

**BOARD OF EDUCATION
BEEVILLE INDEPENDENT SCHOOL DISTRICT**

Agenda Item No. _____

Date: February 20, 2007

Subject: Offer to Purchase Tax
Sale Property

Submitted by: John Hardwick

Related Pages: 12

Supt's Approval: _____

CONSENT

BACKGROUND INFORMATION:

Attached

ITEMS ADDRESSED:

RECOMMENDED ACTION:

Approval of Offer to Purchase Tax Sale Property

BUDGETARY INFORMATION:

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

January 31, 2007

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. 1241; Bee County vs. Victoriano Contreras, et al
Acct. No. 56750-01040-09000-000000; Parcel ID No. 12677**

Dear Dr. Hardwick:

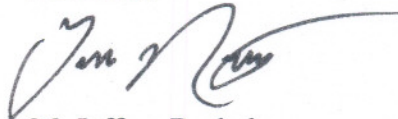
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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, February 20, 2007. 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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January 31, 2007

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. 1241; Bee County vs. Victoriano Contreras, et al

Legal Description: Acct. No. 56750-01040-09000-000000, Lot 9, Block 4, Satsuma Addition to the Town of Beeville, as described in Volume 193, Page 462, Deed Records of Bee County, Texas

Property Address: 1308 S. Jefferson, Bee County, Texas

Bidder: Mrs. Blanca Garcia Garza, 15026 Monrad Drive, Houston, Texas 77053

Date of Sale:	June 6, 2006
Amount Due All Entities:	\$20,891.45
Amount of Bid:	\$1,000.00
Cost of Sale:	\$1,559.00
Current Value:	\$2,840.00
% of Total Due:	4.45 %
% of Current Value:	35.21 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$4,679.74	\$0.00
Beeville ISD	\$10,164.62	\$0.00
Coastal Bend College	\$1,456.83	\$0.00
City of Beeville	\$4,590.26	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on June 6, 2006, 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 \$1,000.00 has been tendered by Mrs. Blanca Garcia Garza, 15026 Monrad Drive, Houston, Texas 77053, 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 Mrs. Blanca Garcia Garza 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. 56750-01040-09000-000000, Lot 9, Block 4, Satsuma Addition to the Town of Beeville, as described in Volume 193, Page 462, Deed Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2007.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law
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January 31, 2007

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; Parcel ID No. 4074

Dear Dr. Hardwick:

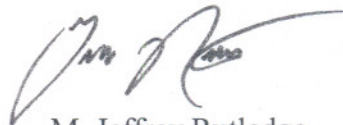
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Attorney at Law

MJR/djm

Enclosure (bid analysis and resolution authorizing resale)

cc: Andrea W. Gibbud
Tax Assessor-Collector
Bee County
P.O. Box 1900
Beville, Texas 78104-1900

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January 31, 2007

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: Michael R. Byrd, 1501 W. Church, Ste. 700, No. 123, Livingston, Texas 77350

Date of Sale:	December 6, 2005
Amount Due All Entities:	\$983.79
Amount of Bid:	\$111.00
Cost of Sale:	\$611.33
Current Value:	\$1,890.00
% of Total Due:	6.96 %
% of Current Value:	5.87 %

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 \$111.00 has been tendered by Michael R. Byrd, 1501 W. Church, Ste. 700, No. 123, Livingston, Texas 77350, 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 Michael R. Byrd 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 _____, 2007.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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February
January 5, 2007

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-02-3068-0-TX-B; Bee County vs. Benito G. Salazar, et al
Acct. No. 56725-00020-31000-000000; Parcel ID No. 94728

Dear Dr. Hardwick:

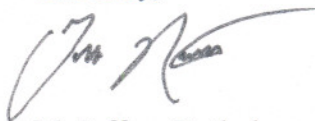
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February
January 5, 2007

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-02-3068-0-TX-B; Bee County vs. Benito G. Salazar, et al

Legal Description: Tract 20: Acct. No. 56725-00020-31000-000000, Lot 31, Block 2, Salazar Heights Subdivision, a Subdivision in Bee County, Texas, according to map or plat thereof recorded in Volume 609, Page 685, Official Public Records of Bee County, Texas

Property Address: 276 PVT Salazar Drive, Bee County, Texas

Bidder: Gabriela G. Salazar, 290 Salazar Drive, Beeville, Texas 78102

Date of Sale:	September 5, 2006
Amount Due All Entities:	\$1,450.33
Amount of Bid:	\$600.00
Cost of Sale:	\$174.68
Current Value:	\$2,300.00
% of Total Due:	36.92 %
% of Current Value:	26.09 %

Entity Name	Amount Due Each Entity	Amount You Will Receive
Bee County	\$349.59	\$102.52
Beeville ISD	\$992.68	\$291.11
Coastal Bend College	\$108.06	\$31.69

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on September 5, 2006, 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 \$600.00 has been tendered by Gabriela G. Salazar, 290 Salazar 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 Gabriela G. Salazar 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 20: Acct. No. 56725-00020-31000-000000, Lot 31, Block 2, Salazar Heights Subdivision, a Subdivision in Bee County, Texas, according to map or plat thereof recorded in Volume 609, Page 685, Official Public Records of Bee County, Texas

PASSED AND APPROVED this ____ day of _____, 2007.

Nick Cardenas, Board President

ATTEST:

Secretary to Board