

**BOARD OF EDUCATION
BEEVILLE INDEPENDENT SCHOOL DISTRICT**

Agenda Item No. _____

Date: December 20, 2005

Subject: Offer to Purchase Tax Resale
Property

Submitted by: John Hardwick
Related Pages: 12

Supt's Approval: _____

ACTION

BACKGROUND INFORMATION:

Attached

ITEMS ADDRESSED:

RECOMMENDED ACTION:

BUDGETARY INFORMATION:

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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

(361) 888-6898
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November 8, 2005

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-00-3063-0-TX-B; Bee County vs. Fortunato Reyna, et al
Acct. No. 50650-00530-02000-000000

Dear Dr. Hardwick:

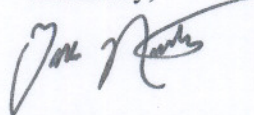
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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 the Coastal Bend College, Beeville Independent School District, City of Beeville and Bee County 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 December 20, 2005. 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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November 8, 2005

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-00-3063-0-TX-B; Bee County vs. Fortunato Reyna, et al

Legal Description: Acct. No. 50650-00530-02000-000000, A tract of land out of Block 53, Original Townsite of Beeville, Bee County, Texas, as described in deed dated April 24, 1945, from Richard O. Ramirez, et ux to Fortunato Reyna, in Volume 164, Page 137, Deed Records of Bee County, Texas

Property Address: 400 Block of West Houston Street, Beeville, Bee County, Texas

Bidder: Luis E. Montelongo, 901 Stirman Street, Corpus Christi, Texas 78411

Date of Sale:	September 6, 2005
Amount Due All Entities:	\$2,769.19
Amount of Bid:	\$350.00
Cost of Sale:	\$1,029.00
Current Value:	\$1,000.00
% of Total Due:	9.21 %
% of Current Value:	35 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$678.87	\$0.00
Beeville ISD	\$1,332.04	\$0.00
Coastal Bend College	\$194.41	\$0.00
City of Beeville	\$563.87	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on September 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 \$350.00 has been tendered by Luis E. Montelongo, 901 Stirman Street, Corpus Christi, Texas 78411, 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, Jimmy Martinez, be and he is hereby authorized to execute a tax resale deed on behalf of the school conveying to Luis E. Montelongo 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. 50650-00530-02000-000000, A tract of land out of Block 53, Original Townsite of Beeville, Bee County, Texas, as described in deed dated April 24, 1945, from Richard O. Ramirez, et ux to Fortunato Reyna, in Volume 164, Page 137, Deed Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2005.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law

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November 8, 2005

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-01-3056-0-TX-B; Bee County vs. Adelfino Garcia, et al
Acct. No. 50600-00520-02000-000000

Dear Dr. Hardwick:

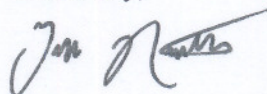
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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 the Coastal Bend College, Beeville Independent School District, City of Beeville and Bee County is required under Property Tax Code Section §34.05.

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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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November 8, 2005

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-01-3056-0-TX-B; Bee County vs. Adelfino Garcia, et al

Legal Description: Lot 2, Block 52, Beeville Land and Improvement Company's Addition to the Town of Beeville, according to map or plat thereof recorded in Volume S, Page 40, Deed Records of Bee County, Texas

Property Address: 1009 W. Clare, Beeville, Bee County, Texas

Bidder: Martha Tippens Stovall, 1011 W. Clare Street, Beeville, Texas 78102

Date of Sale:	September 6, 2005
Amount Due All Entities:	\$3,126.31
Amount of Bid:	\$1,100.00
Cost of Sale:	\$1,213.00
Current Value:	\$2,500.00
% of Total Due:	25.35 %
% of Current Value:	44 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$757.45	\$0.00
Beeville ISD	\$1,597.15	\$0.00
Coastal Bend College	\$157.11	\$0.00
City of Beeville	\$614.60	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on September 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 \$1,100.00 has been tendered by Martha Tippens Stovall, 1011 W. Clare 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, Jimmy Martinez, be and he is hereby authorized to execute a tax resale deed on behalf of the school conveying to Martha Tippens Stovall 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

Lot 2, Block 52, Beeville Land and Improvement Company's Addition to the Town of Beeville, according to map or plat thereof recorded in Volume S, Page 40, Deed Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2005.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

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November 8, 2005

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-03-3002-0-TX-B; Bee County vs. Maria Elena Cortez, et al
Acct. No. 51500-01050-02000-000000**

Dear Dr. Hardwick:

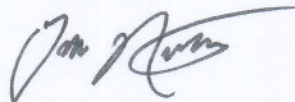
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November 8, 2005

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-03-3002-0-TX-B; Bee County vs. Maria Elena Cortez, et al

Legal Description: Lot 2, Block 5, E. Contreras Subdivision, Bee County, Texas, according to map or plat thereof recorded in Volume 1, Page 44, Map Records of Bee County, Texas

Property Address: 1003 W. Stamper, Beeville, Texas

Bidder: Eduardo Diaz-Sanchez, 1001 W. Stamper, Beeville, Bee County, Texas

Date of Sale:	December 7, 2004
Amount Due All Entities:	\$666.83
Amount of Bid:	\$730.00
Cost of Sale:	\$643.00
Current Value:	\$2,130.00
% of Total Due:	55.73 %
% of Current Value:	34.27 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$151.82	\$19.81
Beeville ISD	\$349.76	\$45.63
Coastal Bend College	\$33.48	\$4.37
City of Beeville	\$131.77	\$17.19

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on December 7, 2004, 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 \$730.00 has been tendered by Eduardo Diaz-Sanchez, 1001 W. Stamper, 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, Jimmy Martinez, be and he is hereby authorized to execute a tax resale deed on behalf of the school conveying to Eduardo Diaz-Sanchez 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

Lot 2, Block 5, E. Contreras Subdivision, Bee County, Texas, according to map or plat thereof recorded in Volume 1, Page 44, Map Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2005.

Nick Cardenas, Board President

ATTEST:

Secretary to Board