

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

December 9, 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,

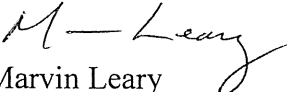
As you are aware, our firm represents Nueces County in the collection of delinquent property taxes. As part of our overall effort to collect delinquent taxes in Nueces County, we regularly post properties for monthly tax sales. At those sales, if no one is willing to offer the minimum opening bid amount, 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 two 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 both offers as submitted, Nueces County will receive \$2,586.46 in delinquent tax revenue, \$2,651.23 in court costs, and restore as much as \$9,100.00 in taxable property value to the tax rolls. One of the offers is made by Flour Bluff Independent School District, so that property would be exempt from future taxation if their offer is approved.

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 2 tax resale properties

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 98-3185-G; Nueces County vs. Kim J. Fuller
Tax ID# & Legal: 2476-0049-2330; a tract of land, 99 feet by 330 feet, out of Lot 23, Section 49 Flour Bluff and Encinal Farm & Garden Tracts

Property Location: 723 Purdue Road (Rear)

Date of Sale: September 7, 1999

Amount Due All Entities: 9,704.22

Amount of Offer: 10,329.95

Cost of Sale: 625.73

Current Value: 10,818.00

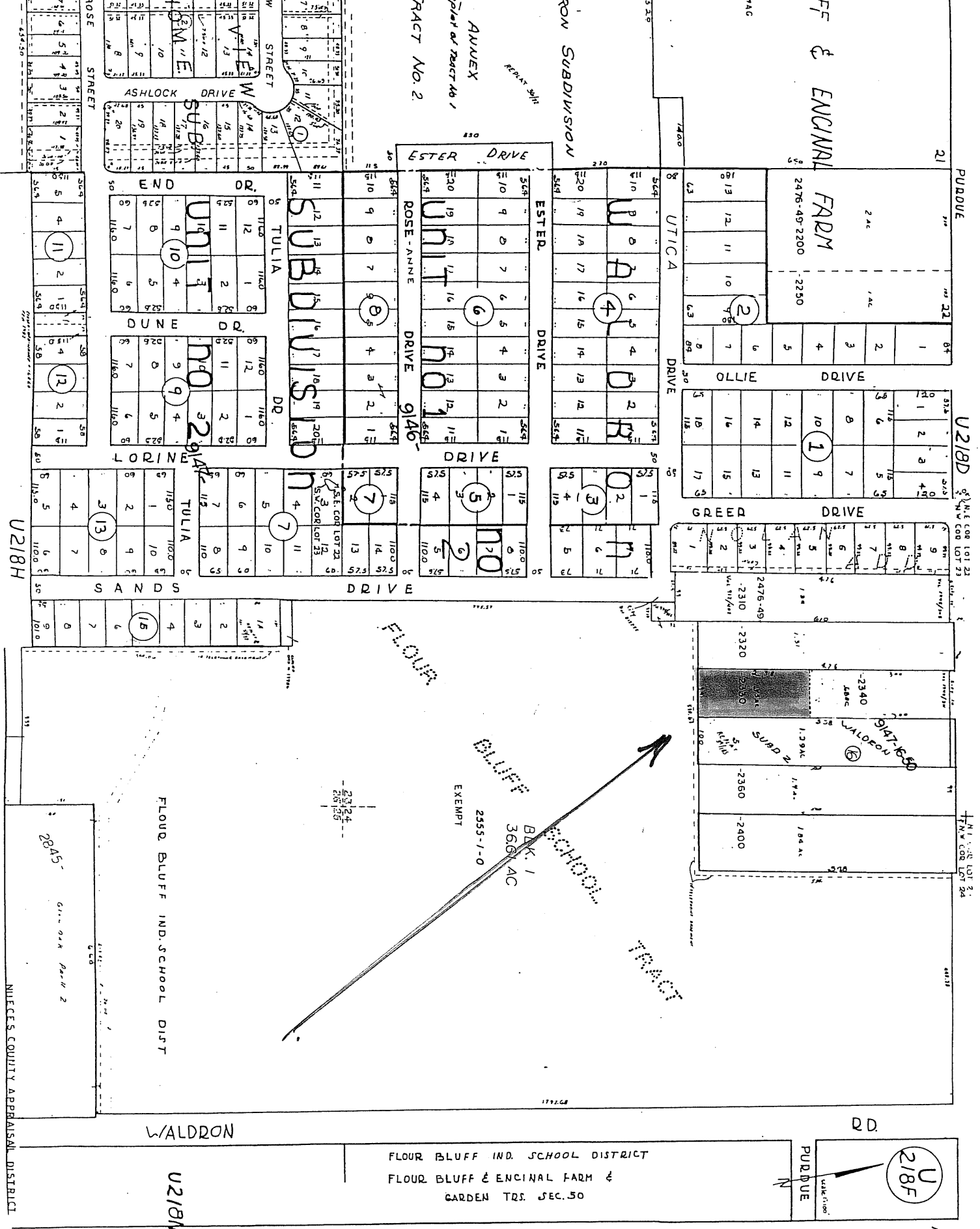
% of Total Due: 106.45%

% of Current Value: 95.49%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	2,449.12	2,449.12
Nueces County Education District		
City of Corpus Christi	2,461.53	2,461.53
Flour Bluff Independent School District	4,009.21	4,009.21
Del Mar College	784.36	784.36

A VACANT TRACT OF LAND, 99 FEET X 330 FEET, ADJACENT TO THE FLOUR BLUFF ISD FOOTBALL STADIUM.

THE PROSPECTIVE PURCHASER IS FLOUR BLUFF INDEPENDENT SCHOOL DISTRICT. OF



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218F

FLOUR BLUFF IND. SCHOOL DISTRICT
 FLOUR BLUFF & ENCINAL FARM &
 GARDEN TRS. SEC. 50

WALDRON

U218N

700

10/9/92

NILES COUNTY APPRAISAL DISTRICT



Flour Bluff Independent School District

2505 WALDRON ROAD, CORPUS CHRISTI, TEXAS 78418 (361) 694-9212 • (361) 694-9800 FAX

Brian Schuss, Assistant Superintendent for Business Management

November 27, 2013

Mr. Leary,

Please accept this letter as a full price offer in the amount of \$10,329.95 from Flour Bluff ISD for the tract of land referenced in Suit No. 98-3185-G, Nueces County vs. Kim J. Fuller. This is a vacant tract between the Flour Bluff ISD Stadium and Purdue Rd. The total amount due all to all taxing entities is \$10,329.95. We would appreciate your help in presenting this offer to the Commissioner's Court at their next meeting. Please let me know if you have any questions or if there is any other information you need from us.

Sincerely,

Brian Schuss
Assistant Superintendent For Business Management
Flour Bluff ISD

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 08-4972-G; Nueces County vs. Esmeralda Montez
Tax ID# & Legal: 3443-0029-0070; Lots 7, 8, 9 & the South 1/2 of Lot 10, Block 29, Hillcrest Addition
Property Location: 2015 Peabody Ave. - Corpus Christi

Date of Sale: February 7, 2012
Amount Due All Entities: 27,867.61
Amount of Offer: 4,500.00
Cost of Sale: 2,025.50
Current Value: 9,100.00
% of Total Due: 16.15%
% of Current Value: 49.45%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	1,546.73	137.34
Nueces County Education District		
City of Corpus Christi	1,674.46	148.68
Corpus Christi Independent School District	3,928.50	348.83
Del Mar College	674.70	59.91
City Paving & Demo Liens	20,043.22	1,779.73

THIS IS A VACANT LOT, 87.5 FEET X 130 FEET, LOCATED IN THE HILLCREST NEIGHBORHOOD NORTH OF I-37 BETWEEN PORT AVE AND NUECES BAY

THE PROSPECTIVE PURCHASER IS FLINT HILLS RESOURCES CORPUS CHRISTI, LLC OF CORPUS CHRISTI

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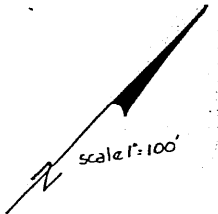
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VIEW
GARAY

CEMETERY
TRACT

3911 REPLAT
UNIT 1-A
UNIT 2
KENNEDY
3900
PL
5

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MISCELLANEOUS ACRESAGE
(General American Trans. Company)

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