

**BOARD OF EDUCATION
BEEVILLE INDEPENDENT SCHOOL DISTRICT**

Agenda Item No. _____

Date: May 20, 2008

Subject: Offer to Purchase Tax
Sale Property

Submitted by: John Hardwick

Related Pages: 20

Supt's Approval: _____

CONSENT

BACKGROUND INFORMATION:

Attached

ITEMS ADDRESSED:

Offer to Purchase Tax Sale Property

RECOMMENDED ACTION:

Approval of Offer to Purchase Tax Sale Property

BUDGETARY INFORMATION:

Attached

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law
500 NORTH SHORELINE BLVD., SUITE 1111
CORPUS CHRISTI, TEXAS 78471-1028

(361) 888-6898
FAX (361) 888-4405

April 29, 2008

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

RE: Offer to purchase tax sale property
Suit No. B-02-3057-0-TX-B; Bee County vs. Freddie Austen, et al
Acct. No. 53350-00030-03000-000000

Dear Dr. Hardwick:

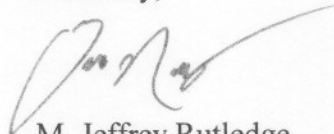
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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, May 20, 2008. 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: Andrea W. Gibbud
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-02-3057-0-TX-B; Bee County vs. Freddie Austen, et al

Legal Description: Tract 3: Acct. No. 53350-00030-03000-000000, Lots 3 and 4, Block 3, Hermosilla Addition to the City of Beeville, being more particularly described by metes and bounds recorded in Volume 522, Page 484, Official Public Records of Bee County, Texas

Property Address: 1002 Morales, Bee County, Texas

Bidder: John David Ybanez, 402 N. Garfield, Beeville, Texas 78102

Date of Sale:	December 6, 2005
Amount Due All Entities:	\$983.79
Amount of Bid:	\$150.00
Cost of Sale:	\$611.33
Current Value:	\$1,890.00
% of Total Due:	9.40 %
% of Current Value:	7.94 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$226.97	\$0.00
Beeville ISD	\$513.18	\$0.00
Coastal Bend College	\$49.51	\$0.00
City of Beeville	\$194.13	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on December 6, 2005, 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 \$150.00 has been tendered by John David Ybanez, 402 N. Garfield, 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 John David Ybanez 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

Tract 3: Acct. No. 53350-00030-03000-000000, Lots 3 and 4, Block 3, Hermosilla Addition to the City of Beeville, being more particularly described by metes and bounds recorded in Volume 522, Page 484, Official Public Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2008.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law
500 NORTH SHORELINE BLVD., SUITE 1111
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April 29, 2008

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

**RE: Offer to purchase tax sale property
Suit No. B-04-3009-0-TX-B; Bee County vs. Jose Rincon, et al
Acct. No. 51300-00150-09000-000000**

Dear Dr. Hardwick:

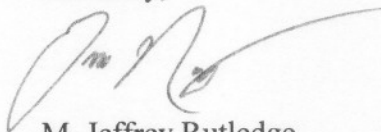
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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.

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Sincerely,



M. Jeffrey Rutledge
Attorney at Law

MJR/djm

Enclosure (bid analysis and resolution authorizing resale)

cc: Andrea W. Gibbud
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-04-3009-0-TX-B; Bee County vs. Jose Rincon, et al

Legal Description: Acct. No. 51300-00150-09000-000000, Lot 9, Block 15, Christabelle Subdivision, Bee County, Texas, as described in Volume 727, Page 106, Deed Records of Bee County, Texas

Property Address: 306 W. Powell, Bee County, Texas

Bidder: John Gutierrez, P.O. Box 1836, Beeville, Texas 78104

Date of Sale:	February 8, 2008
Amount Due All Entities:	\$220.72
Amount of Bid:	\$250.00
Cost of Sale:	\$708.71
Current Value:	\$2,450.00
% of Total Due:	26.90 %
% of Current Value:	10.20 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$47.96	\$0.00
Beeville ISD	\$114.74	\$0.00
Coastal Bend College	\$11.68	\$0.00
City of Beeville	\$46.34	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on February 8, 2008, 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 \$250.00 has been tendered by John Gutierrez, P.O. Box 1836, Beeville, Texas 78104, 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 John Gutierrez 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. 51300-00150-09000-000000, Lot 9, Block 15, Christabelle Subdivision, Bee County, Texas, as described in Volume 727, Page 106, Deed Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2008.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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April 29, 2008

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

**RE: Offer to purchase tax sale property
Suit No. B-04-3013-0-TX-B; Bee County vs. Interbay Funding, LLCA, A
Delaware Limited Liability Co., et al
Acct. No. 10139-01114-00000-000000**

Dear Dr. Hardwick:

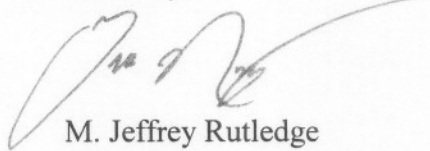
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Sincerely,



M. Jeffrey Rutledge
Attorney at Law

MJR/djm

Enclosure (bid analysis and resolution authorizing resale)

cc: Andrea W. Gibbud
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-04-3013-0-TX-B; Bee County vs. Interbay Funding, LLCA, A Delaware Limited Liability Co., et al

Legal Description: Acct. No. 10139-01114-00000-000000, All that certain tract of land situated in the Antonio Curvier Survey, Abstract 139, Bee County, Texas, described as 1.02 acres, more or less, in deed recorded in Volume 653, Page 320, Official Public Records of Bee County, Texas; SAVE AND EXCEPT, however, that certain 0.444 Acre Tract described in Volume 674, Page 121, Official Public Records of Bee County, Texas, leaving herein a residue of 0.576 acres, more or less.

Property Address: 2000 Block Mussett, Bee County, Texas

Bidder: Martin Arciba, 304 S. Adams, Beeville, Texas 78102

Date of Sale:	March 6, 2007
Amount Due All Entities:	\$3,516.71
Amount of Bid:	\$200.00
Cost of Sale:	\$735.00
Current Value:	\$12,630.00
% of Total Due:	4.70 %
% of Current Value:	1.58 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$740.22	\$0.00
Beeville ISD	\$1,941.40	\$0.00
Coastal Bend College	\$144.42	\$0.00
City of Beeville	\$690.67	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on March 6, 2007, 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 \$200.00 has been tendered by Martin Arciba, 304 S. Adams, 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 Martin Arciba 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. 10139-01114-00000-000000, All that certain tract of land situated in the Antonio Curvier Survey, Abstract 139, Bee County, Texas, described as 1.02 acres, more or less, in deed recorded in Volume 653, Page 320, Official Public Records of Bee County, Texas; SAVE AND EXCEPT, however, that certain 0.444 Acre Tract described in Volume 674, Page 121, Official Public Records of Bee County, Texas, leaving herein a residue of 0.576 acres, more or less.

PASSED AND APPROVED this _____ day of _____, 2008.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

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April 29, 2008

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

RE: Offer to purchase tax sale property
Suit No. B-98-3025-0-TX-B; Bee County vs. Rosa Ramirez, Estate, et al
Acct. No. 53350-00020-12000-000000

Dear Dr. Hardwick:

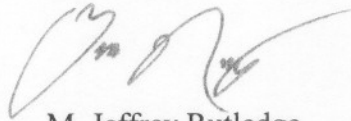
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Should you have any questions, please do not hesitate to call me.

Sincerely,

A handwritten signature in dark ink, appearing to read 'M. Jeffrey Rutledge', with a stylized flourish at the end.

M. Jeffrey Rutledge
Attorney at Law

MJR/djm

Enclosure (bid analysis and resolution authorizing resale)

cc: Andrea W. Gibbud
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-98-3025-0-TX-B; Bee County vs. Rosa Ramirez, Estate, et al

Legal Description: Tract 2: Acct. No. 53350-00020-12000-000000, Lot 12, Block 2, Hermosilla Addition to the City of Beeville, according to the map or plat thereof, recorded in Plat Cabinet 1 and 2, Slide 9-A, Map Records of Bee County, Texas

Property Address: 1007 Morales, Bee County, Texas

Bidder: Daniel Salinas, Jr., 1214 S. Jefferson Street, Beeville, Texas 78102

Date of Sale:	December 7, 1999
Amount Due All Entities:	\$2,791.80
Amount of Bid:	\$100.00
Cost of Sale:	\$542.00
Current Value:	\$1,080.00
% of Total Due:	3.00 %
% of Current Value:	9.26 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$786.20	\$0.00
Beeville ISD	\$1,296.17	\$0.00
Coastal Bend College	\$172.37	\$0.00
City of Beeville	\$537.06	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on December 7, 1999, 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 \$100.00 has been tendered by Daniel Salinas, Jr., 1214 S. Jefferson 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 Daniel Salinas, Jr. 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

Tract 2: Acct. No. 53350-00020-12000-000000, Lot 12, Block 2, Hermosilla Addition to the City of Beeville, according to the map or plat thereof, recorded in Plat Cabinet 1 and 2, Slide 9-A, Map Records of Bee County, Texas

PASSED AND APPROVED this ____ day of _____, 2008.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law
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April 29, 2008

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

RE: Offer to purchase tax sale property
Suit No. B-03-3085-0-TX-B; Bee County vs. Ricardo Valencia, et al
Acct. No. 54050-00090-04000-000000

Dear Dr. Hardwick:

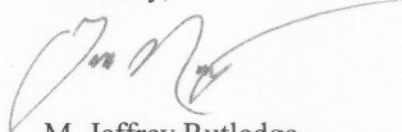
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Sincerely,



M. Jeffrey Rutledge
Attorney at Law

MJR/djm

Enclosure (bid analysis and resolution authorizing resale)

cc: Andrea W. Gibbud
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-03-3085-0-TX-B; Bee County vs. Ricardo Valencia, et al

Legal Description: Item 2: Acct. No. 54050-00090-04000-000000, 50 feet by 150 feet, containing 0.1722 acre, more or less, out of the Southeast ½ of Block 9, Jones Western Addition, an addition to the City of Beeville, Bee County, Texas, as described in Volume 154, Page 172, Deed Records of Bee County, Texas

Property Address: Juarez Street, Beeville, Bee County, Texas

Bidder: Mariano J. Virata, 4849 Taylor Drive, Beeville, Texas 78102

Date of Sale:	September 4, 2007
Amount Due All Entities:	\$603.05
Amount of Bid:	\$500.00
Cost of Sale:	\$609.66
Current Value:	\$1,640.00
% of Total Due:	41.23 %
% of Current Value:	30.49 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$133.76	\$0.00
Beeville ISD	\$317.73	\$0.00
Coastal Bend College	\$30.54	\$0.00
City of Beeville	\$121.02	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on September 4, 2007, 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 \$500.00 has been tendered by Mariano J. Virata, 4849 Taylor Drive, 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 Mariano J. Virata 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

Item 2: Acct. No. 54050-00090-04000-000000, 50 feet by 150 feet, containing 0.1722 acre, more or less, out of the Southeast ½ of Block 9, Jones Western Addition, an addition to the City of Beeville, Bee County, Texas, as described in Volume 154, Page 172, Deed Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2008.

Nick Cardenas, Board President

ATTEST:

Secretary to Board