(i) of the Ter horities.	kas Property Tax Code
	Briefly Consider the conv for forec Funding	describe the action r and take appropriate reyance of Title to the losed properties struct g source: Identify	on required. e action on the highest bidde ck off in trust to y the source of	request to enter r per section 34 o the taxing aut of funds if an	4.05(i) of the Ter horities. by are required might be raise	kas Property Tax Code

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 the tax foreclosed properties struck of in trust to the taxing authorities.

- Cause No. 01-10-02597-TX CITY OF EAGLE PASS, ET AL vs. EDUARDO G. ORTIZ, DECEASED, ET AL TRACT #1 LOT 1, BLOCK 2, NORTH HEIGHTS EAST #3, AS DESCRIBED IN VOLUME 199, PAGE 249, DEED RECORDS OF MAVERICK COUNTY, TEXAS Account No. 14230 (894 CONCHO ST, EAGLE PASS, TX 78852-4033)
- 2. Cause No. 06-10-03524-TX EAGLE PASS I.S.D., MAVERICK COUNTY, CITY OF EAGLE PASS vs. CRISTINA TORRES, ET AL
 - a. TRACT #1: A 33.34% UNDIVIDED INTEREST IN AND TO LOT 3 BLOCK 35 OF THE SOUTH HEIGHTS ADDITION TO THE CITY OF EAGLE PASS SITUATED IN MAVERICK COUNTY TEXAS. ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 47 PAGE 72 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS Account No. 56472 (942 Kifuri St., EAGLE PASS, TX 78852-4033)
 - b. TRACT 2: A 66.66% UNDIVIDED INTEREST IN AND TO LOT 3 BLOCK 35 OF THE SOUTH HEIGHTS ADDITION TO THE CITY OF EAGLE PASS SITUATED IN MAVERICK COUNTY TEXAS. ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 47 PAGE 72 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS

Account No. 19436 (942 Kifuri St., EAGLE PASS, TX 78852-4033)

BOARD RESOLUTION OF EAGLE PASS INDEPENDENT SCHOOL DISTRICT

WHEREAS, the <u>Eagle Pass Independent School District</u> desires to adopt a resolution to designate and authorize the conveyance of Title to Jacqueline Young per §34.05(i) of the Texas Property Tax Code for the Bid Amount of \$18,000.00 for a tax foreclosed property struck off in trust to Eagle Pass ISD, the property is known as being TRACT #1 LOT 1, BLOCK 2, NORTH HEIGHTS EAST #3, AS DESCRIBED IN VOLUME 199, PAGE 249, DEED RECORDS OF MAVERICK COUNTY, TEXAS Tax Account Number 14230 Cause No. 01-10-02597-TX. Address: 894 CONCHO ST, EAGLE PASS, TX 78852

WHEREAS, <u>Eagle Pass Independent School District</u>, recommends to the Board of Trustees to adopt a resolution to authorize the conveyance of Title to Jacqueline Young for \$18,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the <u>Eagle Pass Independent School</u> <u>District</u> after review of information provided, authorized the conveyance of Title to Jacqueline Young.

FINALLY, BE IT RESOLVED that the <u>Eagle Pass Independent School District Board</u> of <u>Trustees</u> 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 Jacqueline Young per section 34.05(i) for a tax foreclosed property struck off in trust to Eagle Pass ISD.

I certify that the foregoing is a true and correct copy of the resolution duly adopted by <u>Eagle Pass Independent School District</u> on the <u>day of</u>, the year 2021, and the same now appears of record in its official minutes.

APPROVED:

By:

Date:

PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By:

Date:

SECRETARY OF THE BOARD

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys at Law 112 E. Pecan St., Suite 2200 San Antonio, Texas 78205

> 210.225.6763 Fax 210.225.6410

August 31, 2021

EAGLE PASS ISD & CITY OF EAGLE PASS Analysis of Bid Received on Trustee Property

CAUSE NO: 01-10-02597-TX

STYLE OF CASE: CITY OF EAGLE PASS, ET AL VS EDUARDO G. ORTIZ, DECEASED, ET AL

LEGAL DESCRIPTION: TRACT #1 LOT 1, BLOCK 2, NORTH HEIGHTS EAST #3, AS DESCRIBED IN VOLUME 199, PAGE 249, DEED RECORDS OF MAVERICK COUNTY, TEXAS Account No., 14230

JUDGMENT DATE: JUNE 09, 2003

DATE OF ORIGINAL TAX SALE: OCTOBER 07, 2003 STRUCK OFF AMOUNT: \$30,920.89 CURRENT APPRAISED VALUE: \$24,500.00

VALUE AT JUDGMENT: \$51,630.00

PROSPECTIVE BUYER: JACQUELINE YOUNG

AMOUNT OF BID: \$18,000.00

TOTAL TAXES DUE AS OF AUGUST 2021: \$38,456.95

TENTATIVE ACCOUNTING OF PROCEEDS PURSUANT TO § 34.06 & 34.02 OF THE TEXAS PROPERTY TAX CODE

Costs/ Taxing Entity	Judgment Amount	Tax Percentage	Disbursement Amount
City Lot Liens	\$0.00	n/a	\$0.00
Publication Costs	\$16.00	n/a	\$16.00
District Clerk Court Costs	\$1,162.00	n/a	\$1,162.00
Abstract/Title Costs	\$0.00	n/a	\$0.00
LGBS Costs of Sale	\$50.00	n/a	\$50.00
Deed Fees	\$40.00	n/a	\$40.00
Sheriff	\$679.82	n/a	\$679.82
Total Costs Only	\$1,947.82	n/a	\$1,947.82
Eagle Pass ISD (1982-2002)	\$14,174.67	51.57%	\$8,430.76
City of Eagle Pass (1987-2002)	\$3,107.64	11.87%	\$1,918.24
Maverick County (1982-2002)	\$10,553.33	36.55%	\$5,703.37
Total Taxes Only	\$27,835.64	100%	\$16,052.18
Total Taxes & Costs	\$29,783.46	and the second states	\$18,000.00

Tentative Amount Due for Post Judgment Years 2003 for Eagle Pass ISD: \$2,592.58 Tentative Amount Due for Post Judgment Years 2003 for City of Eagle Pass: \$513.72

PRIVATE SALE PROPOSAL BID Resale

BIDDER INFORMATION:

NAME OF BIDDER	imagine yourd
ADDRESS	CED 14 Hart Care U
CITY, STATE, ZIP	San Antonio Tr 78249
PHONE NUMBER	210 772 0597
NAME AND ADDRESS	
ON DEED (IF DIFFERENT)	

PROPERTY INFORMATION:

ACCOUNT NUMBER	14230
CAUSE NUMBER	01-10-02597-TX
LEGAL DESCRIPTION	2014 Concho Eagle Pass tx 78852
MINIMUM BID OF PROPERTY	30,920.89
BIDDER'S BID AMOUNT	7/8000

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 112 E. Pecan Street, Suite 2200, San Antonio, TX 78205

RIGHT OF REDEMPTION:

If the original owner(s) wants to redeem the property from you, he or she has the right for six month after the date of the Sheriff's Sale. They must pay you 125% of the purchase price. If the property was a Homestead or Agricultural land the original owner(s) has up to two years to redeem. They must pay you 125% of the purchase price if redeemed within the first year and 150% of the purchase price if redeemed 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.

DILOT YORNI

8.20.21

Signature

PID 14230 | 894 CONCHO ST

General Info

ACCOUNT Property ID: Geographic ID: Type: Zoning: Agent: Legal Description:

14230 N7003020000100 R **B1**

NORTH HEIGHTS EAST UNIT # 3, BLOCK 2, LOT 1

Property Use:

LOCATION 894 CONCHO ST EAGLE PASS TX Address: 78852

Market Area: Market Area CD: NHGA027 Map ID:

PROTEST Protest Status: Informal Date: Formal Date:

Values

CURRENT VALUES VALUE HISTORY Land Homesite 0 24,500 Land Non-Homesite Special Use Land Market 0 24,500 Total Land 0 Improvement Homesite Improvement Non-Homesite 0 Total Improvement 0 24,500 Market Special Use Exclusion (-) 0 24,500 Appraised 2018 2021 2020 2019 Value Limitation Adjustment (-) 0

> 24,500 Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Net Appraised

Year	Land Market	Improvement	Special Use Exclusion (-)	Appraised	Value Limitation Adj (-)	Net Appraised
2021	24,500	0	0	24,500	0	24,500
2020	19,600	0	0	19,600	0	19,600
2019	19,600	0	0	19,600	0	19,600
2018	19,600	0	0	19,600	0	19,600
2017	19,600	0	0	19,600	0	19,600

Property Summary Report | Year 2021 Online Services | Maverick County Appraisal District

OWNER Name:

Secondary Name: Mailing Address: Owner ID: % Ownership: Exemptions:



CITY OF EAGLE PASS (SHERIF



2017



110007

100.00 % EX-XV

6000 Imagery @2021, Maxar Technologies Ba ..

PID 14230 | 894 CONCHO ST

Property Summary Report | Year 2021 Online Services | Maverick County Appraisal District

Taxing Units

Owner: CITY OF EAGLE PASS (SHERIFF'S DEED) % Ownership: 100 % Total Value: 24,500

<	Maverick	
	County	
		Hospital

Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
GMC	Maverick County	0.538571	24,500	0	0.00
HOS	Hospital	0.148960	24,500	0	0.00
SCH	Eagle Pass ISD	1.146640	24,500	0	0.00
CIT	City of Eagle Pass	0.540743	24,500	0	0.00
	TOTAL TAX RATE:	2.374914			
	* ESTIMATED TAXI CURRENT EXEMPT				0.00
	* ESTIMATED TAXE WITHOUT EXEMPT	William and an and			581.86

* DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

Land

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value Ø
CC	COMMERCIAL CITY	0.16	7,000.00	3.50	24,500	0

PID 14230 | 894 CONCHO ST

Property Summary Report | Year 2021 Online Services | Maverick County Appraisal District

Deed History

Deed Date	Туре	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2003-11-24	SD	SHERIFF'S DEED	ORTIZ, EDUARDO G	CITY OF EAGLE PASS (SHERIFF'S DEED)	799	799	31	122623
2003-11-24	SD	SHERIFF'S DEED	ORTIZ, EDUARDO G	ORTIZ, EDUARDO G	799	799	31	122623
1982-07-12	от	Other		ORTIZ, EDUARDO G	199	199	249	

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Maverick CAD Map Search



This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an onthe-ground survey and represents only the approximate relative location of property boundaries. The Maverick County Appraisal District expressly disclaims any and all liability in connection herewith.

https://propaccess.trueautomation.com/mapSearch/propertyPrint.html?cid=36&p=14230 12/14/2020

Google Maps 894 Concho St



Image capture: Jun 2019 © 2020 Google Eagle Pass, Texas

Google

Street View



BOARD RESOLUTION OF EAGLE PASS INDEPENDENT SCHOOL DISTRICT

WHEREAS, the <u>Eagle Pass Independent School District</u> desires to adopt a resolution to designate and authorize the conveyance of Title to Jacqueline Young per §34.05(i) of the Texas Property Tax Code for the Bid Amount of **\$15,000.00** for a tax foreclosed property struck off in trust to Eagle Pass ISD, the property is known as being SOUTH HEIGHTS, BLOCK 35, LOT 3, UNDIVIDED INTEREST 33.34%; Tax Account Number: 56472; and SOUTH HEIGHTS, BLOCK 35, LOT 3, UNDIVIDED INTEREST 66.66%: Tax Account Number 19436 Cause No. 06-10-03524-TX. Address: 942 KIFURI ST, EAGLE PASS, TX 78852-5136

WHEREAS, <u>Eagle Pass Independent School District</u>, recommends to the Board of Trustees to adopt a resolution to authorize the conveyance of Title to Jacqueline Young for \$15,000.00.

NOW, THEREFORE, BE IT RESOLVED, that the <u>Eagle Pass Independent School</u> <u>District</u> after review of information provided, authorized the conveyance of Title to Jacqueline Young.

FINALLY, BE IT RESOLVED that the <u>Eagle Pass Independent School District Board</u> of <u>Trustees</u> 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 Jacqueline Young per section 34.05(i) for a tax foreclosed property struck off in trust to Eagle Pass ISD.

I certify that the foregoing is a true and correct copy of the resolution duly adopted by <u>Eagle Pass Independent School District</u> on the <u>day of</u>, the year 2021, and the same now appears of record in its official minutes.

APPROVED:

By:

Date: _____

PRESIDENT, BOARD OF TRUSTEES

ATTEST:

By:

Date:

SECRETARY OF THE BOARD

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys at Law 112 E. Pecan St., Suite 2200 San Antonio, Texas 78205

> 210.225.6763 Fax 210.225.6410

August 31, 2021

EAGLE PASS ISD & CITY OF EAGLE PASS Analysis of Bid Received on Trustee Property

CAUSE NO: 06-10-03524-TX

STYLE OF CASE: EAGLE PASS I.S.D., MAVERICK COUNTY, CITY OF EAGLE PASS VS CRISTINA TORRES, ET AL

LEGAL DESCRIPTION: TRACT 1: A 33.34% UNDIVIDED INTEREST IN AND TO LOT 3 BLOCK 35 OF THE SOUTH HEIGHTS ADDITION TO THE CITY OF EAGLE PASS SITUATED IN MAVERICK COUNTY TEXAS. ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 47 PAGE 72 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS Account No.: 56472 TRACT 2: A 66.66% UNDIVIDED INTEREST IN AND TO LOT 3 BLOCK 35 OF THE SOUTH HEIGHTS ADDITION TO THE CITY OF EAGLE PASS SITUATED IN MAVERICK COUNTY TEXAS. ACCORDING TO THE DEED THEREOF RECORDED IN VOLUME 47 PAGE 72 OF THE DEED RECORDS OF MAVERICK COUNTY TEXAS Account No., 19436

JUDGMENT DATE: SEPTEMBER 10, 2018

DATE OF ORIGINAL TAX SALE: MARCH 05, 2019 STRUCK OFF AMOUNT: \$36,000.00 CURRENT APPRAISED VALUE: \$36,000.00

VALUE AT JUDGMENT: \$36,000.00

PROSPECTIVE BUYER: JACQUELINE YOUNG

AMOUNT OF BID: \$15,000.00

TOTAL TAXES DUE AS OF AUGUST 2021: \$35,438.91

TENTATIVE ACCOUNTING OF PROCEEDS PURSUANT TO § 34.06 & 34.02 OF THE TEXAS PROPERTY TAX CODE

Costs/ Taxing Entity	Judgment Amount	Tax Percentage	Disbursement Amount
City Lot Liens	\$2,724.59	n/a	\$2,724.59
Publication Costs	\$164.00	n/a	\$164.00
District Clerk Court Costs	\$1,486.00	n/a	\$1,486.00
Abstract/Title Costs	\$0.00	n/a	\$0.00
LGBS Costs of Sale	\$142.00	n/a	\$142.00
Deed Fees	\$40.00	n/a	\$40.00
Sheriff	\$976.19	n/a	\$976.19
Total Costs Only	\$5,532.78	n/a	\$5,532.78
Eagle Pass ISD (1995-2017)	\$22,410.71	51.57%	\$5,858.30
City of Eagle Pass (1992-2017)	\$6,195.72	11.87%	\$1,596.18
Maverick County (1996-2017)	\$7,273.51	36.55%	\$2,012.74
Total Taxes Only	\$35,879.94	100%	\$9,467.22
Total Taxes & Costs	\$41,412.72		\$15,000.00

Tentative Amount Due for Post Judgment Years 2018-2020 for Eagle Pass ISD: \$1,941.33 Tentative Amount Due for Post Judgment Years 2018-2020 for City of Eagle Pass: \$880.83

PRIVATE SALE PROPOSAL BID RESALE

BIDDER INFORMATION:

NAME OF BIDDER	Jacqueline Young
ADDRESS	1014 Hart Cove
CITY, STATE, ZIP	San Antenio Ty 78249
PHONE NUMBER	210 722 0597
NAME AND ADDRESS	
ON DEED (IF DIFFERENT)	

PROPERTY INFORMATION:

ACCOUNT NUMBER	<u>19436 \$ 56472</u> <u>06-10-03587=7x</u> - 942 Kifuri	
CAUSE NUMBER	06-10-03527=78	
LEGAL DESCRIPTION	_ 942 Kifuri	
MINIMUM BID OF PROPERTY		
BIDDER'S BID AMOUNT	15,000	

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 112 E. Pecan Street, Suite 2200, San Antonio, TX 78205

RIGHT OF REDEMPTION:

If the original owner(s) wants to redeem the property from you, he or she has the right for six month after the date of the Sheriff's Sale. They must pay you 125% of the purchase price. If the property was a Homestead or Agricultural land the original owner(s) has up to two years to redeem. They must pay you 125% of the purchase price if redeemed within the first year and 150% of the purchase price if redeemed 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.

Baca Young enature

<u>5-26 21</u> Date

PID 19436 | 942 KIFURI

General Info

ACCOUNT Property ID: Geographic ID: Type: Zoning: Agent: Legal Description:

19436 \$5500350000300 R I

SOUTH HEIGHTS BLK 35 LOT 3

Property Use:

Address:

LOCATION 942 KIFURI STREET EAGLE PASS TX 78852

Market Area: NHGA028 Market Area CD: Map ID:

PROTEST Protest Status: Informal Date: Formal Date:

Values



VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion (-)	Appraised	Value Limitation Adj (-)	Net Appraised
2021	36,000	0	0	36,000	0	36,000
2020	23,998	0	0	23,998	0	23,998
2019	23,998	0	0	23,998	0	23,998

Property Summary Report | Year 2021 Online Services | Maverick County Appraisal District

OWNER

Secondary Name: Mailing Address: Owner ID:

Name:

EAGLE PASS INDEPENDENT SC HOOL DISTRICT

P.O. BOX 1530 1420 EIDSON RO AD 3976

100.00 % EX-XV % Ownership: Exemptions:



OCE Imagery ©2021 , Maxar Technologies

PID 19436 | 942 KIFURI

Property Summary Report | Year 2021 Online Services | Maverick County Appraisal District

Taxing Units

Owner: EAGLE PASS INDEPENDENT SCHOOL DISTRICT % Ownership: 100 %	Unit	Description	Tax Rate	Net Appraised	Taxable Value	Estimated Tax
Total Value: 36,000	GMC	Maverick County	0.538571	36,000	0	0.00
	HOS	Hospital	0.148960	36,000	0	0.00
County	SCH	Eagle Pass ISD	1.146640	36,000	0	0.00
Hospital	CIT	City of Eagle Pass	0.540743	36,000	0	0.00
		TOTAL TAX RATE:	2.374914			
		* ESTIMATED TAXE CURRENT EXEMPT				0.00
		* ESTIMATED TAXE WITHOUT EXEMPT				854.98

* DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

Land

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value 🛈
IC	INDUSTRIAL CITY	0.21	9,000.00	4.00	36,000	0

PID 19436 | 942 KIFURI

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Property Summary Report | Year 2021 Online Services | Maverick County Appraisal District

Deed History

Deed Date	Туре	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
2019-03-18	SD	SHERIFF'S DEED	MARTIN, DAVID JR & NORMA L	EAGLE PASS INDEPENDENT SCHOOL DISTRICT	1760	1760	450	207428
1995-07-19	WD	WARRANTY DEED	MARTIN, BEATRIZ, CRISTINA, CARMEN	MARTIN, DAVID JR & NORMA L	400	400	273	
1995-07-21	АОН	AFFIDAVIT OF HEIRSHIP	MARTIN, DAVID & BEATRIZ	MARTIN, BEATRIZ, CRISTINA, CARMEN	400	400	266	

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942 Kifuri Pass, TX 7

Luis

Kifuri St

https://www.google.com/maps/place/942+Kifuri+St,+Eagle+Pass,+TX+78852/@28.70005... 6/10/2021



Street View



