

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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June 1, 2018

Dr. Samuel Bueno, Superintendent  
San Diego Independent School District  
609 Labbe Avenue  
San Diego, Texas 78384

**RE: Offer to purchase tax sale property  
Suit No. DC-00-436; San Diego Independent School District and Duval County  
vs. Florencio Maldonado, et al  
Acct. No. 100675-007-0020-0000, .25 acres, more or less, out of the A. Rangel  
Survey, Survey No. 7, Abstract 675, being more particularly described in deed  
dated March 22, 1978, from Santos Gallegos Reyna to Florencio E. Maldonado,  
recorded in Volume 221, Page 266, Deed Records of Duval County, Texas**

Dear Dr. Bueno:

An offer has been made by Emmanuel Maldonado, 519 S. Reforma, San Diego, TX 78384 in the amount of \$450.00 for the purchase of a tax sale property owned in trust by the San Diego Independent School District 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, as is a copy of Emmanuel Maldonado's written offer. In order for the property to be sold for less than the entire amount of taxes and costs owed, the formal approval of the school district is required under Property Tax Code Section §34.05.

On October 16, 2013, the San Diego Independent School District considered and approved a bid from Sara Mettlen in the amount of \$300.00; however, the Duval County taxing authorities rejected the bid.

Please place this as an action item on the agenda of the School Board meeting to be held on Wednesday, June 27, 2018. 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,



Nancy Vasquez  
Attorney at Law

NV/djm

Enclosure (offer, bid analysis and resolution authorizing resale)

cc: Roberto Elizondo  
Tax Assessor-Collector, Duval County  
PO Box 337  
San Diego, TX 78384

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Duval County - Resale Bid Form

The property is being sold for taxes, and all sales are made subject to a right to redeem within the time and manner provided by law. Purchasers do have a legal right to possession of the property during the redemption period. Purchasers will receive a Tax Resale Deed, which is without warranty. The Firm will not give out information on the title to the property other than the existence of post judgment taxes and municipal liens. It is the bidder's responsibility to do their own title examination and satisfy themselves as to the condition of the title before submitting a bid. It is also the bidder's responsibility to satisfy themselves concerning the location of the property on the ground before submitting an offer.

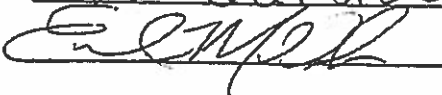
If a second bid is received any time before all interested tax jurisdictions have approved a previous bid the firm will contact all of the bidders so that an auction can be held at a time that is mutually convenient. However if a bid is received for the full amount of taxes, costs and liens due on the property, that bid may be accepted by the taxing entities without further consideration of any lesser bids.

All bids must be submitted on this form to the law office of Linebarger Goggan Blair & Sampson, LLP at 500 North Shoreline, Suite 1111, Corpus Christi, Texas 78401. All bids will be subject to approval by the taxing entities that have an interest in the subject property. The bidders should be prepared to wait at least 60 to 90 days for approval. Upon approval, the successful bidder is required to pay the entire amount of the offer within 10 working days to the Linebarger Goggan firm at the address shown above.

The Law Firm or the Taxing Entities will not supply or pay for any closing costs, including, but not limited to: Owner Financing, Title Policy, Abstract of Title, Survey, Appraisal, Termite Certificate

*I understand that the property is being sold in "as is" condition without Warranty. I further understand that I may be subject to penalty provisions of applicable Texas Law for failure to submit payment in accordance with the amount of bid. I understand and accept that any removal, repair or efforts to tear down any existing structures and improvements on said property and/or to completely demolish, clear and remove all debris will be at the bidder's/purchaser's sole expense without further costs to the city, school or county.*

Subject to the terms and conditions stated herein, I submit the following bid on the property described below:

Amount of Bid: \$450.00  
Suit Number: DC-00-436  
Tax Account No.: 10067500700200000  
Legal Description: A-675 CERT H SUR 7 A  
RANGEL  
Bidder's Name(s): Emmanuel Maldonado  
Address: 519 S. reforma  
San Diego Tx 78384  
Telephone Number(s): 361 661 2509  
Signature:  Dated: 03/13/18

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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**ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY**

**Suit No. DC-00-436; San Diego Independent School District and Duval County vs. Florencio Maldonado, et al**

**Legal Description: Acct. No. 100675-007-0020-0000, .25 acres, more or less, out of the A. Rangel Survey, Survey No. 7, Abstract 675, being more particularly described in deed dated March 22, 1978, from Santos Gallegos Reyna to Florencio E. Maldonado, recorded in Volume 221, Page 266, Deed Records of Duval County, Texas**

**Bidder: Emmanuel Maldonado, 519 S. Reforma, San Diego, TX 78384**

<b>Date of Sale:</b>	September 2, 2003
<b>Amount Due All Entities:</b>	\$296.45
<b>Amount of Bid:</b>	\$450.00
<b>Cost of Sale:</b>	\$991.00
<b>Current Value:</b>	\$430.00
<b>% of Total Due:</b>	34.95 %
<b>% of Current Value:</b>	104.65 %

<b>Entity</b>	<b>Amount Due</b>	<b>Amount You</b>
<b>Name</b>	<b>Each Entity</b>	<b>Will Receive</b>
San Diego ISD	\$167.70	\$0.00
Duval County	\$128.75	\$0.00

*.25 acres, more or less, out of the A. Rangel Survey No. 7, Abstract 675, Duval County, Texas*

**RESOLUTION AUTHORIZING TAX RESALE**

WHEREAS, by Sheriff's Sale conducted on September 2, 2003, the property described below was struck-off to the San Diego Independent School District, Trustee, pursuant to a delinquent tax foreclosure decree of the 229th Judicial District Court, Duval County, Texas, and

WHEREAS, the sum of \$450.00 has been tendered by Emmanuel Maldonado, 519 S. Reforma, San Diego, TX 78384, 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 San Diego Independent School District that its Board President, Ralph Saenz, III, be and he is hereby authorized to execute a tax resale deed on behalf of the school conveying to Emmanuel Maldonado 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 Duval County, Texas

**Acct. No. 100675-007-0020-0000, .25 acres, more or less, out of the A. Rangel Survey, Survey No. 7, Abstract 675, being more particularly described in deed dated March 22, 1978, from Santos Gallegos Reyna to Florencio E. Maldonado, recorded in Volume 221, Page 266, Deed Records of Duval County, Texas**

PASSED AND APPROVED this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

\_\_\_\_\_  
Ralph Saenz, III, Board President

ATTEST:

\_\_\_\_\_  
Secretary to Board

*Suit No. DC-00-436; San Diego Independent School District and Duval County vs. Florencio Maldonado, et al*

**SUBST**  
**DC00-136**

