

**BOARD OF EDUCATION
BEEVILLE INDEPENDENT SCHOOL DISTRICT**

Agenda Item No. _____

Date: August 15, 2006

Subject: Offer to Purchase Tax
Resale Property

Submitted by: John Hardwick

Related Pages: 32

Supt's Approval: _____

CONSENT

BACKGROUND INFORMATION:

Attached

ITEMS ADDRESSED:

RECOMMENDED ACTION:

Approval of Offer to Purchase Tax Resale Property

BUDGETARY INFORMATION:

None

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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August 1, 2006

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-02-3025-0-TX-B; Bee County vs. Julia Arguijo, Estate, et al
Tract 2: Acct. No. 57100-00130-03000-000000; Parcel ID No. 4929

Dear Dr. Hardwick:

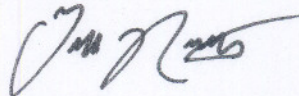
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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 school 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, August 15, 2006. 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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August 1, 2006

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-02-3025-0-TX-B; Bee County vs. Julia Arguijo, Estate, et al

Legal Description: Tract 2: Acct. No. 57100-00130-03000-000000, 50 feet by 150 feet out of the Southeast 1/4 of Block 13, South Beeville Addition to the Town of Beeville, in deed recorded in Volume 468, Page 135, Deed Records of Bee County, Texas

Property Address: St. Mary's Street, Beeville, Texas

Bidder: Baldemar J. Alvarado and Elia O. Alvarado, 2571 Southgate, Beeville, Texas 78102

Date of Sale:	June 6, 2006
Amount Due All Entities:	\$601.95
Amount of Bid:	\$200.00
Cost of Sale:	\$946.00
Current Value:	\$3,750.00
% of Total Due:	12.92 %
% of Current Value:	5.33 %

Entity Name	Amount Due Each Entity	Amount You Will Receive
Bee County	\$129.88	\$0.00
Beeville ISD	\$320.83	\$0.00
Coastal Bend College	\$29.92	\$0.00
City of Beeville	\$121.32	\$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 \$200.00 has been tendered by Baldemar J. Alvarado and Elia O. Alvarado, 2571 Southgate, 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 Baldemar J. Alvarado and Elia O. Alvarado 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. 57100-00130-03000-000000, 50 feet by 150 feet out of the Southeast 1/4 of Block 13, South Beeville Addition to the Town of Beeville, in deed recorded in Volume 468, Page 135, Deed Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2006.

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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August 1, 2006

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-98-3087-0-TX-B; Bee County vs. Perfecta Alvarado, Estate, et al
Acct. No. 53050-00010-06010-000000; Parcel ID No. 19964**

Dear Dr. Hardwick:

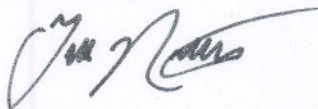
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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 school 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, August 15, 2006. 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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August 1, 2006

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-98-3087-0-TX-B; Bee County vs. Perfecta Alvarado, Estate, et al

Legal Description: Acct. No. 53050-00010-06010-000000, Lot 6, J.S. Hall Subdivision out of the Antonio Curvier Survey, according to the map or plat thereof recorded in Plat Envelope 30B, Plat Records of Bee County, Texas

Property Address: 508 S. Madison, Beeville, Texas

Bidder: Baldemar J. Alvarado and Elia O. Alvarado, 2571 Southgate, Beeville, Texas 78102

Date of Sale:	June 5, 2001
Amount Due All Entities:	\$4,073.02
Amount of Bid:	\$200.00
Cost of Sale:	\$884.00
Current Value:	\$7,900.00
% of Total Due:	4.03 %
% of Current Value:	2.53 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$1,109.32	\$0.00
Beeville ISD	\$1,972.85	\$0.00
Coastal Bend College	\$210.99	\$0.00
City of Beeville	\$779.86	\$0.00

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on June 5, 2001, 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 Baldemar J. Alvarado and Elia O. Alvarado, 2571 Southgate, 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 Baldemar J. Alvarado and Elia O. Alvarado 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. 53050-00010-06010-000000, Lot 6, J.S. Hall Subdivision out of the Antonio Curvier Survey, according to the map or plat thereof recorded in Plat Envelope 30B, Plat Records of Bee County, Texas

PASSED AND APPROVED this _____ day of _____, 2006.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law
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August 1, 2006

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. 1233; Bee County vs. Dora Loya
Acct. No. 53050-00010-07000-000000; Parcel ID No. 6133**

Dear Dr. Hardwick:

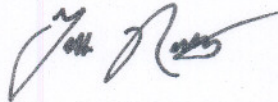
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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 school 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, August 15, 2006. 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

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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August 1, 2006

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. 1233; Bee County vs. Dora Loya

Legal Description: Acct. No. 53050-00010-07000-000000, .152 acre, more or less, situated in the A. Curvier Survey, Abstract 139, Bee County, Texas, as described in deed dated September 4, 1948, from Juan Juarez to Panchito Loya, recorded in Volume 178, Page 1, Deed Records of Bee County, Texas

Property Address: 510 S. Madison, Beeville, Texas

Bidder: Baldemar J. Alvarado, Elia O. Alvarado, 2571 Southgate, Beeville, Texas 78102

Date of Sale:	June 6, 2006
Amount Due All Entities:	\$17,940.42
Amount of Bid:	\$100.00
Cost of Sale:	\$1,362.00
Current Value:	\$2,070.00
% of Total Due:	0.52 %
% of Current Value:	4.83 %

Entity Name	Amount Due Each Entity	Amount You Will Receive
Bee County	\$3,666.39	\$0.00
Beeville ISD	\$8,620.87	\$0.00
Coastal Bend College	\$1,182.13	\$0.00
City of Beeville	\$4,471.03	\$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 \$100.00 has been tendered by Baldemar J. Alvarado, Elia O. Alvarado, 2571 Southgate, 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 Baldemar J. Alvarado, Elia O. Alvarado 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. 53050-00010-07000-000000, .152 acre, more or less, situated in the A. Curvier Survey, Abstract 139, Bee County, Texas, as described in deed dated September 4, 1948, from Juan Juarez to Panchito Loya, recorded in Volume 178, Page 1, Deed Records of Bee County, Texas

PASSED AND APPROVED this ____ day of _____, 2006.

Nick Cardenas, Board President

ATTEST:

Secretary to Board

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law
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August 1, 2006

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-02-3105-0-TX-B; Bee County vs. Librada A. Garza, et al
Acct. No. 52500-00200-04000-000000; Parcel ID No. 3863**

Dear Dr. Hardwick:

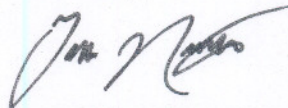
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

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 school 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, August 8, 2006. 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
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August 1, 2006

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-02-3105-0-TX-B; Bee County vs. Librada A. Garza, et al

Legal Description: Acct. No. 52500-00200-04000-000000, Lot 4, Block 20, Fair Grounds Addition, an addition to the City of Beeville, Bee County, Texas, according to map or plat thereof recorded in Volume 1, Page 77, Map Records of Bee County, Texas

Property Address: 513 W. Crockett, Beeville, Texas

Bidder: Jovita Rosas, 709 W. Ireland, Beeville, Texas 78102

Date of Sale:	June 6, 2006
Amount Due All Entities:	\$2,188.95
Amount of Bid:	\$300.00
Cost of Sale:	\$935.00
Current Value:	\$9,460.00
% of Total Due:	9.60 %
% of Current Value:	3.17 %

Entity Name	Amount Due Each Entity	Amount You Will Receive
Bee County	\$490.45	\$0.00
Beeville ISD	\$1,151.82	\$0.00
Coastal Bend College	\$111.23	\$0.00
City of Beeville	\$435.45	\$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 \$300.00 has been tendered by Jovita Rosas, 709 W. Ireland, 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 Jovita Rosas 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. 52500-00200-04000-000000, Lot 4, Block 20, Fair Grounds Addition, an addition to the City of Beeville, Bee County, Texas, according to map or plat thereof recorded in Volume 1, Page 77, Map Records of Bee County, Texas

PASSED AND APPROVED this ____ day of _____, 2006.

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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August 1, 2006

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-02-3048-0-TX-B; Bee County vs. Mary Alice Del Bosque, et al

Legal Description: Tract 2: Acct. No. 54050-00050-05000-000000, .172 acre, more or less, being a portion of Block 5, Jones Western Addition, Bee County, Texas, as described in deed dated July 7, 1970, from Casimira Gonzalez, etal to Acencion Del Bosque, etux, recorded in Volume 268, Page 157, Deed Records of Bee County, Texas

Property Address: Jones Western Addition, Beeville, Texas

Bidder: Maria Guadalupe Luna, 2000 N. Adams, Beeville, Texas 78102

Date of Sale:	June 6, 2006
Amount Due All Entities:	\$683.28
Amount of Bid:	\$1,400.00
Cost of Sale:	\$503.00
Current Value:	\$2,250.00
% of Total Due:	118.02 %
% of Current Value:	62.22 %

Entity Name	Amount Due Each Entity	Amount You Will Receive
Bee County	\$153.02	\$200.88
Beeville ISD	\$361.18	\$474.15
Coastal Bend College	\$35.16	\$46.16
City of Beeville	\$133.92	\$175.81