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February 19, 2013

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

**Re: Bids received for Tax Resale properties**

Dear Judge Neal,

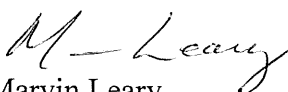
As you are aware, our firm represents Nueces County in the collection of delinquent property taxes. As part of our overall effort to collect delinquent taxes in Nueces County, we regularly post properties for monthly tax sales. At those sales, if no one is willing to offer the minimum opening bid amount,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

If the Commissioner's Court approves all six bids as submitted, Nueces County will receive \$1,600.77 in delinquent tax revenue, \$9,516.50 in court costs, and restore as much as \$111,417.00 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 analyses and maps for 6 tax resale properties

# ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 09-1285-F; Nueces County vs. Diego Chapa  
**Tax ID# & Legal:** 5726-0002-0080; Lot 8, Block 2, Newell Addition

**Property Location:** 1005 Elizabeth St. - Robstown

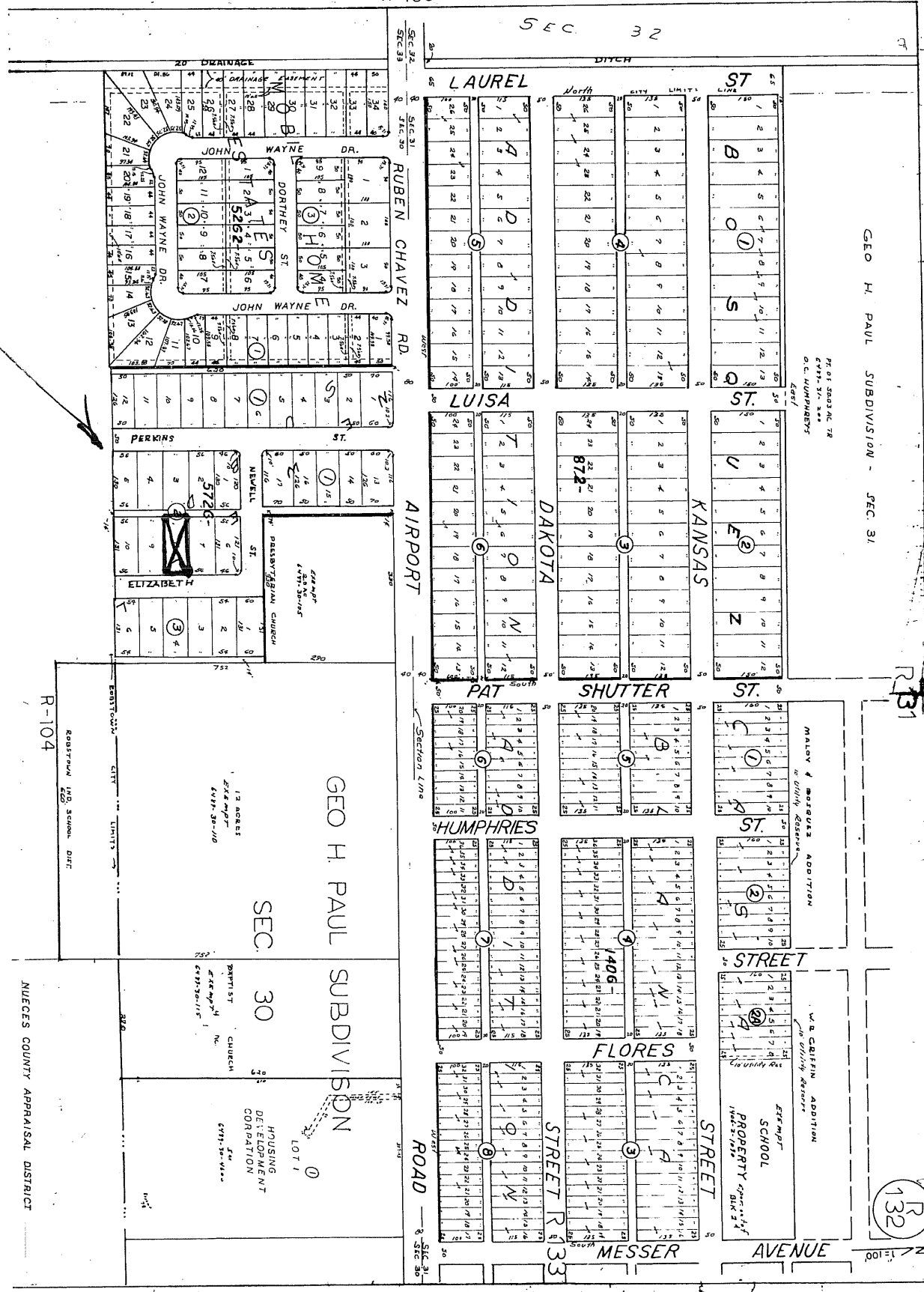
Date of Sale: November 1, 2011  
 Amount Due All Entities: 3,466.60  
 Amount of Offer: 2,500.00  
 Cost of Sale: 1,256.50  
 Current Value: 5,502.00  
 % of Total Due: 72.12%  
 % of Current Value: 45.44%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	926.42	332.32
Nueces County Education District		
City of Robstown	1,022.32	366.72
Robstown Independent School District	1,517.86	544.47

*A VACANT LOT, 56 FT. X 131 FT., LOCATED NEAR LOTSPEICH ELEMENTARY SCHOOL ON THE SOUTH SIDE OF ROBSTOWN.*

*THE PROSPECTIVE PURCHASER IS NEXTLOTS 4, LLC OF LANCASTER, TEXAS*

SEC 32



GEO. H. PAUL SUBDIVISION - SEC. 31

PLAT 5003 REC. 78  
6/27/73 - 3/1/74  
D. C. HUMPHRIES

R-31

R-132

R-104

NUECES COUNTY APPRAISAL DISTRICT

1744

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 09-1285-F; Nueces County vs. Marco Jauregui  
**Tax ID# & Legal:** 8346-0000-0170; The East one-half of Lot 17, Spring Gardens Subdivision Unit 1  
**Property Location:** 4600 Block of Ramirez St. - near Robstown

**Date of Sale:** November 1, 2011  
**Amount Due All Entities:** 3,496.71  
**Amount of Offer:** 3,500.00  
**Cost of Sale:** 1,284.50  
**Current Value:** 8,667.00  
**% of Total Due:** 100.09%  
**% of Current Value:** 40.38%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	1,288.09	816.13
Nueces County Education District		
Robstown Independent School District	2,120.88	1,343.78
South Texas Water Authority	87.74	55.59

*A VACANT LOT, 126 FT. X 300 FT., LOCATED IN A RURAL SUBDIVISION OFF COUNTY RD. 79, 4 MILES SOUTHWEST OF ROBSTOWN.*

*THE LOT IS FULLY FENCED BUT HAS NO PERMANENT STRUCTURES ON IT.*

*THE PROSPECTIVE PURCHASER IS NEXTLOTS 4, LLC OF LANCASTER, TEXAS*



65

COUNTY ROAD No.

1320

42	47	48	49	50	51	52	53	54	55	56	57	58	59	60
45	44	43	42	41	40	39	38	37	36	35	34	33	32	31
16	17	18	19	20	21	22	23	24	25	26	27	28	29	30
15	14	13	12	11	10	9	8	7	6	5	4	3	2	1

TR B  
100 AC.  
64

64B9-64-1

ROBSTOWN IND.  
TRA  
100 AC.  
64-600

64-800  
80 AC.  
2640

HERRERA ST.

LONGORIA ST.

TREJO ST.

REYES ST.

RAMIREZ ST.

60 ROAD R.O.W.

60 ROAD R.O.W.

60 ROAD R.O.W.

60 ROAD R.O.W.

60 ROAD R.O.W.

60 ROAD R.O.W.

60 ROAD R.O.W.

COUNTY ROAD

63

1808

R-193

BANQUETE No. 1

1650

1650

1650

2640

2640

1320

2640

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 09-5898-E; Nueces County vs. James A. Lisenba  
**Tax ID# & Legal:** 8659-0004-0310; Lot 31, Block 4, Swantner Place  
**Subdivision**  
**Property Location:** 922 Cunningham - Corpus Christi

**Date of Sale:** July 3, 2012  
**Amount Due All Entities:** 13,820.00  
**Amount of Offer:** 2,000.00  
**Cost of Sale:** 1,485.50  
**Current Value:** 16,349.00  
**% of Total Due:** 14.47%  
**% of Current Value:** 12.23%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	2,698.78	100.47
Nueces County Education District		
City of Corpus Christi	3,014.43	112.22
Corpus Christi Independent School District	6,450.25	240.13
Del Mar College	1,327.01	49.40
City Paving & Demo Liens	329.53	12.27

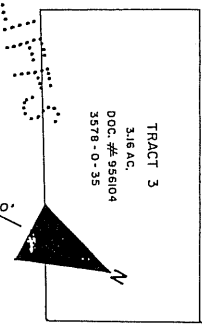
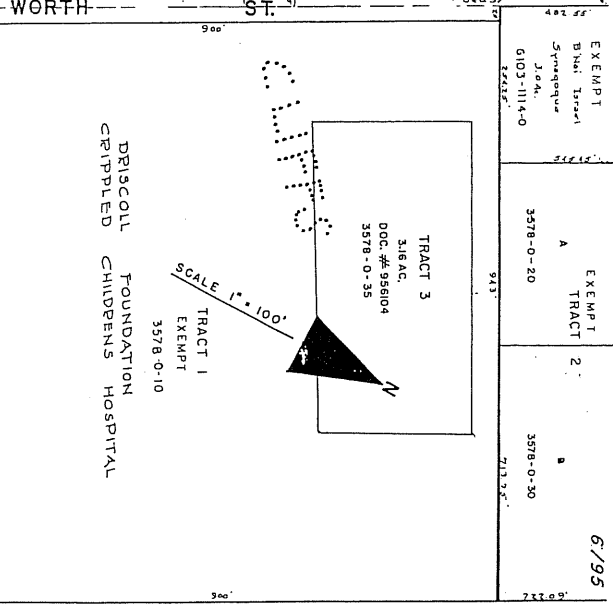
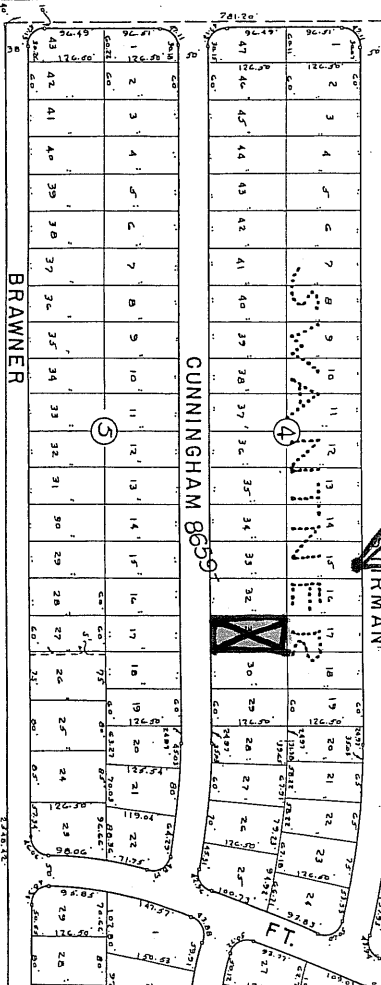
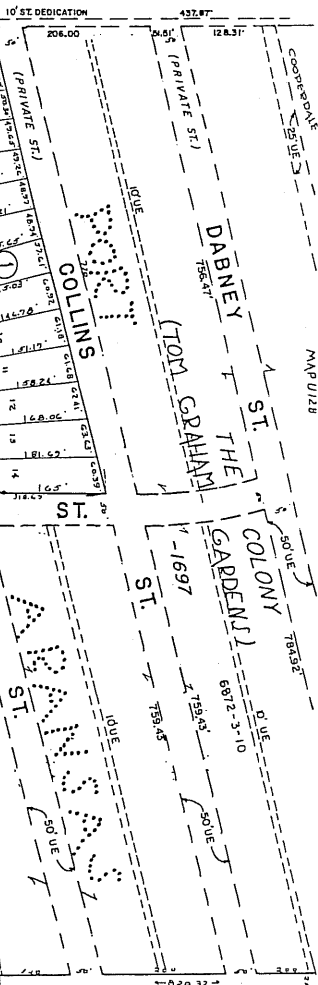
*A RESIDENTIAL LOT, 60 FT. X 126 FT., WITH A CONCRETE DRIVEWAY AND  
 DOUBLE GARAGE AT THE BACK OF THE LOT. THE GARAGE IS IN FAIR  
 A HOUSE BURNED DOWN ON THIS PROPERTY SOME YEARS AGO AND WAS  
 NEVER RE-BUILT.*

*THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI*

U 89

U 88

SO. STAPLES ST.



TRACT 1  
EXEMPT  
3578-0-10

TRACT 3  
3.6 AC.  
DOC. # 958104  
3578-0-35

EXEMPT B.N. Irani Symonique J. 6/94 6103-1114-0 32426	EXEMPT TRACT 2 A 3578-0-20	EXEMPT TRACT 2 A 3578-0-30	6/95
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BRAWNER

U 130

PARKWAY

NUCES COUNTY APPRAISAL DISTRICT

SO. ALAMEDA ST.

ST.

129

U 47

1842

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 06-4492-F; Nueces County vs.Florence V. Thomas  
**Tax ID# & Legal:** 3232-0002-0120; Lot 12, Block 2, Harlem Park Addition

**Property Location:** 2810 Dixie - Corpus Christi

Date of Sale: August 7, 2012  
 Amount Due All Entities: 16,232.13  
 Amount of Offer: 3,000.00  
 Cost of Sale: 2,327.00  
 Current Value: 27,500.00  
 % of Total Due: 18.48%  
 % of Current Value: 10.91%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	2,392.95	99.21
Nueces County Education District		
City of Corpus Christi	2,630.65	109.07
Corpus Christi Independent School District	5,879.52	243.77
Del Mar College	1,102.79	45.72
City Paving & Demo Liens	4,226.22	175.22

*A SMALL WOOD FRAME HOUSE IN POOR CONDITION, ON A 43 FT. X 94 FT. LOT, NEAR ROSE SHAW ELEMENTARY SCHOOL.*

*THE HOUSE NEEDS COMPLETE RENOVATION INSIDE AND OUT.*

*THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI*



U-82F

HORNE RD.

U82-F

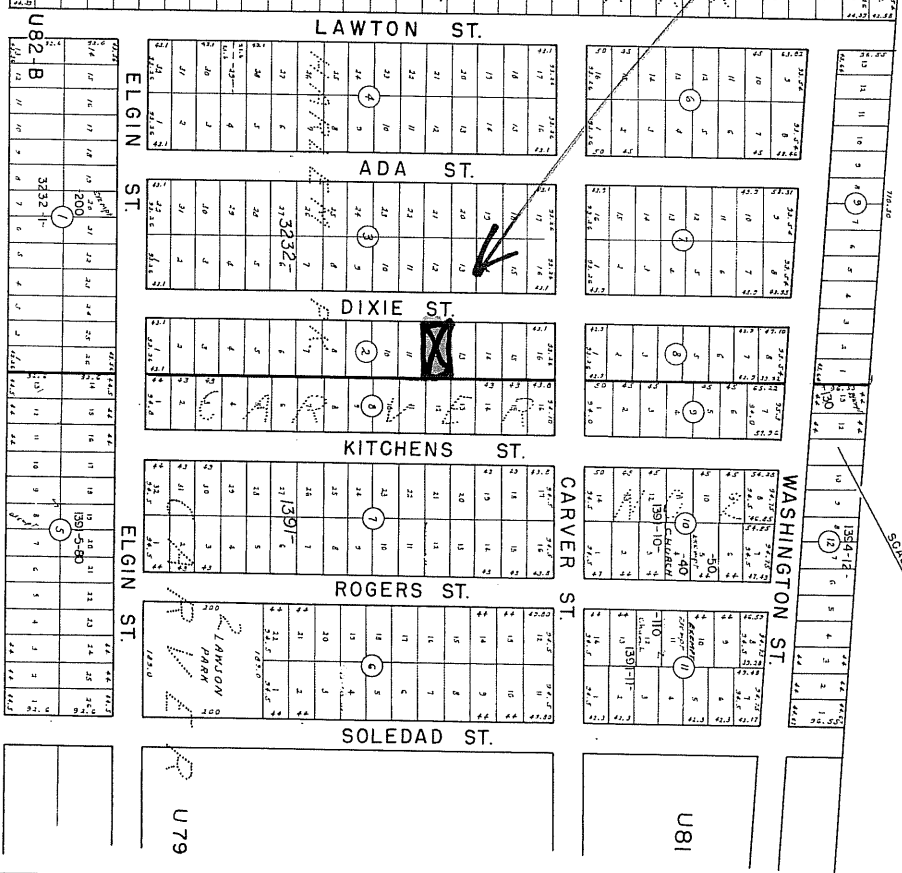
U110

GREENWOOD

OLUF MAUS MUNICIPAL AIRPORT

6270-74-20

DR.



AIRPORT PARK

SCALE: 1"=100'



82A  
U

1850

NUECES COUNTY APPRAISAL DISTRICT

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 08-2875-A; Nueces County vs. Thomas L. Southern  
**Tax ID# & Legal:** 1185-0001-0085 & 1185-0001-0090; The West 50 feet of Lot 8 and the East 52.5 feet of Lot 9, Block 1 Cabaniss Acres Addition

**Property Location:** 2225-2229 Frederick Dr. - Corpus Christi

Date of Sale: August 7, 2012

Amount Due All Entities: 30,358.52

Amount of Offer: 2,000.00

Cost of Sale: 1,683.50

Current Value: 16,215.00

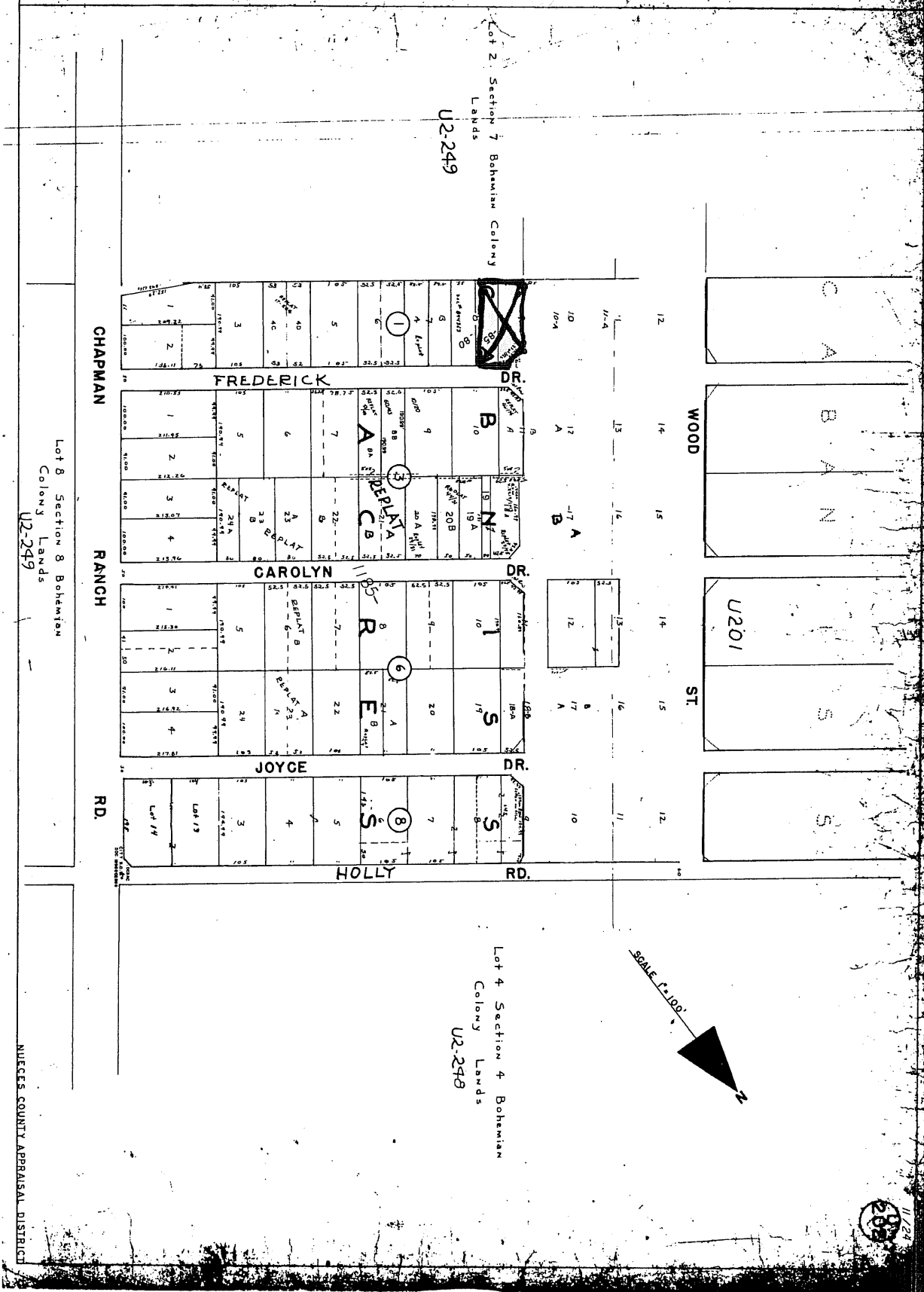
% of Total Due: 6.59%

% of Current Value: 12.33%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	2,574.78	26.84
Nueces County Education District		
City of Corpus Christi	2,855.12	29.77
Corpus Christi Independent School District	6,387.27	66.59
Del Mar College	1,209.68	12.61
City Paving & Demo Liens	17,331.67	180.69

*A VACANT LOT, 102.5 FT X 190 FT, LOCATED 3 BLOCKS SOUTH OF HOLLY RD. ABUTTING THE CROSSTOWN EXTENSION FEEDER ROAD. THE CITY OF CORPUS CHRISTI DEMOLISHED A SUB-STANDARD HOUSE ON THIS PROPERTY A COUPLE OF YEARS AGO.*

*THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI*



Lot 2 Section 7 Bohemian Colony  
Lands  
U2-249

Lot 4 Section 4 Bohemian  
Colony Lands  
U2-249

Lot 8 Section 8 Bohemian  
Colony Lands  
U2-249

NUCCES COUNTY APPRAISAL DISTRICT

1852

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 08-5961-G; Nueces County vs. D. W. Mitchell  
**Tax ID# & Legal:** 3232-0008-0070; Lot 7, Block 8, Harlem Park Addition

**Property Location:** 2926 Dixie - Corpus Christi

Date of Sale: September 4, 2012  
 Amount Due All Entities: 17,214.58  
 Amount of Offer: 3,000.00  
 Cost of Sale: 1,479.50  
 Current Value: 37,184.00  
 % of Total Due: 17.43%  
 % of Current Value: 8.07%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	2,556.48	225.80
Nueces County Education District		
City of Corpus Christi	2,859.55	252.57
Corpus Christi Independent School District	6,055.07	534.82
Del Mar College	1,255.19	110.87
City Paving & Demo Liens	4,488.29	396.43

*A SMALL WOOD FRAME HOUSE IN POOR CONDITION, ON A 43 FT. X 94 FT. LOT, NEAR ROSE SHAW ELEMENTARY SCHOOL.*

*THE HOUSE NEEDS COMPLETE RENOVATION THROUGHOUT.*

*THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI*

U110

AIRPORT PARK

SCALE: 1" = 100'



82A  
U

1871

HORNE RD.

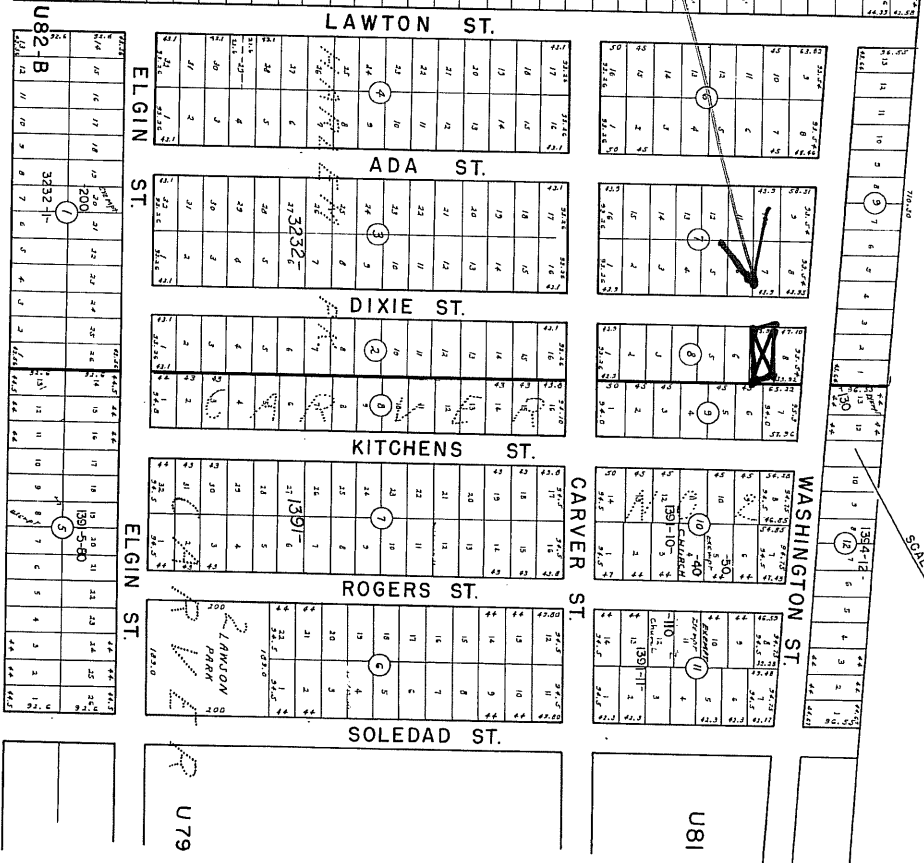
U82-F

GREENWOOD

6370-7-20

CLIFF MAUS MUNICIPAL AIRPORT

DR



NUCES COUNTY APPRAISAL DISTRICT

U-82F