

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law

500 NORTH SHORELINE BLVD., SUITE 1111  
CORPUS CHRISTI, TEXAS 78471

(361) 888-6898

FAX (361) 888-4405

February 25, 2005

Dr. John Hardwick, Superintendent  
Beeville Independent School District  
2400 N. St. Mary's  
Beeville, Texas 78102

**RE: Offer to Purchase Tax Resale property**  
**Suit No. B-01-3111-0-TX-B; Bee County vs. C&G Enterprises, et al**

Dear Dr. Hardwick:

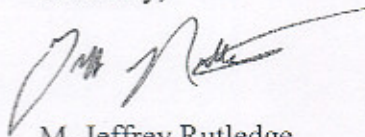
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

An analysis showing the amount of money each Taxing Entity would receive for each property if the offer for the property is accepted is attached to this letter. In order for the properties to be sold for less than the entire amount of taxes and costs owed, the formal approval of Beeville Independent School District 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 March 22, 2005. A suggested wording of this item is as follows: "Consideration and action on offers to purchase tax sale properties."

Should you have any questions, please do not hesitate to call me.

Sincerely,



M. Jeffrey Rutledge  
Attorney at Law

CAS/djm  
Enclosure



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

Suit No. B-01-3111-0-TX-B; Bee County vs. C&G Enterprises, et al

Legal Description: Acct. No. 50200-00030-15000-00000; Lot 15, Block 3, Allen Carter Addition, City of Beeville, Bee County, Texas, described in deed recorded in Volume 321, Page 313, Deed Records, Bee County, Texas

Property Address: 1006 E. Randall

Bidder: Darlyne Fite, 9745 Mira Del Rio Drive, Sacramento, California 95827-1320

Date of Sale:	December 7, 2004
Amount Due All Entities:	\$8,303.60
Amount of Bid:	\$1,000.00
Cost of Sale:	\$957.00
Current Value:	\$5,210.00
% of Total Due:	11%
% of Current Value:	19%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$1,942.55	\$9.89
Beeville ISD	\$4,307.15	\$22.36
Coastal Bend College	\$413.74	\$2.15
City of Beeville	\$1,640.16	\$8.60



**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 \$1,000.00 has been tendered by Darlyne Fite, 9745 Mira Del Rio Drive, Sacramento, California 95827, 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 Darlyne Fite, 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 15, Block 3, Allen Carter Addition, City of Beeville, Bee County, Texas,  
described in deed recorded in Volume 321, Page 313, Deed Records, Bee County, Texas**

PASSED AND APPROVED this \_\_\_\_ day of March, 2005.

\_\_\_\_\_  
Nick Cardenas  
Board President

ATTEST:

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



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Dr. John Hardwick, Superintendent  
Beeville Independent School District  
2400 N. St. Mary's  
Beeville, Texas 78102

**RE: Offer to Purchase Tax Resale property**  
**Suit No. B-93-3081-0-TX-B; Bee County vs. Benito G. Carrasco, et al**

Dear Dr. Hardwick:

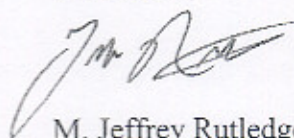
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**ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY**

**Suit No. B-93-3081-0-TX-B; Bee County vs. Benito G. Carrasco, et al**

**Legal Description:** Acct. No. 54050-00060-06020-000000; All that certain lot, tract or parcel of land out of the Northwest corner of Block 6, Jones Western Addition to the City of Beeville, described as .344 acres, more or less, in deed recorded in Volume 152, Page 516, Deed Records of Bee County, Texas; SAVE AND EXCEPT, .172 acres, more or less, described in deed recorded in Volume 222, Page 573, Deed Records of Bee County, Texas; leaving herein a residue of .172 acres, more or less.

**Property Address:** 116 Juarez

**Bidder:** Raul B. Carrasco, 11431 Rousseau, San Antonio, Texas 78251

<b>Date of Sale:</b>	May 7, 2002
<b>Amount Due All Entities:</b>	\$8,615.39
<b>Amount of Bid:</b>	\$1,000.00
<b>Cost of Sale:</b>	\$1,346.00
<b>Current Value:</b>	\$2,250.00
<b>% of Total Due:</b>	10%
<b>% of Current Value:</b>	44%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$2,237.50	\$0
Beeville ISD	\$3,926.67	\$0
Coastal Bend College	\$637.68	\$0
City of Beeville	\$1,813.54	\$0



**RESOLUTION AUTHORIZING TAX RESALE**

WHEREAS, by Sheriff's Sale conducted on May 7, 2002, 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 Raul B. Carrasco, 11431 Rousseau, San Antonio, Texas 78251, 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 Raul B. Carrasco, 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

All that certain lot, tract or parcel of land out of the Northwest corner of Block 6, Jones Western Addition to the City of Beeville, described as .344 acres, more or less, in deed recorded in Volume 152, Page 516, Deed Records of Bee County, Texas; SAVE AND EXCEPT, .172 acres, more or less, described in deed recorded in Volume 222, Page 573, Deed Records of Bee County, Texas; leaving herein a residue of .172 acres, more or less.

PASSED AND APPROVED this \_\_\_\_\_ day of March, 2005.

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Nick Cardenas  
Board President

ATTEST:

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

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Dr. John Hardwick, Superintendent  
Beeville Independent School District  
2400 N. St. Mary's  
Beeville, Texas 78102

**RE: Offer to Purchase Tax Resale property**  
**Suit No. B-98-3087-0-TX-B; Bee County vs. Perfecta Alvarado, Estate, et al**

Dear Dr. Hardwick:

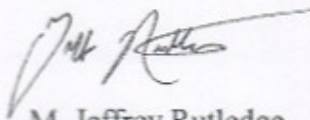
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**ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY**

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

Legal Description: Acct. No. 53050-00010-06010-00000; 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

Bidder: Gary Ortiz, 908 N. Hugo, Beeville, Texas 78102

Date of Sale:	June 5, 2001
Amount Due All Entities:	\$3,757.45
Amount of Bid:	\$1,000.00
Cost of Sale:	\$884.00
Current Value:	\$2,290.00
% of Total Due:	22%
% of Current Value:	44%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$1,024.25	\$31.32
Beeville ISD	\$1,819.31	\$56.84
Coastal Bend College	\$194.70	\$5.80
City of Beeville	\$719.19	\$22.04



## 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 \$1,000.00 has been tendered by Gary Ortiz, 908 N. Hugo, 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 Gary Ortiz, 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 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 March, 2005.

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Nick Cardenas  
Board President

ATTEST:

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Secretary to Board



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2400 N. St. Mary's  
Beeville, Texas 78102

**RE: Offer to Purchase Tax Resale property**  
**Suit No. B-00-3066-0-TX-B; Bee County vs. Steve Norwood, et al**

Dear Dr. Hardwick:

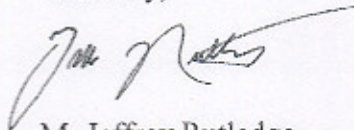
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CAS/djm  
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ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-00-3066-0-TX-B; Bee County vs. Steve Norwood, et al

Legal Description: Acct. No. 53950-00340-03000-000000; .138 acre, more or less, being a portion of Block 34, Jones Addition, City of Beeville, Bee County, Texas as described in deed dated January 7, 1981, from Steve Norwood to Kathleen Tippens Smith, recorded in Volume 362, Page 48, Deed Records of Bee County, Texas

Property Address: 707 W. Carter

Bidder: Gillermo Garcia, 717 W. Walton, Beeville, Texas 78102

Date of Sale:	December 7, 2004
Amount Due All Entities:	\$2,160.23
Amount of Bid:	\$200.00
Cost of Sale:	\$1,149.00
Current Value:	\$1,800.00
% of Total Due:	6%
% of Current Value:	11%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$574.76	\$0
Beeville ISD	\$963.38	\$0
Coastal Bend College	\$137.23	\$0
City of Beeville	\$484.86	\$0



**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 \$200.00 has been tendered by Guillermo Garcia, 717 W. Walton, 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 Guillermo Garcia, 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

.138 acre, more or less, being a portion of Block 34, Jones Addition, City of Beeville, Bee County, Texas as described in deed dated January 7, 1981, from Steve Norwood to Kathleen Tippens Smith, recorded in Volume 362, Page 48, Deed Records of Bee County, Texas

PASSED AND APPROVED this \_\_\_\_ day of March, 2005.

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Nick Cardenas  
Board President

ATTEST:

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Secretary to Board



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Dr. John Hardwick, Superintendent  
Beeville Independent School District  
2400 N. St. Mary's  
Beeville, Texas 78102

**RE: Offer to Purchase Tax Resale property**  
**Suit No. B-97-3021-0-TX-B; Bee County vs. Elveria Salinas Contreras, et al**

Dear Dr. Hardwick:

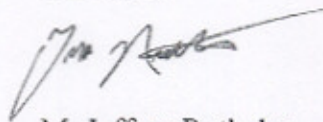
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ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. B-97-3021-0-TX-B; Bee County vs. Elveria Salinas Contreras, et al

Legal Description: Acct. No. 55050-00100-05000-000000; All that certain lot, tract or parcel of land being a part of the Northern ½ of Block 10, Morris Addition to the Original Town of Beeville, being more particularly described in deed recorded in Volume 143, Page 227, Deed Records of Bee County, Texas

Property Address: 703 W. Clare

Bidder: Sonny Villarreal, 6402 Erskine, Corpus Christi, Texas 78412

Date of Sale:	June 1, 1999
Amount Due All Entities:	\$4,180.46
Amount of Bid:	\$150.00
Cost of Sale:	\$852.00
Current Value:	\$3,380.00
% of Total Due:	3%
% of Current Value:	4%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$1,026.01	\$0
Beeville ISD	\$2,000.58	\$0
Coastal Bend College	\$293.73	\$0
City of Beeville	\$860.14	\$0



**RESOLUTION AUTHORIZING TAX RESALE**

WHEREAS, by Sheriff's Sale conducted on June 1, 1999, 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 \$150.00 has been tendered by Sonny Villarreal, 6402 Erskine, Corpus Christi, Texas 78412, 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 Sonny Villarreal, 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

All that certain lot, tract or parcel of land being a part of the Northern ½ of Block 10, Morris Addition to the Original Town of Beeville, being more particularly described in deed recorded in Volume 143, Page 227, Deed Records of Bee County, Texas

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Nick Cardenas  
Board President

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**RE: Offer to Purchase Tax Resale property**  
**Suit No. B-01-3112-0-TX-B; Bee County vs. Cynthia Ann Carrasco, et al; Tr. 3**

Dear Dr. Hardwick:

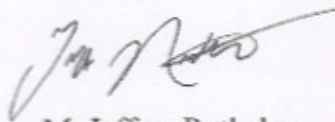
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**ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY**

Suit No. B-01-3112-0-TX-B; Bee County vs. Cynthia Ann Carrasco, et al

Legal Description: Acct. No. 50600-00170-09000-000000; Lot 9, Block 17, Beeville Land and Improvement Company Addition, an addition to the City of Beeville, Bee County, Texas, as described in Volume 548, Page 122, Official Public Records of Bee County, Texas

Property Address: 900 Block of W. Clare

Bidder: Alfredo Ray Benavidez, 1406 W. Crockett, Beeville, Texas 78102

Date of Sale:	December 7, 2004
Amount Due All Entities:	\$689.80
Amount of Bid:	\$300.00
Cost of Sale:	\$275.00
Current Value:	\$2,380.00
% of Total Due:	31%
% of Current Value:	13%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$157.14	\$5.75
Beeville ISD	\$361.83	\$13.00
Coastal Bend College	\$34.57	\$1.25
City of Beeville	\$136.26	\$5.00



**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 \$300.00.00 has been tendered by Alfredo Ray Benavidez, 1406 W. Crockett, 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 Alfredo Ray Benavidez, 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 9, Block 17, Beeville Land and Improvement Company Addition, an addition to the City of Beeville, Bee County, Texas, as described in Volume 548, Page 122, Official Public Records of Bee County, Texas

PASSED AND APPROVED this \_\_\_\_ day of March, 2005.

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Nick Cardenas  
Board President

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Secretary to Board



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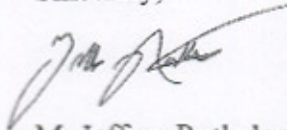
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**ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY**

Suit No. B-01-3112-0-TX-B; Bee County vs. Cynthia Ann Carrasco, et al

Legal Description: Acct. No. 50600-00170-10000-000000; Lot 10, Block 17, Beeville Land and Improvement Company Addition, an addition to the City of Beeville, Bee County, Texas, as described in Volume 548, Page 122, Official Public Records of Bee County, Texas

Property Address: 900 Block of W. Clare

Bidder: Daren Ray Benavidez and Alfredo Ray Benavidez, 1406 W. Crockett, Beeville, Texas 78102

Date of Sale:	December 7, 2004
Amount Due All Entities:	\$865.07
Amount of Bid:	\$300.00
Cost of Sale:	\$275.00
Current Value:	\$2,380.00
% of Total Due:	26%
% of Current Value:	13%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$204.32	\$6.00
Beeville ISD	\$446.72	\$13.00
Coastal Bend College	\$43.71	\$1.25
City of Beeville	\$170.32	\$4.75



**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 \$300.00.00 has been tendered by Daren Ray Benavidez and Alfredo Ray Benavidez, 1406 W. Crockett, 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 Daren Ray Benavidez and Alfredo Ray Benavidez, 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 10, Block 17, Beeville Land and Improvement Company Addition, an addition to the City of Beeville, Bee County, Texas, as described in Volume 548, Page 122, Official Public Records of Bee County, Texas**

PASSED AND APPROVED this \_\_\_\_\_ day of March, 2005.

\_\_\_\_\_  
Nick Cardenas  
Board President

ATTEST:

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



LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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500 NORTH SHORELINE BLVD., SUITE 1111  
CORPUS CHRISTI, TEXAS 78471

(361) 888-6898  
FAX (361) 888-4405

February 25, 2005

Dr. John Hardwick, Superintendent  
Beeville Independent School District  
2400 N. St. Mary's  
Beeville, Texas 78102

RE: Offer to Purchase Tax Resale property  
Suit No. B-01-3112-0-TX-B; Bee County vs. Cynthia Ann Carrasco, et al; Tr. 1

Dear Dr. Hardwick:

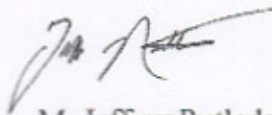
An offer has been made for the purchase of a tax sale property owned in trust by the Bee County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

An analysis showing the amount of money each Taxing Entity would receive for each property if the offer for the property is accepted is attached to this letter. In order for the properties to be sold for less than the entire amount of taxes and costs owed, the formal approval of Beeville Independent School District 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 March 22, 2005. A suggested wording of this item is as follows: "Consideration and action on offers to purchase tax sale properties."

Should you have any questions, please do not hesitate to call me.

Sincerely,



M. Jeffrey Rutledge  
Attorney at Law

CAS/djm  
Enclosure



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

Suit No. B-01-3112-0-TX-B; Bee County vs. Cynthia Ann Carrasco, et al

Legal Description: Acct. No. 50600-00170-12000-000000; Lot 12, Block 17, Beeville Land and Improvement Company Addition, an addition to the City of Beeville, Bee County, Texas, as described in Volume 548, Page 122, Official Public Records of Bee County, Texas

Property Address: 912 W. Clare

Bidder: Melissa Martinez, 513 Paul Place, Beeville, Texas 78102

Date of Sale:	December 7, 2004
Amount Due All Entities:	\$3,018.21
Amount of Bid:	\$2,300.00
Cost of Sale:	\$764.00
Current Value:	\$11,490.00
% of Total Due:	61%
% of Current Value:	20%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Bee County	\$700.97	\$353.28
Beeville ISD	\$1,500.63	\$768.00
Coastal Bend College	\$167.23	\$92.16
City of Beeville	\$649.38	\$322.56



**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 \$2,300.00.00 has been tendered by Melissa Martinez, 513 Paul Place, 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 Melissa Martinez, 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 12, Block 17, Beeville Land and Improvement Company Addition, an addition to the City of Beeville, Bee County, Texas, as described in Volume 548, Page 122, Official Public Records of Bee County, Texas**

PASSED AND APPROVED this \_\_\_\_\_ day of March, 2005.

\_\_\_\_\_  
Nick Cardenas  
Board President

ATTEST:

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Secretary to Board