

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

500 NORTH SHORELINE, SUITE 1111
CORPUS CHRISTI, TEXAS 78401

361/888-6898
FAX 361/888-4405

Paul Daniel Chapa, Partner
Email: paulc@lgbs.com

April 2, 2015

Honorable Tano E. Tijerina
Webb County Judge
1000 Houston, 3rd Floor
Laredo, Texas 78040

**RE: Tax Sale Property Purchase
Suit No. 2011-TXA-000284-D3; Webb Consolidated Independent School
District vs. Nora Hudson Binnington Estate
ACCT. NO. 90400019030; Lot 3, Block 19, Original Townsite to the City of
Bruni, Webb County, Texas, as described in Volume 97, Page 365, and Lot 5,
less 10.00 feet of this front lot, Block 19, Original Townsite to the City of Bruni,
Webb County, Texas, as described in Volume 111, Page 587, Deed Records of
Webb County, Texas.**

Dear Judge Tijerina:

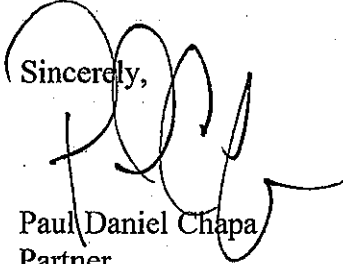
As you know, we represent Webb Consolidated Independent School District in the collection of their delinquent taxes. The School District has made an offer in the amount of \$4,500.00 to purchase the above referenced tax sale property owned in trust by the Webb Consolidated Independent School District and Webb County as a result of the property's failure to sell at Sheriff's tax sale on the courthouse steps.

We prepared an analysis showing the amount of money each taxing entity would receive if the offer is approved. As the analysis shows, the School District's offer is in excess of the total amount of taxes owed and also exceeds the appraised value as set by the Appraisal District. If approved, Webb County would receive more than the amount owed to the county. Jenette Black, Financial Officer for Webb Consolidated Independent School District, informed us that on Tuesday, February 24, 2015, the offer was approved by the Board of Trustees.

Please place this as an action item on the agenda of the County Commissioner's meeting to be held on Monday, April 27, 2015. A suggested wording of this item is as follows: "Consideration and approval of offer to purchase tax sale property."

Thank you for giving this matter your attention. Should you have any questions, or need additional information, please do not hesitate to call me at your convenience.

Sincerely,



Paul Daniel Chapa
Partner

PDC/djm

cc: Sara Garza, Tax Assessor-Collector
Webb Consolidated ISD
P.O. Box 206
Bruni, Texas 78344

Marc Montemayor
County Attorney
Webb County
1110 Washington St., Suite 301
Laredo, Texas 78040

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
500 NORTH SHORELINE BLVD., SUITE 1111
CORPUS CHRISTI, TEXAS 78401

(361) 888-6898
FAX (361) 888-4405

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: \$4500.00
Suit Number: 2011-TRA-000884-D3
Tax Account No.: 90400019080
Legal Description: Lot 3 BLK 19 and Lot 5, less 10 feet in front of Lot BLK 19, Original Townsite, City of Brown Webb County, Texas
Submitted by: WEBB CISD
Address: PO BOX 206 Brown, Texas 78344
Telephone Number(s): 361-747-5405 x 101 (Dr. Sanchez)
Signature: [Handwritten Signature]
Date Submitted: 2-24-15

(Please print all information clearly)

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

Attorneys At Law

500 N SHORELINE BLVD STE 1111
CORPUS CHRISTI, TEXAS 78401-0357

(361) 888-6898

FAX (361) 888-4405

ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY

Suit No. 2011-TXA-000284-D3; Webb Consolidated Independent School District vs. Nora Hudson Binnington Estate

Legal Description: ACCT. NO. 90400019030; Lot 3, Block 19, Original Townsite to the City of Bruni, Webb County, Texas, as described in Volume 97, Page 365, and Lot 5, less 10.00 feet of this front lot, Block 19, Original Townsite to the City of Bruni, Webb County, Texas, as described in Volume 111, Page 587, Deed Records of Webb County, Texas.

Webb County Appraisal District shows lot size as: 26.5' x 142'

Bidder: Webb Consolidated Independent School District, PO Box 206, Bruni, TX 78344

Date of Sale:	August 5, 2014
Amount Due All Entities:	\$2,372.27
Amount of Bid:	\$4,500.00
Cost of Sale:	\$1,469.78
Current Value:	\$3,160.00
% of Total Due:	117.12 %
% of Current Value:	142.41 %

Entity	Amount Due	Amount You
Name	Each Entity	Will Receive
Webb CISD	\$1,765.00	\$2,254.52
Webb County	\$607.27	\$775.70

2 Vacant Lots located on Ave. D, Webb County, Texas

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on August 5, 2014, the property described below was struck-off to the Webb Consolidated Independent School District, Trustee, pursuant to a delinquent tax foreclosure decree of the 341st Judicial District Court, Webb County, Texas, and

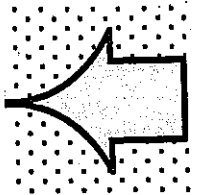
WHEREAS, the sum of \$4,500.00 has been tendered by Webb Consolidated Independent School District, PO Box 206, Bruni, TX 78344, for the purchase of said property pursuant to Section §34.05, Texas Tax Code Ann. (Vernon, 1982), and

NOW, THEREFORE, BE IT RESOLVED by the Commissioners Court of Webb County that its County Judge, Tano E. Tijerina, be and he is hereby authorized to execute a tax resale deed on behalf of the county conveying to Webb Consolidated Independent School District all of the right, title, and interest of the county, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in Webb County, Texas

ACCT. NO. 90400019030; Lot 3, Block 19, Original Townsite to the City of Bruni, Webb County, Texas, as described in Volume 97, Page 365, and Lot 5, less 10.00 feet of this front lot, Block 19, Original Townsite to the City of Bruni, Webb County, Texas, as described in Volume 111, Page 587, Deed Records of Webb County, Texas.

PASSED AND APPROVED this _____ day of _____, 2015.

Tano E. Tijerina, County Judge



ATTEST:

County Clerk

Suit No. 2011-TXA-000284-D3: Webb Consolidated Independent School District vs. Nora Hudson Binnington Estate

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF WEBB

X

That **Webb County, Trustee**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of said governing body which is duly recorded in its official Minutes, hereinafter called grantor, for and in consideration of the sum of \$4,500.00 cash in hand paid by

**Webb Consolidated Independent School District
PO Box 206
Bruni, TX 78344**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents does quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. 2011-TXA-000284-D3; Webb Consolidated Independent School District vs. Nora Hudson Binnington Estate**, in the district court of said county, said property being located in Webb County, Texas, and described as follows:

Lot 3, Block 19, Original Townsite to the City of Bruni, Webb County, Texas, as described in Volume 97, Page 365, and Lot 5, less 10.00 feet of this front lot, Block 19, Original Townsite to the City of Bruni, Webb County, Texas, as described in Volume 111, Page 587, Deed Records of Webb County, Texas.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantor, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, OWNED BY THE DEFENDANT(S) IN SUCH SUIT(S) IN AND TO THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT OR CONSTABLE WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

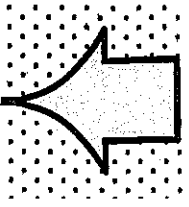
ESTA VENTA SE REALIZA CONFORME A LOS REQUISITOS ESTATUTARIOS O JUDICIALES. LOS POSTORES LICITARAN POR LOS DERECHOS, TITULOS E INTERESES, SI FUESE EL CASO, DE LA PROPIEDAD INMUEBLE QUE SE OFRECE.

LA PROPIEDAD SE VENDE TAL CUAL, DONDE SE ENCUENTRE Y SIN NINGUNA GARANTIA EXPRESA O IMPLICITA. NI EL CONDADO NI EL DEPARTAMENTO DEL ALGUACIL GARANTIZAN O REALIZAN ALGUNA DECLARACION RESPECTO AL TITULO, CONDICION, HABITABILIDAD, COMERCIALIZACION O APTITUD PARA UN PROPOSITO PARTICULAR. LOS COMPRADORES SE RESPONSABILIZAN POR TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES, UN LOTE DE CINCO ACRES O MENOS SE PRESUME QUE SE DESTINA PARA USO RESIDENCIAL. SIN EMBARGO, SI LA PROPIEDAD CARECE DE SERVICIOS DE AGUA POTABLE O ALCANTARILLADO, LA PROPIEDAD PUEDE NO CALIFICAR PARA USO RESIDENCIAL. SI UN COMPRADOR POTENCIAL DESEA MAS INFORMACION DEBE PREGUNTAR O CONSULTAR A UN ASESOR PRIVADO.

IN TESTIMONY WHEREOF Webb County has caused these presents to be executed this
day of _____, 20____.

By: _____
Tano E. Tijerina
County Judge
Webb County



STATE OF TEXAS

X

COUNTY OF WEBB

X

This instrument was acknowledged before me on this _____ day of
_____, 2015, by Tano E. Tijerina, County Judge, of Webb County.

Printed Name: _____
Notary Public, State of Texas
My Commission Expires: _____

After recording return to:

LINEBARGER GOGGAN BLAIR
& SAMPSON, LLP
500 N SHORELINE BLVD STE 1111
CORPUS CHRISTI, TEXAS 78401-0357
(361) 888-6898
FAX (361) 888-4405