

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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December 15, 2020

Felix Saenz, Jr., General Manager
Brush Country Groundwater
Conservation District
732 West Rice Street
Falfurrias, Texas 78355

**RE: OFFER TO PURCHASE TAX SALE PROPERTY
SUIT NO. 04-08-13376-B, BEN BOLT - PALITO BLANCO INDEPENDENT SCHOOL
DISTRICT VS. JOHNNY ZAMORA, JR., ET AL
ACCOUNT NUMBER: 1255002600200; PROPERTY DESCRIPTION: 0.137 acre, more or
less, being a portion of Block 44, Scholars, Dullye, Stahle, Peters, and Muecke Subdivision
to Scott's Ranch, Jim Wells County, Texas, as described in deed dated May 23, 1999, from
Johnny Zamora, Jr., to Angela Garcia, in Volume 683, Page 154, Official Records of Jim
Wells County, Texas**

Dear Mr. Saenz:

An offer has been made by Flores Property Holdings, LLC, 2030 N. Johnson, Alice, Texas 78332, in the amount of \$1,000.00 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.

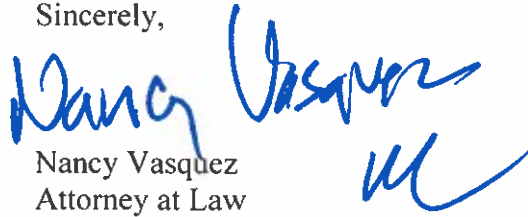
An analysis showing the amount of money each taxing entity would receive if the offer is accepted is attached, as is a copy of Flores Property Holdings, LLC's written offer. In order for the property to be sold for less than the entire amount of taxes and costs owed, the formal approval of the groundwater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

On October 27, 2020, the School Board of the Ben Bolt-Palito Blanco Independent School District considered and approved this bid from Flores Property Holdings, LLC, in the amount of \$1,000.00.

Please place this as an action item on the agenda of the Conservation District's Board meeting to be held on January 26, 2021. 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,


Nancy Vasquez
Attorney at Law

NV\ldk

Enclosure (offer, bid analysis and resolution authorizing resale)

cc: Joseph Sidney Vela
Chief Appraiser, Jim Wells CAD
PO Box 607
Alice, TX 78333-0607

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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Tax Resale Property Offer 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 an offer. It is also the bidder'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. 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 offer on the property described below: *Ben Beef*

Amount of Offer:

\$1,000

(Johnny Zamora)

Suit Number:

04-08-13376-B

Line #: _____

Tax Account No.:

12550-026-002-00

Legal Description: *0.137 acre, more or less, being a portion of Block 44, Scholars, Dullie, Stable, Peters and Muecke Subdivision to Scott's Ranch, Jim Wells County, Texas, as described in deed dated May 23, 1999, from Johnny Zamora Jr., to Angela Garcia, in Volume 683, Page 154, Official Records of Jim Wells County, Texas*

Submitted by:

Flores Property Holdings LLC

Address:

2030 N Johnson

Telephone Number(s):

361 756 1279

Signature:

[Signature]

Date Submitted:

9/14/20

(Please print all information clearly)

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law
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ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. 04-08-13376-B, BEN BOLT - PALITO BLANCO INDEPENDENT SCHOOL DISTRICT VS. JOHNNY ZAMORA, JR., ET AL

Legal Description: 0.137 acre, more or less, being a portion of Block 44, Scholars, Dullye, Stahle, Peters, and Muecke Subdivision to Scott's Ranch, Jim Wells County, Texas, as described in deed dated May 23, 1999, from Johnny Zamora, Jr., to Angela Garcia, in Volume 683, Page 154, Official Records of Jim Wells County, Texas.

Bidder: Flores Property Holdings, LLC, 2030 N. Johnson, Alice, Texas 78332.

Date of Sale:	March 7, 2017
Amount Due All Entities:	\$28,766.04
Amount of Bid:	\$1,000.00
Cost of Sale:	\$1,531.00
Current Value:	\$11,726.00
% of Total Due:	3.30%
% of Current Value:	8.53%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Ben Bolt-Palito Blanco ISD	\$17,429.74	\$0
Jim Wells County	\$8,576.54	\$0
CED-Ben Bolt-PB	\$975.83	\$0
Fresh WTR Supp. District	\$1,783.93	\$0

House and Land located at 786 CR 481, Alice, Jim Wells County

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on March 7, 2017, 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 \$1,000.00 has been tendered by Flores Property Holdings, LLC, 2030 N. Johnson, Alice, Texas 78332, 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 Directors of Brush Country Groundwater Conservation District that its President, David Kelly, be and he is hereby authorized to execute a tax resale deed on behalf of the groundwater district conveying to Flores Property Holdings, LLC, all of the right, title, and interest of the groundwater district, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in Jim Wells County, Texas

ACCOUNT NUMBER: 1255002600200; 0.137 acre, more or less, being a portion of Block 44, Scholars, Dullye, Stahle, Peters, and Muecke Subdivision to Scott's Ranch, Jim Wells County, Texas, as described in deed dated May 23, 1999, from Johnny Zamora, Jr., to Angela Garcia, in Volume 683, Page 154, Official Records of Jim Wells County, Texas

PASSED AND APPROVED this _____ day of _____, 2021.

David Kelly, President

ATTEST:

Maggie Castillo, Board Secretary

Suit No. 04-08-13376-B; Ben Bolt - Palito Blanco Independent School District vs. Johnny Zamora, Jr., Et Al



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