

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

October 10, 2011

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

RE: Offer to purchase tax sale property
Suit No. B-04-3029-0-TX-B; Bee County vs. Arthur R. Sprouse, Estate, et al
Tract No. 1: ACCT. NO. 50150-01000-05000-000000; .207 acre, more or less,
being the South 40 feet by 150 feet of Lot 5, Albert's Addition, an Addition to
the Town of Beeville, Bee County, Texas, as described in deed, recorded in
volume 193, page 150, Deed Records of Bee County, Texas

Dear Dr. Thomas:

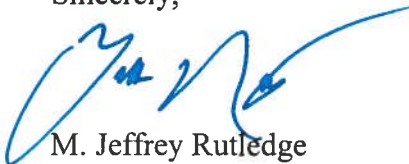
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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 County Commissioner's meeting to be held on Tuesday, November 15, 2011. 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-04-3029-0-TX-B; Bee County vs. Arthur R. Sprouse, Estate, et al

Legal Description: Tract No. 1: ACCT. NO. 50150-01000-05000-000000; .207 acre, more or less, being the South 40 feet by 150 feet of Lot 5, Albert's Addition, an Addition to the Town of Beeville, Bee County, Texas, as described in deed, recorded in volume 193, page 150, Deed Records of Bee County, Texas

Property Address: 811 S. Buchanan

Bidder: Alfredo J. Peña, 310 E. Crockett, Apt. 8, Beeville, Texas 78102

Date of Sale:	April 5, 2011
Amount Due All Entities:	\$7,328.67
Amount of Bid:	\$275.00
Cost of Sale:	\$672.00
Current Value:	\$3,150.00
% of Total Due:	3.44 %
% of Current Value:	8.73 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$1,606.71	\$0.00
Beeville ISD	\$3,872.91	\$0.00
Coastal Bend College	\$373.90	\$0.00
City of Beeville	\$1,475.15	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on April 5, 2011, 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 \$275.00 has been tendered by Alfredo J. Peña, 310 E. Crockett, Apt. 8, 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 Alfredo J. Peña 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 No. 1: ACCT. NO. 50150-01000-05000-000000; .207 acre, more or less, being the South 40 feet by 150 feet of Lot 5, Albert's Addition, an Addition to the Town of Beeville, Bee County, Texas, as described in deed, recorded in volume 193, page 150, Deed Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2011.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

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201 N. St. Mary's
Beeville, Texas 78102

RE: Offer to purchase tax sale property
Suit No. B-04-3029-0-TX-B; Bee County vs. Arthur R. Sprouse, Estate, et al
Tract No. 2: ACCT. NO. 50150-01000-06000-000000; Lots 6, 7 and 8,
Alberts Addition, an Addition to the City of Beeville, Bee County, Texas,
and the South 40 feet of Curvier Street along the North part of said Lots 6, 7
and 8, as described in volume 548, page 654, Official Public Records of Bee
County, Texas

Dear Dr. Thomas:

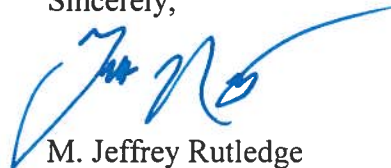
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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.

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Enclosure (bid analysis and resolution authorizing resale)

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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-04-3029-0-TX-B; Bee County vs. Arthur R. Sprouse, Estate, et al

Legal Description: Tract No. 2: ACCT. NO. 50150-01000-06000-000000; Lots 6, 7 and 8, Alberts Addition, an Addition to the City of Beeville, Bee County, Texas, and the South 40 feet of Curvier Street along the North part of said Lots 6, 7 and 8, as described in volume 548, page 654, Official Public Records of Bee County, Texas

Property Address: 900 S. Buchanan

Bidder: Danny Flores, 509 W. Crockett St., Beeville, Texas 78102

Date of Sale:	April 5, 2011
Amount Due All Entities:	\$5,237.98
Amount of Bid:	\$900.00
Cost of Sale:	\$672.00
Current Value:	\$8,960.00
% of Total Due:	15.23 %
% of Current Value:	10.04 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$1,166.37	\$50.77
Beeville ISD	\$2,718.42	\$118.33
Coastal Bend College	\$276.99	\$12.06
City of Beeville	\$1,076.20	\$46.85

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on April 5, 2011, 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 \$900.00 has been tendered by Danny Flores, 509 W. Crockett St., 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 Danny Flores 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 No. 2: ACCT. NO. 50150-01000-06000-000000; Lots 6, 7 and 8, Alberts Addition, an Addition to the City of Beeville, Bee County, Texas, and the South 40 feet of Curvier Street along the North part of said Lots 6, 7 and 8, as described in volume 548, page 654, Official Public Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2011.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

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October 10, 2011

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

**RE: Offer to purchase tax sale property
Suit No. B-07-3095-0-TX-B; Bee County vs. Theo Garcia, et al
ACCT. NO. 10005-00420-00000-000000; 100.00 feet by 142.35 feet,
containing 0.3268 acre, more or less, situated in the A. Burke Survey,
Abstract 5, Bee County, Texas, as described in deed Volume 68, Page 90,
Deed Records of Bee County, Texas**

Dear Dr. Thomas:

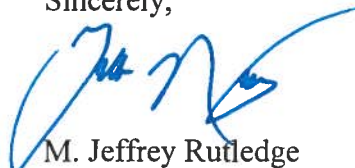
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Enclosure (bid analysis and resolution authorizing resale)

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ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-07-3095-0-TX-B; Bee County vs. Theo Garcia, et al

Legal Description: ACCT. NO. 10005-00420-00000-000000; 100.00 feet by 142.35 feet, containing 0.3268 acre, more or less, situated in the A. Burke Survey, Abstract 5, Bee County, Texas, as described in deed Volume 68, Page 90, Deed Records of Bee County, Texas

Property Address: 401 S. Adams

Bidder: Nohe Rodriguez, P.O. Box 289, Pettus, Texas 78146

Date of Sale:	July 5, 2011
Amount Due All Entities:	\$4,941.85
Amount of Bid:	\$1,300.00
Cost of Sale:	\$1,026.00
Current Value:	\$11,370.00
% of Total Due:	21.78 %
% of Current Value:	11.43 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$1,110.86	\$61.59
Beeville ISD	\$2,484.91	\$137.78
Coastal Bend College	\$284.89	\$15.80
City of Beeville	\$1,061.19	\$58.84

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on July 5, 2011, 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 \$1,300.00 has been tendered by Nohe Rodriguez, P.O. Box 289, Pettus, Texas 78146, 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 Nohe 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. 10005-00420-00000-000000; 100.00 feet by 142.35 feet, containing 0.3268 acre, more or less, situated in the A. Burke Survey, Abstraact 5, Bee County, Texas, as described in deed Volume 68, Page 90, Deed Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2011.

Nick Cardenas, Board President

ATTEST:

Secretary to Board