

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
500 N. SHORELINE BLVD., SUITE 1111
CORPUS CHRISTI, TEXAS 78401

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

August 13, 2013

Honorable Samuel L. Neal, Jr.
Nueces County Judge
901 Leopard St.
Corpus Christi, Texas 78401

Re: Bid received for Tax Resale property

Dear Judge Neal,

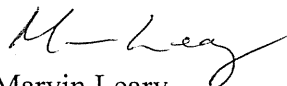
As you are aware, our firm represents Nueces County in the collection of delinquent property taxes. As part of our overall effort to collect delinquent taxes in Nueces County, we regularly post properties for monthly tax sales. At those sales, if no one is willing to offer the minimum opening bid amount, the property is "Struck Off" to the Nueces County taxing entities for the amount due against it. A Sheriff's Tax Deed is filed in the name of Nueces County, as Trustee for all of the taxing entities owed taxes on the property. We then continue to try to sell these tax resale properties, and when we receive an offer, we bring it forward to the taxing entities for their consideration and action in accordance with the Property Tax Code.

Enclosed please find a bid analysis and map for one tax resale property for which we have received a purchase offer. We respectfully request that you place this offer on the Commissioner's Court agenda for the next regular meeting.

This is a full price offer. If the Commissioner's Court approves the bid as submitted, Nueces County will recover \$1,938.17 in delinquent tax revenue, \$1,531.50 in court costs, and restore as much as \$19,287.00 in taxable property value to the tax rolls.

As always, your courtesy and cooperation in expediting these requests are greatly appreciated. Should you have questions regarding any of the above, please contact me at your convenience.

Respectfully yours,



Marvin Leary
Area Manager

Enclosures: Bid analysis and map for 1 tax resale property

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 09-0915-F; Nueces County vs. Rocky Barrera, II
Tax ID# & Legal: 4225-0002-0200; Lots 20 and 21, Block 2, Las Delicias Addition to Robstown
Property Location: 404 W. Avenue F - Robstown

Date of Sale: February 7, 2012
Amount Due All Entities: 7,420.29
Amount of Offer: 8,951.79
Cost of Sale: 1,531.50
Current Value: 19,287.00
% of Total Due: 120.64%
% of Current Value: 46.41%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	1,938.17	1,938.17
Nueces County Education District		
City of Robstown	2,206.91	2,206.91
Robstown Independent School District	3,275.21	3,275.21

THIS IS A FULL PRICE OFFER ON AN OLD WOOD FRAME HOUSE IN FAIR CONDITION ON A 50 FT. BY 100 FT. LOT. THE HOUSE IS GOOD STRUCTURALLY, BUT NEEDS MAJOR RENOVATIONS TO THE INTERIOR TO MAKE IT HABITABLE.

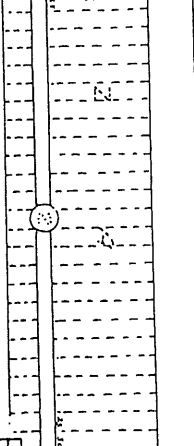
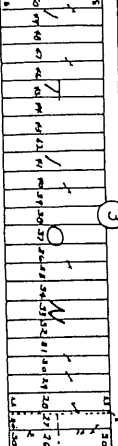
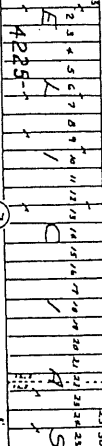
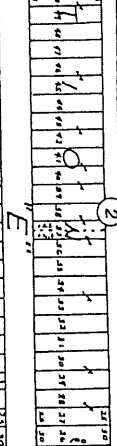
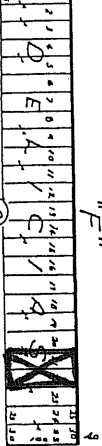
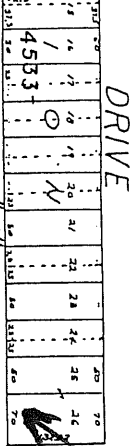
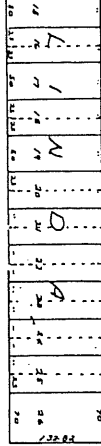
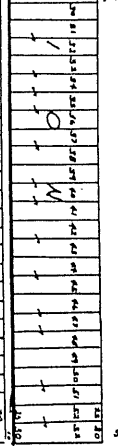
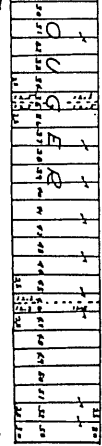
THE PROSPECTIVE PURCHASER IS MARIO AND PATRICIA GARZA OF ROBSTOWN

South Line of Lot 1

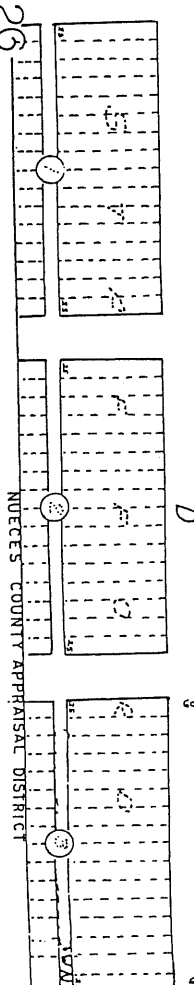
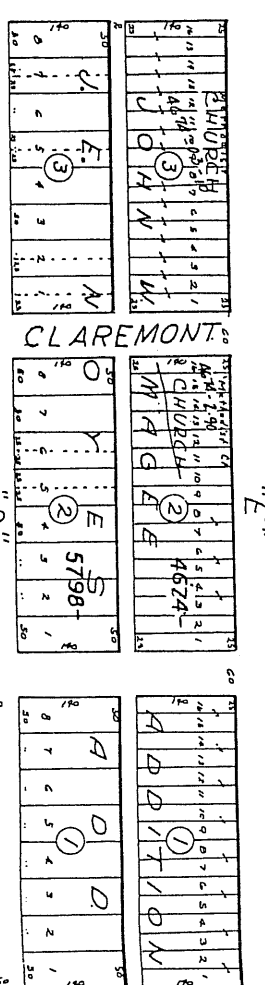
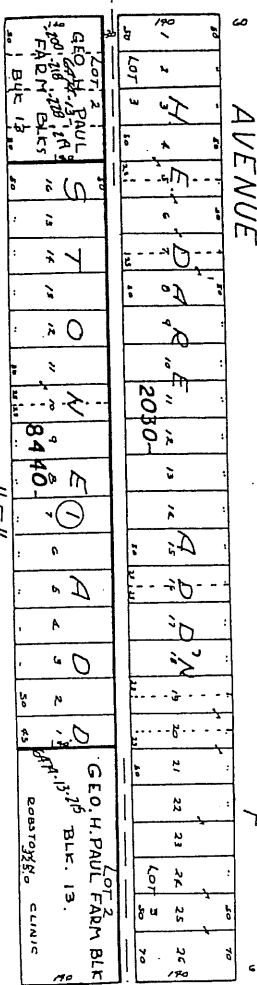
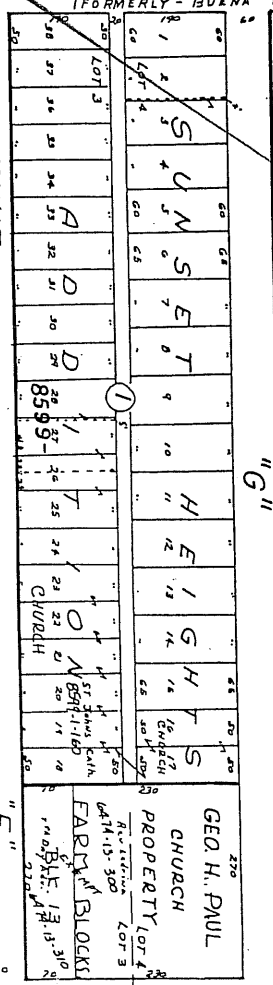
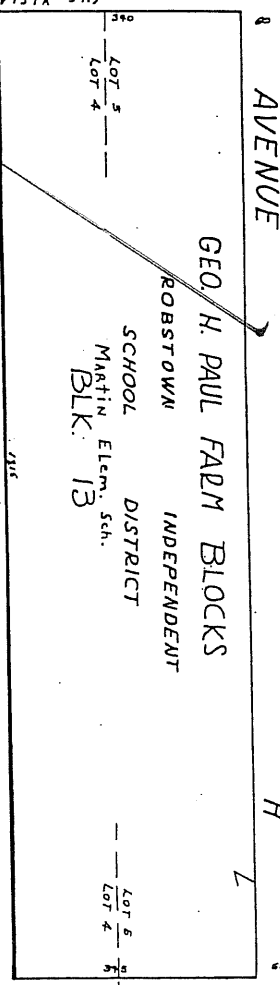
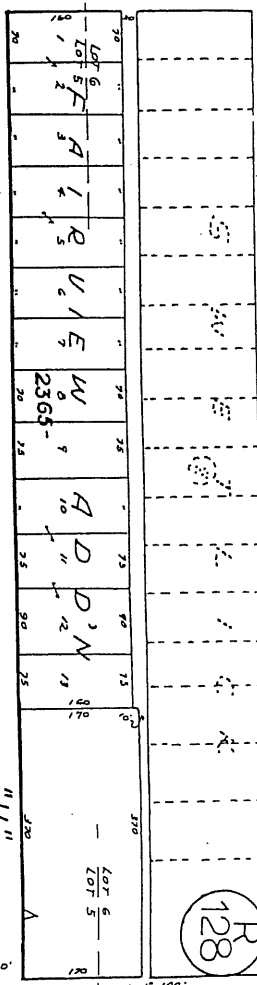
BLOCKS BLK. 12

AM 12-309

Robstown Ind. School Dist.



MATIANA DRIVE ORTIZ (FORMERLY - BUENA VISTA ST.)



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Scale 1/200

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