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May 3, 2016

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

Re: Full price offer received for Tax Resale property

Dear Judge Neal,

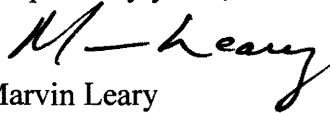
As you are aware, our firm represents Nueces County in the collection of delinquent property taxes. As part of our overall effort to collect delinquent taxes in Nueces County, we regularly post properties for monthly tax sales. At those sales, if no one is willing to offer the minimum opening bid amount, 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 a find bid analysis and map for one tax resale property for which we have received a full price purchase offer. We respectfully request that you place this offer on the Commissioner's Court agenda for the next regular meeting.

If the Commissioner's Court approves the offer as submitted, Nueces County will receive \$2,500.24 in delinquent tax revenue, \$1,800.50 in court costs, and restore as much as \$28,939.00 in taxable property value to the tax rolls.

As always, your courtesy and cooperation in expediting this request is 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: 10-1777-C; Nueces County vs. Candelario Marines
Tax ID# & Legal: 3380-0006-0340; Lot 34, Block 6, High Terrace
Subdivision
Property Location: 2508 Goliad Dr. - Corpus Christi

Date of Sale: July 1, 2014
 Amount Due All Entities: 12,740.09
 Amount of Offer: 14,540.59
 Cost of Sale: 1,800.50
 Current Value: 28,939.00
 % of Total Due: 114.13%
 % of Current Value: 50.25%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	2,500.24	2,500.24
Nueces County Education District		
City of Corpus Christi	2,798.17	2,798.17
Corpus Christi Independent School District	6,252.01	6,252.01
Del Mar College	1,189.67	1,189.67

*A SINGLE STORY WOOD FRAME HOUSE, 520 SQ. FT., IN FAIR TO POOR CONDITION.
 THIS IS A FULL PRICE OFFER TO PURCHASE THE PROPERTY, MADE BY A GRANDSON OF THE FORMER OWNER.*

THE PROSPECTIVE PURCHASER IS ALEJANDRO GARCIA OF CORPUS CHRISTI

