

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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May 7, 2014



Dr. Sue Thomas, Superintendent
Beeville Independent School District
2400 N. St. Mary's
Beeville, Texas 78102

**RE: Offer to purchase tax sale property
Suit No. B-10-3041-0-TX-B; Bee County vs. Patricia S. Ruebush, et al
ACCT. NO. 50150-01000-16000-000000; Lots 16, 17, and 18, Alberta
Addition, an addition to the City of Beeville, Bee County, Texas, as
described in Volume 166, Page 344, Deed Records of Bee County, Texas.**

Dear Dr. Thomas:

An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

An analysis showing the amount of money each taxing entity would receive if the offer is accepted is attached. In order for the property to be sold for less than the entire amount of taxes and costs owed, the formal approval of Bee County, City of Beeville, Beeville Independent School District and Coastal Bend College is required under Property Tax Code Section §34.05.

Please place this as an action item on the agenda of the School Board meeting to be held on Tuesday, June 17, 2014. A suggested wording of this item is as follows: "Consideration and approval of offer to purchase tax sale property."

Should you have any questions, please do not hesitate to call me.

Sincerely,

M. Jeffrey Rutledge
Attorney at Law

MJR/djm

Enclosure (bid analysis and resolution authorizing resale)

cc: Linda G. Bridge
Tax Assessor-Collector
Bee County
P.O. Box 1900
Beeville, Texas 78104-1900

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ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-10-3041-0-TX-B; Bee County vs. Patricia S. Ruebush, et al

Legal Description: ACCT. NO. 50150-01000-16000-000000; Lots 16, 17, and 18, Alberta Addition, an addition to the City of Beeville, Bee County, Texas, as described in Volume 166, Page 344, Deed Records of Bee County, Texas.

Property Address: 310 E. Dolan

Bidder: Nelda Rodriguez, 101 N. Laurel Street, Beeville, Texas 78102

Date of Sale:	February 4, 2014
Amount Due All Entities:	\$1,953.51
Amount of Bid:	\$800.00
Cost of Sale:	\$1,625.00
Current Value:	\$7,580.00
% of Total Due:	22.36 %
% of Current Value:	10.55 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$535.43	\$0.00
Beeville ISD	\$788.88	\$0.00
Coastal Bend College	\$137.54	\$0.00
City of Beeville	\$491.66	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on February 4, 2014, the property described below was struck-off to Bee County, Trustee, pursuant to a delinquent tax foreclosure decree of the 156th Judicial District Court, Bee County, Texas, and

WHEREAS, the sum of \$800.00 has been tendered by Nelda Rodriguez, 101 N. Laurel Street, Beeville, Texas 78102, for the purchase of said property pursuant to Section §34.05, Texas Tax Code Ann. (Vernon, 1982), and

NOW, THEREFORE, BE IT RESOLVED by the Board of Education of Beeville Independent School District that the Bee County Judge, David Silva, be and he is hereby authorized to execute a tax resale deed on behalf of the school conveying to Nelda Rodriguez or a higher bidder all of the right, title, and interest of the school, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in Bee County, Texas

ACCT. NO. 50150-01000-16000-000000; Lots 16, 17, and 18, Alberta Addition, an addition to the City of Beeville, Bee County, Texas, as described in Volume 166, Page 344, Deed Records of Bee County, Texas.

PASSED AND APPROVED this ____ day of _____, 2014.

Nick Cardenas, Board President

ATTEST:

Secretary to Board