

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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August 4, 2022

Luis "Louie" Pena, General Manager
Brush Country Groundwater Conservation District
732 West Rice Street
Falfurrias, TX 78355

RE: Offer to purchase tax sale property

**Suit No. 19-12-17383-B, Premont Independent School District, Jim Wells County,
City Of Premont And Brush Country Groundwater Conservation District vs.**

Celina Rae Fetty Rodriguez And Melissa Rae Garcia

**ACCT. NO. 12340-037-000-00; Lot 13 and the East 1/2 of Lot 14, Block 11,
Premont Park Addition No.2, an addition to the Town of Premont, Jim Wells
County, Texas, according to the map or plat thereof, recorded in Volume 4, Page
38, Map Records of Jim Wells County, Texas.**

Dear Mr. Pena:

An **updated** offer has been made by Jesus Rodriguez, 3005 Santa Ana Street, Corpus Christi, TX 78415, in the amount of \$56,500.00 for the purchase of a tax sale property owned in trust by the Jim Wells County taxing authorities as a result of the property's failure to sell at tax sale on the courthouse steps for the entire amount of delinquent taxes and costs owed.

An analysis showing the amount of money each taxing entity would receive if the offer is accepted is attached, as is a copy of Jesus Rodriguez's written offer. In order for the property to be sold for less than the entire amount of taxes and costs owed, the formal approval of the Board is required under Property Tax Code Section §34.05.

On December 13, 2021, the Board of Education of the Premont Independent School District passed and approved Jesus Rodriguez's \$35,000.00 offer. Additionally, the City Council of the City of Premont passed and approved the \$35,000.00 offer as well.

On April 7, 2022, a bid off between Juan Ochoa, Loudie L. Ramirez, and Jesus Rodriguez resulted in a \$56,500.00 winning bid from Mr. Rodriguez.

Please place this as an action item on the agenda of the next Board meeting to be held on August 23, 2022. A suggested wording of this item is as follows: "Consideration and approval of offer to purchase tax sale property."

Should you have any questions, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink, appearing to read "St D Saucedo".

Steven D. Saucedo
Attorney at Law

SDS/djm

Enclosure (offer, bid analysis and resolution authorizing resale)

cc: Joseph Sidney Vela, Chief Appraiser
Jim Wells County Appraisal District
PO Box 607
Alice, TX 78332

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Resale Bid Form

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

All bids must be submitted on this form, to the law office of Linebarger Goggan Blair & Sampson, LLP at 500 N. 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. The bidders should be prepared to wait at least 90 days for approval. Upon approval, the successful bidder 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 among those parties who have submitted written offers.

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 bid.

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

Amount of Offer:

56,500.00

Suit Number:

19-12-17383-B

Tax Account No.:

12340-037-00000

Legal Description:

Lot 13 and the East 1/2 of Lot
14 Block 11 Premont Park addition #2

Submitted by:

Jesus Rodriguez

Address:

3005 Santa Ana Street
Corpus Christi, TX 78415

Telephone Number(s):

361-658-2805

Signature:



Date Submitted:

May 18, 2022

(Please print all information clearly)

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ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. 19-12-17383-B, Premont Independent School District, Jim Wells County, City Of Premont And Brush Country Groundwater Conservation District vs. Celina Rae Fetty Rodriguez And Melissa Rae Garcia

Legal Description: ACCT. NO. 12340-037-000-00; Lot 13 and the East 1/2 of Lot 14, Block 11, Premont Park Addition No.2, an addition to the Town of Premont, Jim Wells County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 38, Map Records of Jim Wells County, Texas.

Bidder: Jesus Rodriguez, 3005 Santa Ana Street, Corpus Christi, TX 78415

Date of Sale: May 4, 2021

Date of Judgment: August 27, 2020

Amount Due All Entities: \$71,385.93

Amount of Bid: \$56,500.00

Cost of Sale: \$1,935.00

Current Value: \$87,122.00

% of Total Due: 77.06%

% of Current Value: 64.85%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Premont ISD	\$37,665.22	\$28,790.03
Jim Wells County	\$14,754.52	\$11,277.86
City of Premont	\$18,615.17	\$14,228.81
Brush Country GWCD	\$351.02	\$268.31

Property located at 502 SW 10th ST., City of Premont, Jim Wells County, Texas

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on May 4, 2021, the property described below was struck-off to the Jim Wells County, Trustee, pursuant to a delinquent tax foreclosure decree of the 79th Judicial District Court, Jim Wells County, Texas, and

WHEREAS, the sum of \$56,500.00 has been tendered by Jesus Rodriguez, 3005 Santa Ana Street, Corpus Christi, TX 78415, for the purchase of said property pursuant to Section §34.05, Texas Tax Code Ann. (Vernon, 1982), and

NOW, THEREFORE, BE IT RESOLVED by the Board of Brush Country Groundwater Conservation District that its Board President, David Kelly, be and he is hereby authorized to execute a tax resale deed on behalf of the water district conveying to Jesus Rodriguez all of the right, title, and interest of the water district, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in Jim Wells County, Texas

ACCT. NO. 12340-037-000-00; Lot 13 and the East 1/2 of Lot 14, Block 11, Premont Park Addition No.2, an addition to the Town of Premont, Jim Wells County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 38, Map Records of Jim Wells County, Texas.

PASSED AND APPROVED this ____ day of _____, 2022.

David Kelly, Board President

ATTEST:

Royce Carrera, Administrative Assistant

Suit No. 19-12-17383-B, Premont Independent School District, Jim Wells County, City Of Premont And Brush Country Groundwater Conservation District vs. Celina Rae Fetty Rodriguez And Melissa Rae Garcia

Suit # 19.12-17383-B

Celina Rodríguez

