

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

October 15, 2013

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

Re: Bid received for Tax Resale property

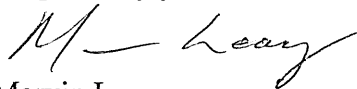
Dear Judge Neal,

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.

The Robstown Improvement Development Corporation has submitted an offer to purchase a Struck Off property in Robstown. A copy of their letter and offer form are enclosed with a bid analysis and property map. We respectfully request that you place this offer on the Commissioner's Court agenda for the next regular meeting.

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

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Nueces County Tax Resale Offer Form

The property is being sold for taxes, and all sales are made subject to a right of redemption within the time and manner provided by Texas law. Buyers do have a legal right to possession of the property during the redemption period. **Buyers will receive a Tax Resale Deed, which is without warranty.** It is the prospective buyer's responsibility to do their own title examination and satisfy themselves as to the condition of the title before submitting an offer. It is also the prospective buyer's responsibility to satisfy themselves concerning the location and condition of the property on the ground before submitting an offer.

All offers must be submitted on this form, to the law office of Linebarger Goggan Blair & Sampson, LLP at 500 North Shoreline Blvd., Suite 1111, Corpus Christi, Texas 78401. All offers will be subject to approval by the taxing entities that have an interest in the subject property. **You should be prepared to wait at least 90 days for approval.** Upon approval, the successful buyer is required to pay the entire amount of the offer within 10 days to the Linebarger firm at the address shown above. **If more than one offer is received for a particular property, the law firm may schedule a second auction of the property.** The successful buyer at such an auction must pay the full amount of the bid by 3:00 p.m. that day.

The Law Firm or the Taxing Entities will not supply or pay for any closing costs, including, but not limited to: Owner Financing, Title Policy, Abstract of Title, Survey, Appraisal, Termite Certificate

I understand that the property is being sold in "as is" condition without Warranty. I further understand that I may be subject to penalty provisions of applicable Texas Law for failure to submit payment in accordance with the amount of offer.

Subject to the terms and conditions stated herein, I submit the following offer on the property described below:

Amount of Offer: \$000.00 (Please read attachment) _____

Suit Number: _____ Line #: _____

Tax Account No.: 7435-0042-0250; 7435-0042-0270; 7435-0042-0290 _____

Legal Description: Lots 25 through 32, Block 42, Robstown Original Townsite

Name(s): Robstown Improvement Development Corporation _____

Address: 101 E Main Avenue _____
Robstown, Texas 78380 _____

Telephone Number(s): 361-387-4589 _____

Signature: _____


Dated: 09/17/13 _____

THERE MAY BE ADDITIONAL TAXES, ASSESSMENTS OR COSTS DUE ON THE PROPERTY WHICH HAVE BEEN ASSESSED SINCE THE DATE OF THE JUDGMENT.



Robstown

ROBSTOWN IMPROVEMENT DEVELOPMENT CORPORATION
Post Office Box 872
Robstown, Texas 78380
PHONE (361) 387-4589

September 24, 2013

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP
ATTORNEYS AT LAW
500 NORTH SHORELINE BLVD., SUITE 1111
CORPUS CHRISTI, TEXAS 78401

This letter is explaining our bid for the property (lots 25 to 32 Block 42 Robstown Original Town site) mentioned on the application. These properties are located on Avenue A or Business Hwy 44 and have a high traffic count; therefore the Robstown Improvement Development Corporation through the City of Robstown has had to maintain the properties to keep them clean. The RIDC and City of Robstown has spent several administrative hours in assisting TCEQ with the environmental study done on these properties.

For the past thirteen years the City of Robstown / Robstown Improvement Development Corporation has maintained the three lots by mowing the grass or weeds, and cleaning the area with city equipment and employees. This is being done monthly and sometimes more frequent depending on the growth of the vegetation. Each time it has been mowed and cleaned it has cost the city an estimated amount of \$225.00 per month, or \$2700 per year. This equates to \$35,100.00 for the past 13 years, which is the amount of time that Nueces County has had the properties. Including the administrative hours spent on these properties the total estimated expenses is about \$55,100.00.

For this reason the Robstown Improvement Development Corporation is requesting that the Nueces County take into consideration the amount that has been spent on maintaining the properties as the bid amount for the properties.

If you have any question please call me.

Ray Hunt
Executive Director
Robstown Improvement Development Corporation
361-387-4589

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 88-0403-G; Robstown ISD, et al vs. Amado Aguilar, et al
Tax ID# & Legal: 7435-0042-0250, 7435-0042-0270 & 7435-0042-0290;
 Lots 25, 26, 27, 28, 29 30, 31 & 32, Block 42, Robstown
 Original Townsite

Property Location: 101 E. Avenue A - Robstown

Date of Sale: August 7, 2001

Amount Due All Entities: 65,710.49

Amount of Offer: - 0 - See Attachments

Cost of Sale: 231.50

Current Value: 104,604.00

% of Total Due: 0.00%

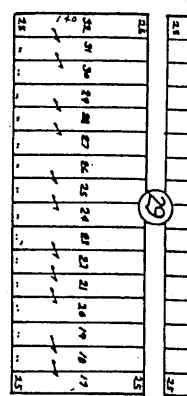
% of Current Value: 0.00%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	17,835.33	- 0 -
Nueces County Education District		
City of Robstown	19,843.42	- 0 -
Robstown Independent School District	28,031.74	- 0 -

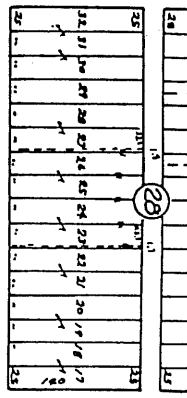
A COMMERCIAL BUILDING, 2,160 SQ. FT., OPERATED AS A CONVENIENCE STORE WITH GASOLINE PUMPS AND TANKS. LATER OPERATED AS A 200 FT. X 140. LOT WITH 3 UNDERGROUND PETROLEUM STORAGE TANKS ON SITE.

THE PROSPECTIVE PURCHASER IS ROBSTOWN IMPROVEMENT DEVELOPMENT CORPORATION OF ROBSTOWN.

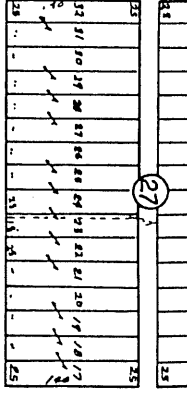
STREET



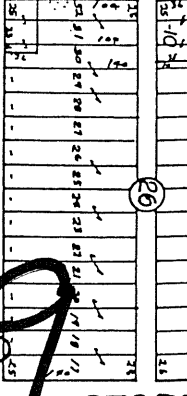
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STREET

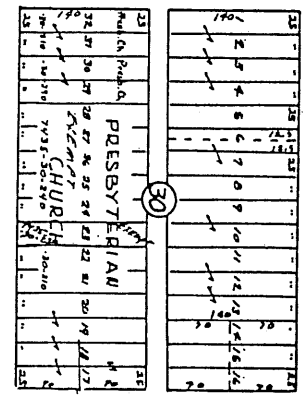


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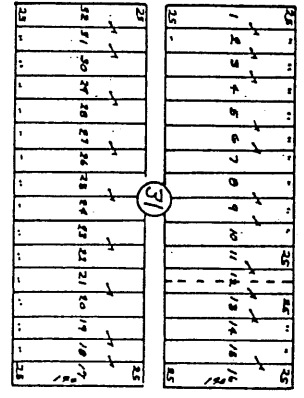


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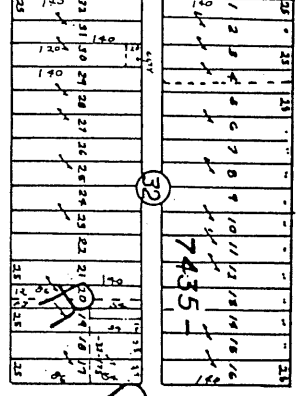
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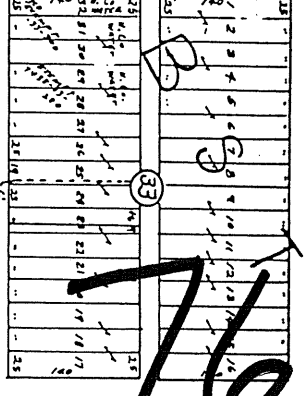
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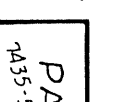
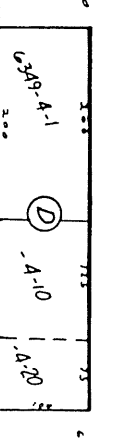
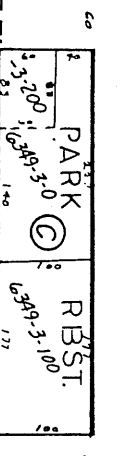
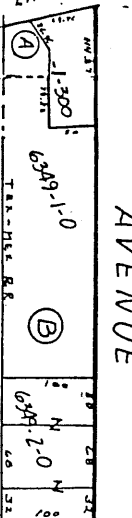
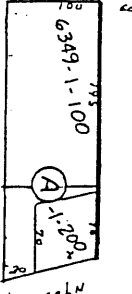
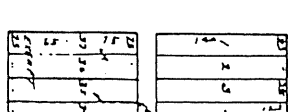
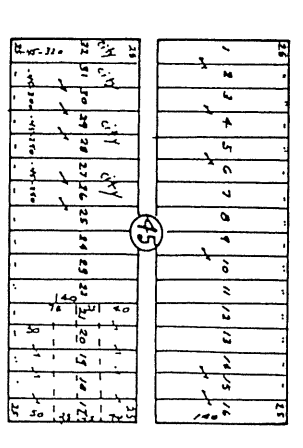
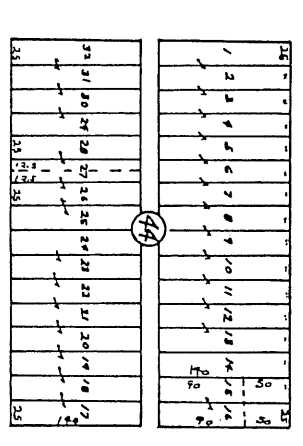
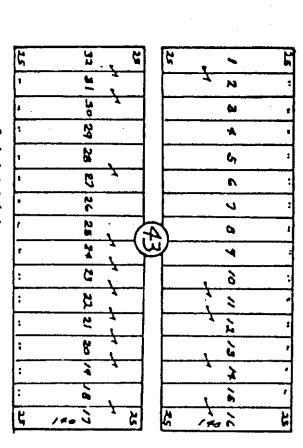
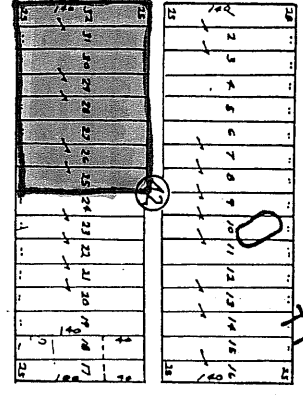
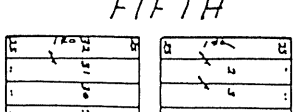
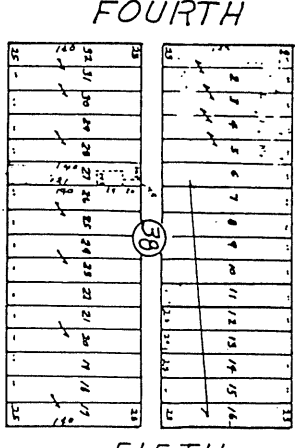
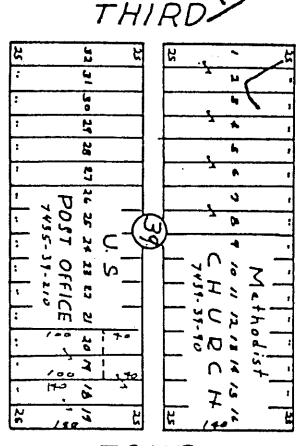
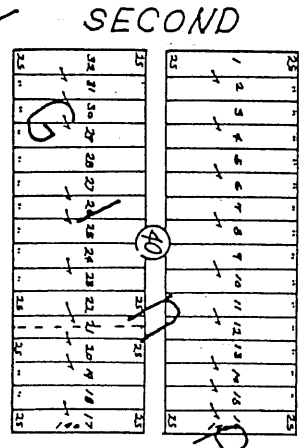
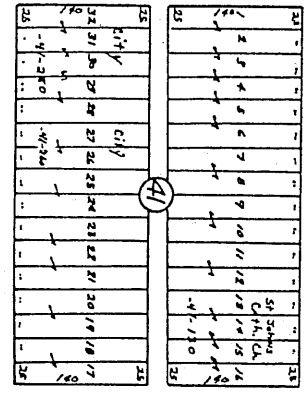
THIRD



FOURTH



FIFTH



AVENUE

MAIN

AVENUE

AVENUE

R 130

R 134

TEXAS-MEXICAN RAILROAD

Lincoln

Lincoln

Lincoln