

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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January 5, 2021

Felix Saenz, Jr., General Manager
Brush Country Groundwater Conservation District
732 W. Rice St.
Falfurrias, TX 78355

RE: Offer to purchase tax sale property
Suit No. 16-12-16872-B; La Gloria Independent School District, Jim Wells
County, and Brush Country Groundwater Conservation District vs. Rogelio
Bermea and Ninfa Bermea
ACCT. NO. 1190004500100; 1.80 acres, more or less, out of Block 5, Subdivision
of Lands, an addition to the Townsite of La Gloria, Jim Wells County, Texas, as
described in deed dated June 8, 1987, from Earl A. Rogers et ux to Rogelio
Bermea et ux, in Volume 488, Page 618, Deed Records of Jim Wells County,
Texas.

Dear Mr. Saenz:

An offer has been made by NextLots Properties, L.L.C., PO Box 870, Lancaster, TX 75146 in the amount of \$4,600.00 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 NextLots Properties, L.L.C.'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 water district is required under Property Tax Code Section §34.05.

On December 8, 2020, the La Gloria Independent School District considered and approved this bid from NextLots Properties LLC in the amount of \$4,600.00.

Please place this as an action item on the next agenda of the Brush Country Conservation District Board meeting to be held Tuesday, 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 County Appraisal District
P.O. Box 607
Alice, Texas 78332

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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:

Amount of Offer: \$ 4,600.00
Suit Number: 16-12-16872-B
Tax Account No.: 11900-045-001-00
Legal Description: 1.80 ACRES more or less out of
B 5 T 5 S 4 E 1/4
Submitted by: NEXTLOTS Properties L.L.C.
Address: P.O. Box 870
LANCASTER, TX 75146
Telephone Number(s): 214-686-6806
Signature: [Signature]
Date Submitted: 10-26-20

Line #: _____

(Please print all information clearly)

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. 16-12-16872-B; La Gloria Independent School District, Jim Wells County, and Brush Country Groundwater Conservation District vs. Rogelio Bermea and Ninfa Bermea

Legal Description: ACCT. NO. 1190004500100; 1.80 acres, more or less, out of Block 5, Subdivision of Lands, an addition to the Townsite of La Gloria, Jim Wells County, Texas, as described in deed dated June 8, 1987, from Earl A. Rogers et ux to Rogelio Bermea et ux, in Volume 488, Page 618, Deed Records of Jim Wells County, Texas.

Bidder: NextLots Properties, L.L.C., PO Box 870, Lancaster, TX 75146

Date of Sale:	December 4, 2018
Amount Due All Entities:	\$3,700.07
Amount of Bid:	\$4,600.00
Cost of Sale:	\$1,591.00
Current Value:	\$4,517.00
% of Total Due:	86.94%
% of Current Value:	101.84%

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Jim Wells County	\$1,319.76	\$1,073.27
La Gloria ISD	\$2,356.65	\$1,916.49
Brush Country GWCD	\$23.66	\$19.24

Vacant lot located on CR 405, Falfurrias, Jim Wells County, Texas

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on December 4, 2018, 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 \$4,600.00 has been tendered by NextLots Properties, LLC, PO Box 870, Lancaster, TX 75146, 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 NextLots Properties LLC 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. 1190004500100; 1.80 acres, more or less, out of Block 5, Subdivision of Lands, an addition to the Townsite of La Gloria, Jim Wells County, Texas, as described in deed dated June 8, 1987, from Earl A. Rogers et ux to Rogelio Bermea et ux, in Volume 488, Page 618, Deed Records of Jim Wells County, Texas.

PASSED AND APPROVED this _____ day of _____, 2021.

David Kelly, Board President

ATTEST:

Maggie Castillo, Secretary to Board

Suit No. 16-12-16872-B; La Gloria Independent School District, Jim Wells County, and Brush Country Groundwater Conservation District vs. Rogelio Bermea and Ninfa Bermea

STANFIELD
MICHAEL
1190003300100

5

STANFIELD
MICHAEL W ETUX
1190003300000

BOERTJAN TIM EARL
& PHILLIP LOUIS
11900050000100

JIM WELLS
COUNTY TRITE
1190004500100

SAENZ JAVIER
1190004500200

SAENZ JAVIER
1190004500000

RAMIREZ NORMA
IDALIA B
1190004100400

BARREIRA LYDIA
G LF EST ETAL
1190004100200

BARREIRA
GUSTAVO JR BARREIRA
1190004100500 LYDIA G ETAL
1190004100300

RAMIREZ NORMA
IDALIA B
1190004100000

BARREIRA
OCTAVIO EST
1190004100100

GARCIA BLASITA GARCIA BLASITA M
1190013700400 1190013700000

US 281

BOERTJAN TIM EARL
& PHILLIP LOUIS
1190005200000

OSBURN SHARON K
1190005300000

County Road 400

County Road 400