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October 24, 2017

Ms. Constance Sanchez  
Director of Financial Services  
City of Corpus Christi  
POB 9277  
Corpus Christi, Texas 78469-9277

**Re: Consideration of offers received for Tax Resale Properties**

Dear Ms. Sanchez,

As you are aware, our firm represents the City of Corpus Christi in the collection of delinquent property taxes. As part of our overall effort to collect delinquent taxes for the City of Corpus Christi and the other taxing entities in Nueces County, we regularly post properties for tax sale by the Nueces County Sheriff. At the sale, if there are no bidders 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. The property then conveys by Sheriff's Tax Deed to Nueces County to hold as Trustee for all of the taxing entities owed taxes on the property. We continue to try to sell these tax resale properties, and when we receive a purchase offer, we bring it forward to the taxing entities for their consideration and action, in accordance with the provisions of the Texas Property Tax Code.

Enclosed please find ten bid analyses and maps for tax resale properties for which we have received purchase offers. The enclosed offers represent the best and highest received to date. We respectfully request that you place these offers on the City Council's agenda for the Council's consideration and action at their next available regular meeting. If the Council approves all ten offers as submitted, the City will receive \$8,927.40 in delinquent tax revenue, \$8,254.90 in payment of demo and paving liens, and restore as much as \$279,227.00 in taxable property value to the tax rolls.

We have received multiple offers for some of these properties. If the City Council approves these offers, we will schedule a second auction of these properties with the opening bids set at the amounts approved by the taxing entities. This is the procedure we have used for many years to obtain the best results for our clients. The prospective buyers are all aware of this procedure, which is spelled out in the offer form that they fill out and sign to submit their offers.

Please let me know as soon as possible when you have a confirmed meeting date. Thank you for your help. We appreciate the excellent working relationship we enjoy with you and your very capable staff. If you have any questions regarding these matters, please contact me at your convenience.

Sincerely,

A handwritten signature in cursive script, appearing to read "M. Leary".

Marvin Leary  
Area Manager

Enclosures: 10 Bid analyses and maps for tax resale properties

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 2011DCV-2166-C; Nueces County vs Neil Wilkinson  
**Tax ID# & Legal:** 1494-0018-0160; Lot 16, Block 18, Central Park Unit 3

**Property Location:** 4829 Monitor St. - Corpus Christi

**Date of Sale:** April 2, 2013

**Amount Due All Entities:** 36,007.42

**Amount of Offer:** 3,500.00

**Cost of Sale:** 50.00

**Current Value:** 8,370.00

**% of Total Due:** 9.72%

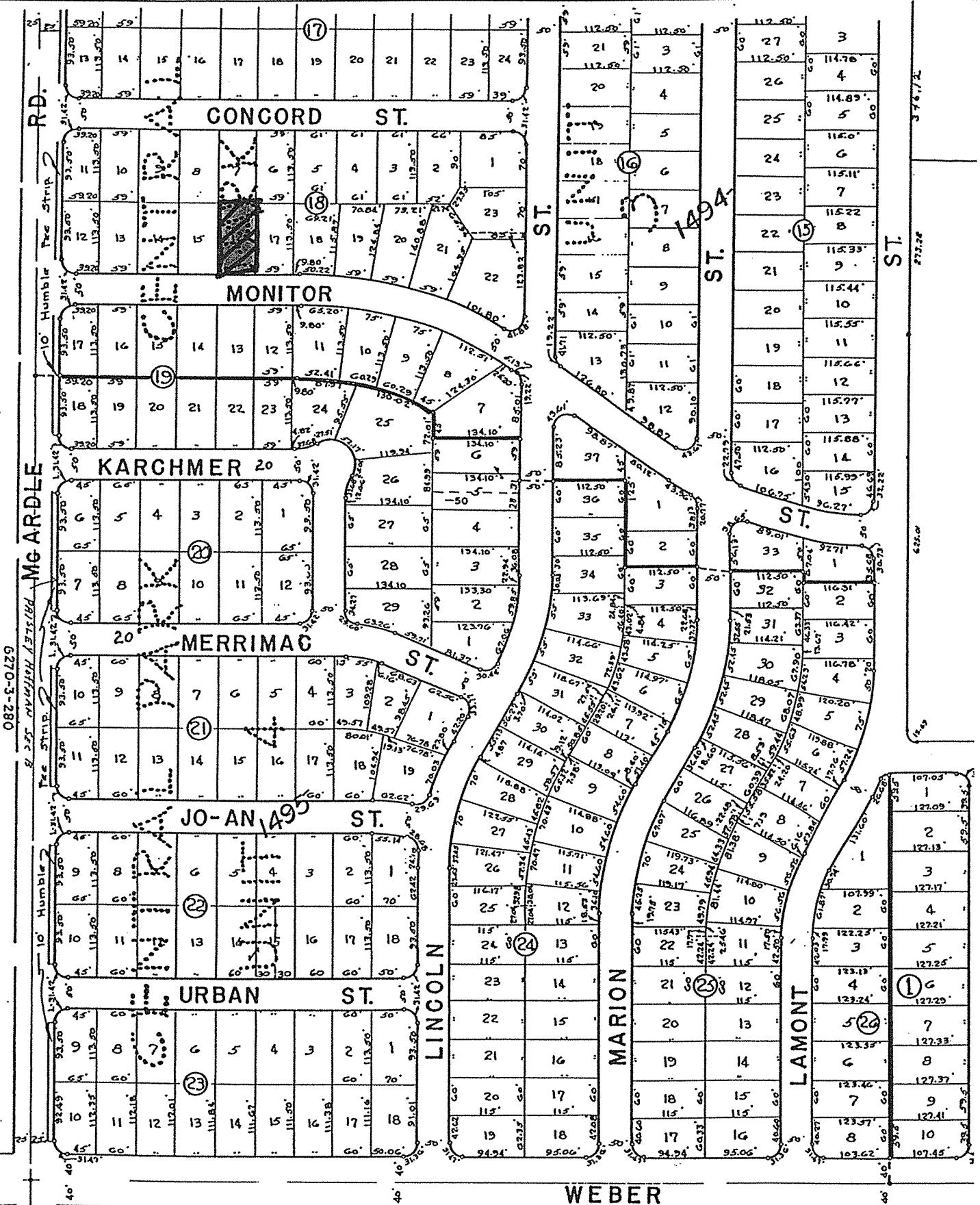
**% of Current Value:** 41.82%

| Entity Name                                | Amount Due Each Entity | Amount You Will Receive |
|--------------------------------------------|------------------------|-------------------------|
| Nueces County                              | 1,765.44               | 24.84                   |
|                                            |                        |                         |
|                                            |                        |                         |
| City of Corpus Christi                     | 1,981.45               | 27.88                   |
| Corpus Christi Independent School District | 4,133.21               | 58.15                   |
| Del Mar College                            | 861.01                 | 12.11                   |
| City Paving & Demo Liens                   | 27,266.31              | 3,327.02                |

*A VACANT RESIDENTIAL LOT, 59 FT X 113 FT, LOCATED JUST OFF MCARDLE RD., BETWEEN CARROLL LN. AND WEBER RD.*

*THE PROSPECTIVE PURCHASER IS MANUEL GONZALES OF CORPUS CHRISTI*

H24



## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 2015DCV-1844-B; Nueces County vs. Margarito Hinojosa  
**Tax ID# & Legal:** 8409-0010-0150; Lots 15 and 16, Block 10, Steele Addition  
**Property Location:** 2841 Mary St. - Corpus Christi

**Date of Sale:** October 4, 2016  
**Amount Due All Entities:** 4,087.22  
**Amount of Offer:** 2,000.00  
**Cost of Sale:** 1,616.50  
**Current Value:** 7,813.00  
**% of Total Due:** 48.93%  
**% of Current Value:** 25.60%

| Entity Name                                | Amount Due Each Entity | Amount You Will Receive |
|--------------------------------------------|------------------------|-------------------------|
| Nueces County                              | 790.05                 | 74.13                   |
|                                            |                        |                         |
|                                            |                        |                         |
| City of Corpus Christi                     | 920.44                 | 86.36                   |
| Corpus Christi Independent School District | 1,978.65               | 185.65                  |
| Del Mar College                            | 398.08                 | 37.35                   |
|                                            |                        |                         |

*A VACANT RESIDENTIAL LOT, 50 FT X 120 FT, LOCATED 2 BLOCKS SOUTHWEST OF THE INTERSECTION OF AGNES ST. AND PORT AVE.*

*THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI.*



2171

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 2011DCV-1453-E; Nueces County vs. Keatas Ewers

**Tax ID# & Legal:** 1390-0003-0260; Lot 26, Block 3, Carver Addition

**Property Location:** 2801 Guadalupe St. - Corpus Christi

**Date of Sale:** January 3, 2017

**Amount Due All Entities:** 18,667.18

**Amount of Offer:** 12,500.00

**Cost of Sale:** 2,176.50

**Current Value:** 48,640.00

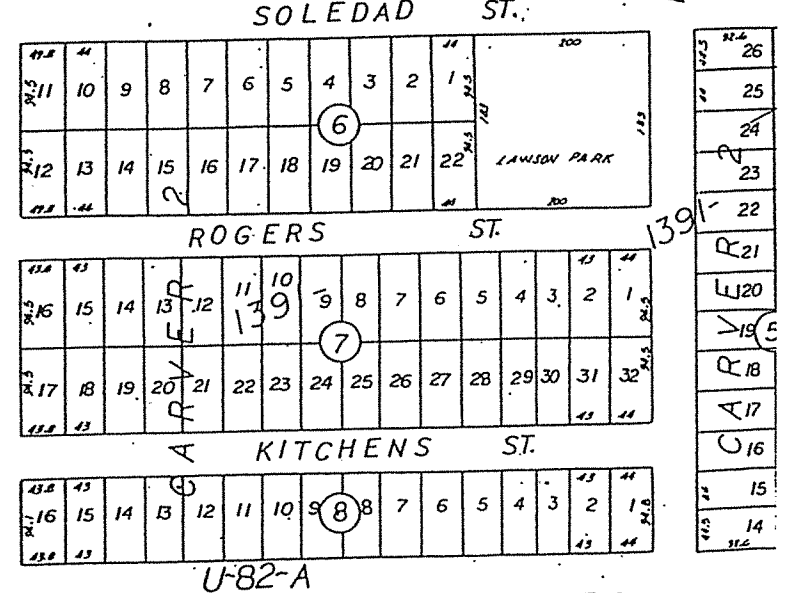
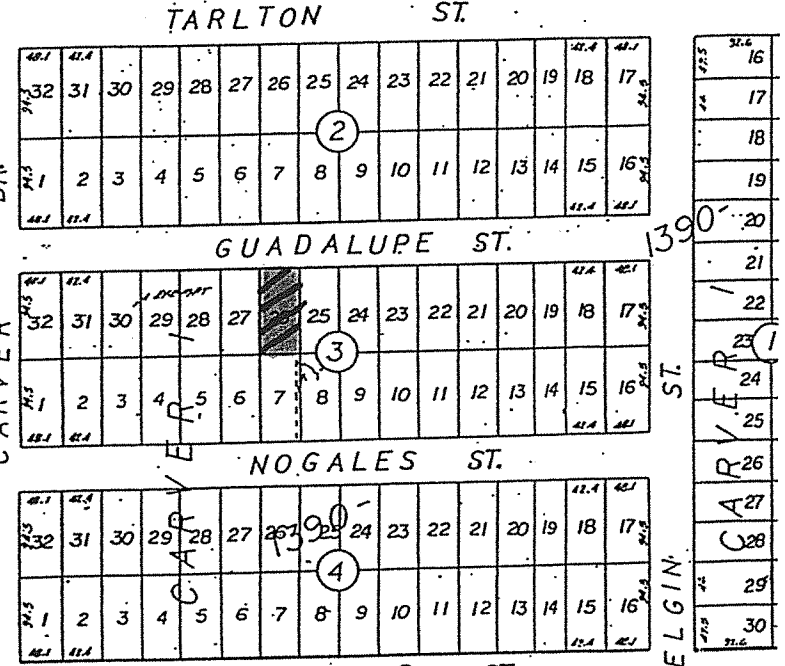
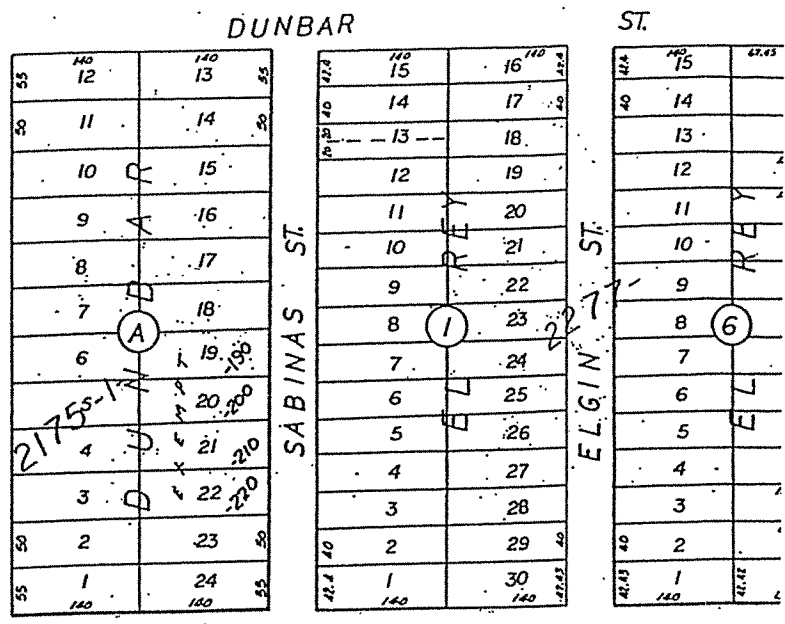
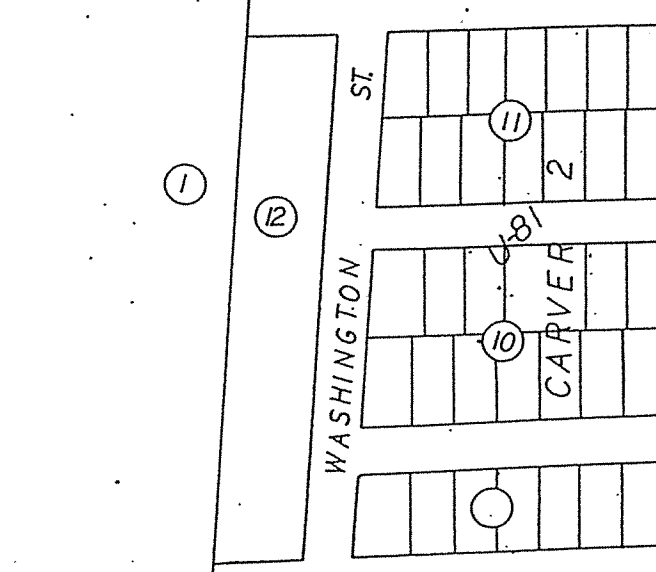
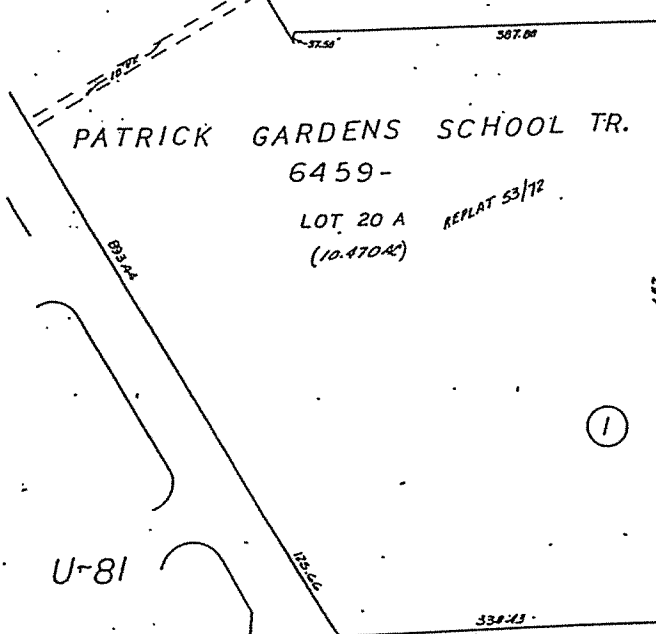
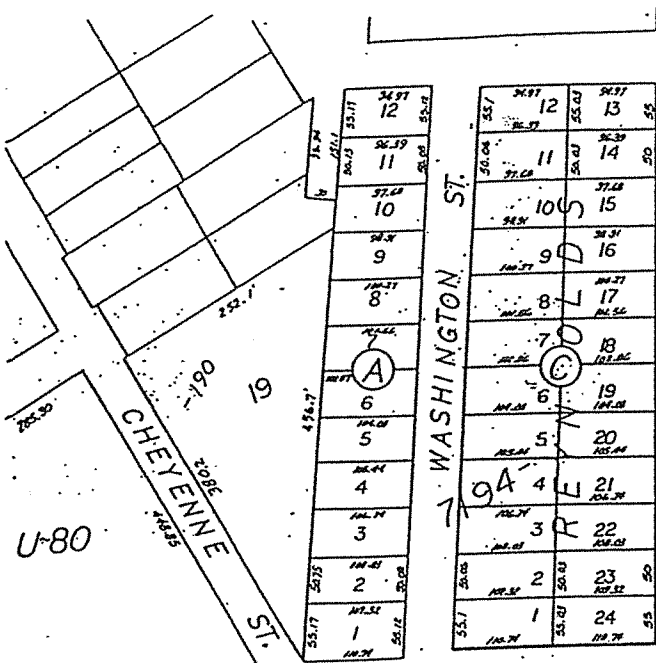
**% of Total Due:** 66.96%

**% of Current Value:** 25.70%

| Entity Name                                | Amount Due Each Entity | Amount You Will Receive |
|--------------------------------------------|------------------------|-------------------------|
| Nueces County                              | 3,411.70               | 1,789.57                |
|                                            |                        |                         |
|                                            |                        |                         |
| City of Corpus Christi                     | 4,063.13               | 2,131.27                |
| Corpus Christi Independent School District | 8,607.60               | 4,515.02                |
| Del Mar College                            | 1,758.11               | 922.20                  |
| City Paving & Demo Liens                   | 826.64                 | 965.44                  |

*A SINGLE STORY WOOD FRAME HOUSE ON A 42 FT X 94 FT LOT, LOCATED A HALF BLOCK EAST OF ROSE SHAW ELEMENTARY SCHOOL. THE HOUSE IS IN VERY POOR CONDITION AND REQUIRES A COMPLETE RENOVATION THROUGHOUT TO MAKE IT HABITABLE.*

*THE PROSPECTIVE PURCHASER IS JOEL TIENDA OF ROBSTOWN, TEXAS*



2185

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2014DCV-1690-B; Nueces County vs. Ruby Mitchell  
Tax ID# & Legal: 0742-0000-0095; Lot 9-E, Blake Addition

Property Location: 750 Mohawk St. - Corpus Christi

Date of Sale: February 7, 2017

Amount Due All Entities: 15,670.74

Amount of Offer: 4,000.00

Cost of Sale: 1,732.50

Current Value: 23,089.00

% of Total Due: 25.53%

% of Current Value: 17.32%

| Entity Name                                | Amount Due<br>Each Entity | Amount You<br>Will Receive |
|--------------------------------------------|---------------------------|----------------------------|
| Nueces County                              | 2,264.05                  | 274.53                     |
|                                            |                           |                            |
|                                            |                           |                            |
| City of Corpus Christi                     | 2,751.60                  | 333.65                     |
| Corpus Christi Independent School District | 5,784.18                  | 701.39                     |
| Del Mar College                            | 1,181.46                  | 143.26                     |
| City Paving & Demo Liens                   | 3,689.45                  | 814.67                     |

A SINGLE STORY WOOD FRAME HOUSE ON A 66 FT X 122 FT LOT, LOCATED 3 BLOCKS NORTHEAST OF ROSE SHAW ELEMENTARY SCHOOL. THE HOUSE IS IN EXTREMELY POOR CONDITION, WITH A BIG HOLE IN THE ROOF, AND NEEDS COMPLETE RENOVATION THROUGHOUT TO BE

THE PROSPECTIVE PURCHASER IS MANUEL GONZALEZ OF CORPUS CHRISTI



## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 2014DCV-6241-A; Nueces County vs. Manuel L. Rodriguez  
**Tax ID# & Legal:** 2277-0001-0090; Lot 9, Block 1, El Rey Addition

**Property Location:** 3026 Sabinas St. - Corpus Christi

**Date of Sale:** March 7, 2017

**Amount Due All Entities:** 14,048.04

**Amount of Offer:** 1,750.00

**Cost of Sale:** 1,430.50

**Current Value:** 7,000.00

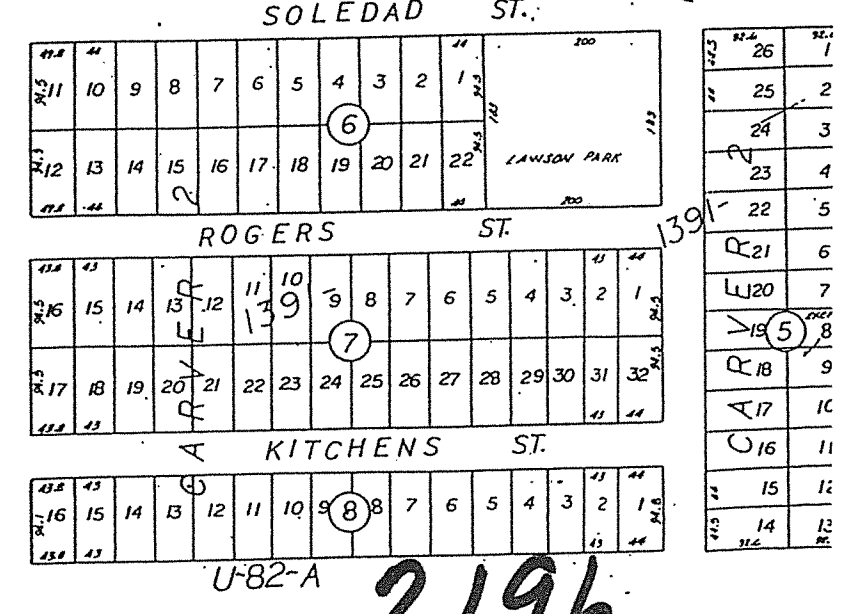
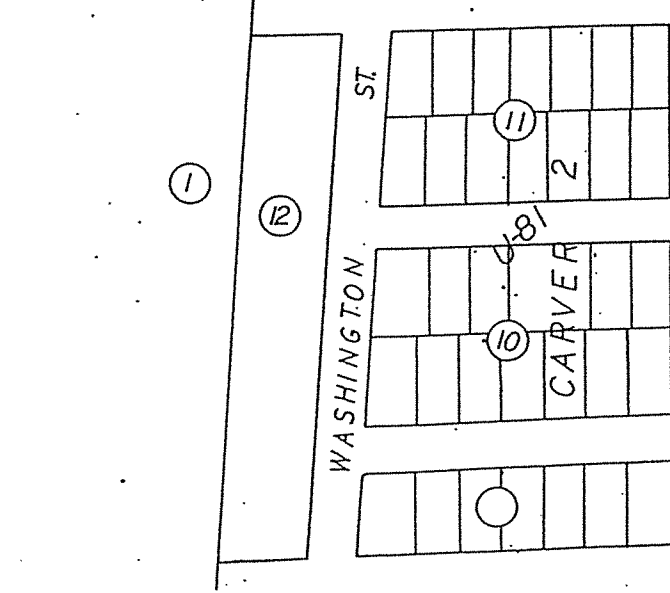
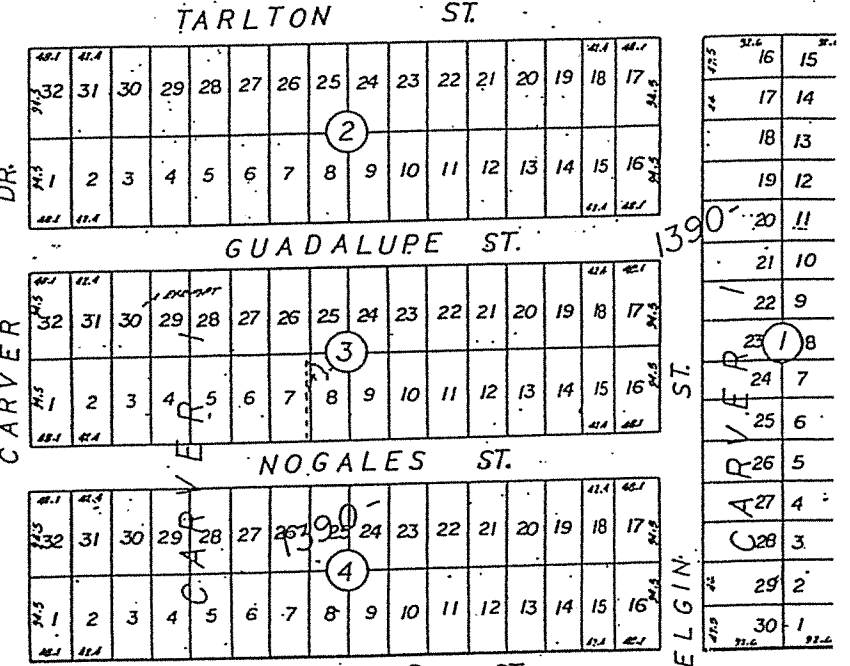
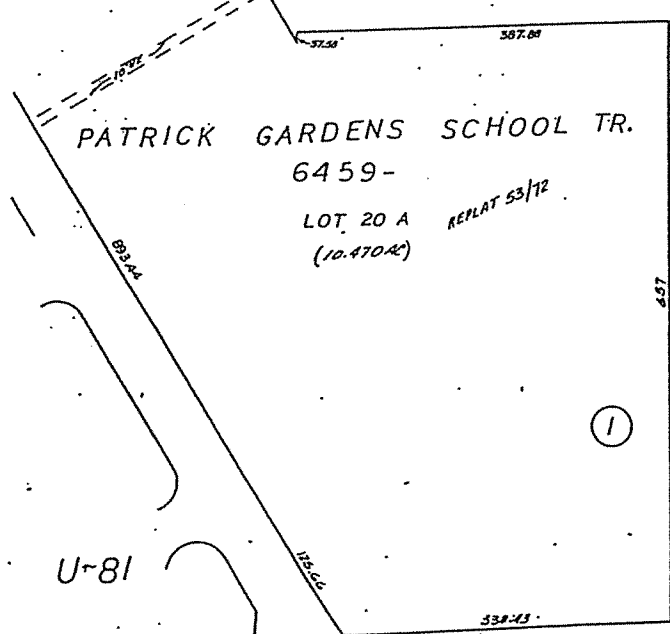
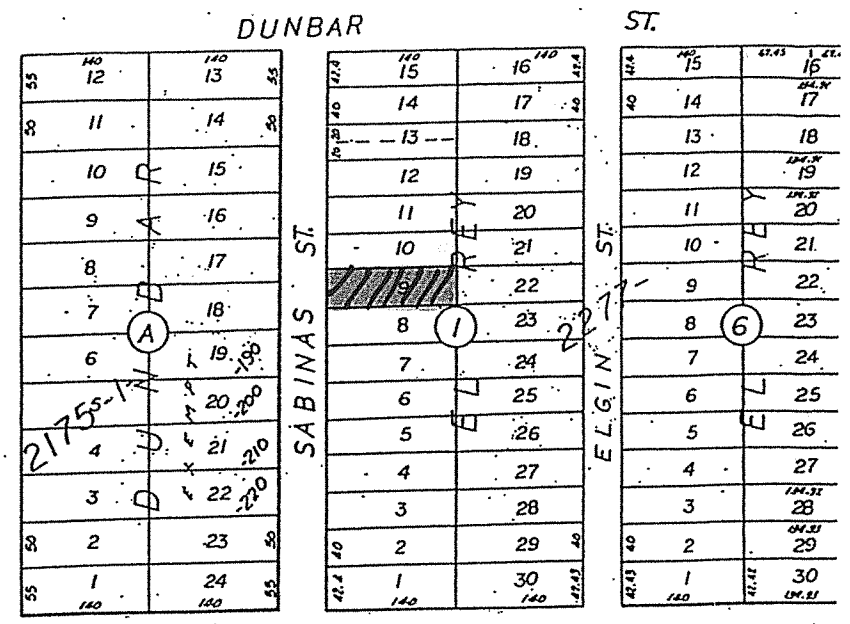
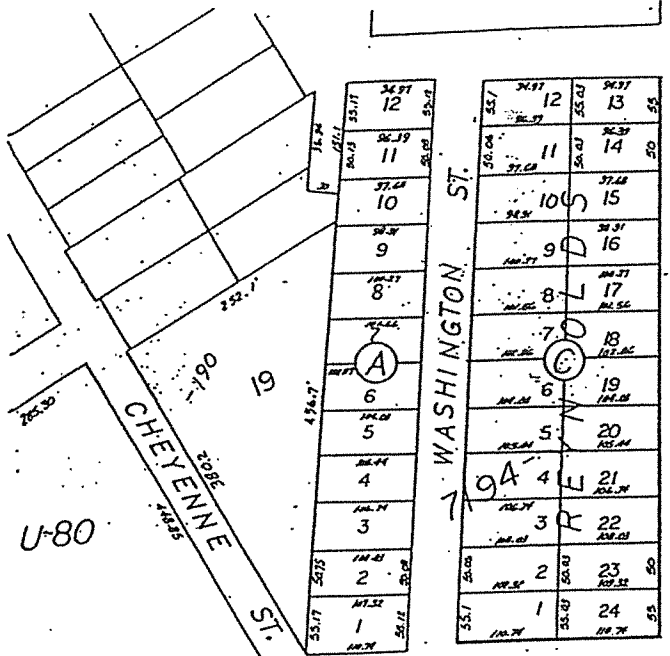
**% of Total Due:** 12.46%

**% of Current Value:** 25.00%

| Entity Name                                | Amount Due<br>Each Entity | Amount You Will<br>Receive |
|--------------------------------------------|---------------------------|----------------------------|
| Nueces County                              | 809.61                    | 18.41                      |
|                                            |                           |                            |
|                                            |                           |                            |
| City of Corpus Christi                     | 998.21                    | 22.70                      |
| Corpus Christi Independent School District | 2,100.33                  | 47.77                      |
| Del Mar College                            | 422.88                    | 9.62                       |
| City Paving & Demo Liens                   | 9,717.01                  | 221.00                     |

*A VACANT RESIDENTIAL LOT, 40 FT X 140 FT, LOCATED 2 BLOCKS NORTHEAST OF ROSE SHAW ELEMENTARY SCHOOL.*

*THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI.*



U-82-A

2196

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 2013DCV-0770-B; Nueces County vs Moises Salas Jr  
**Tax ID# & Legal:** 1492-0001-0250; Lot 25, Block 1, Central Park Unit 1

**Property Location:** 4606 Mokry Dr. - Corpus Christi

**Date of Sale:** May 2,2017

**Amount Due All Entities:** 27,776.04

**Amount of Offer:** 3,500.00

**Cost of Sale:** 2,815.50

**Current Value:** 9,038.00

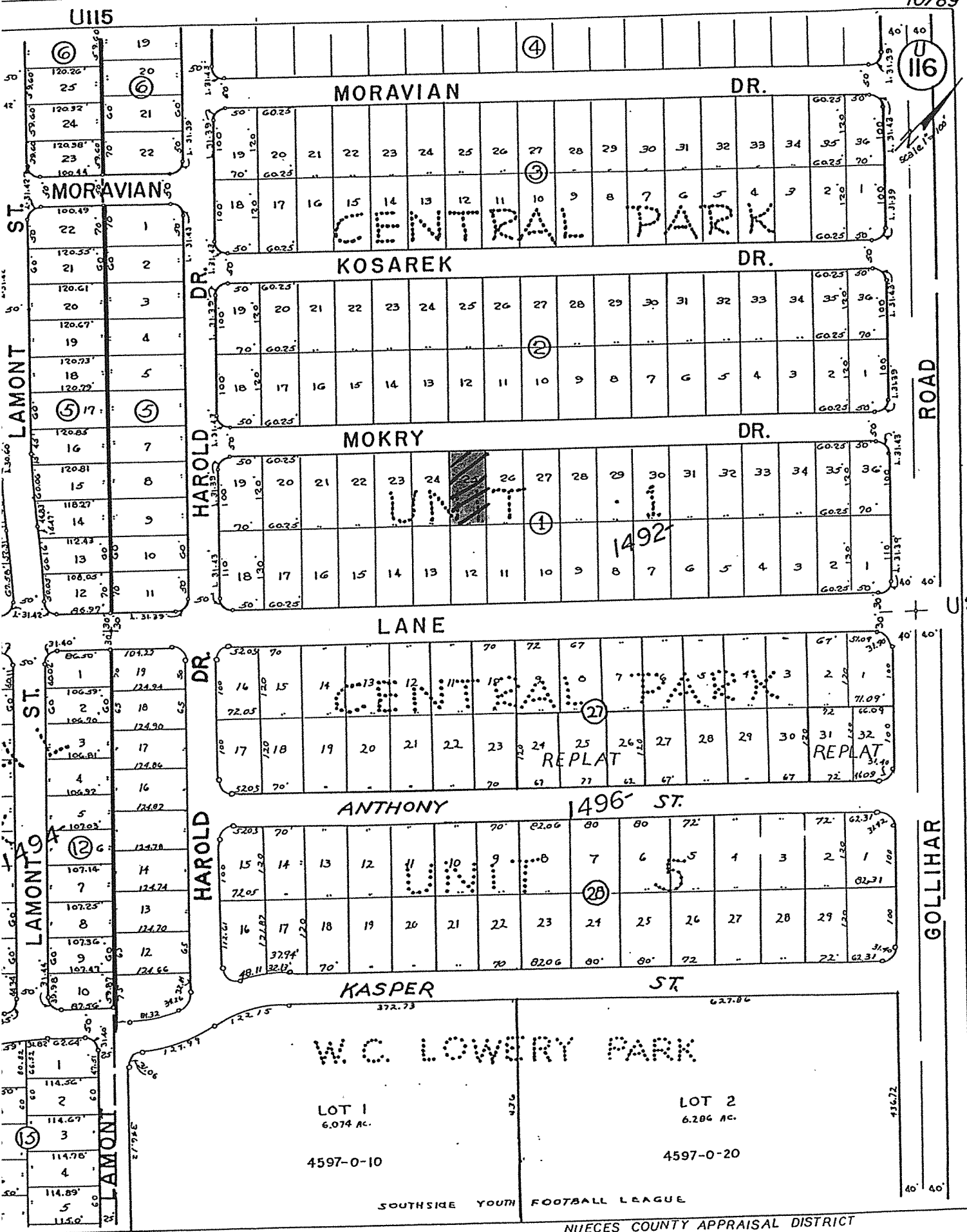
**% of Total Due:** 12.60%

**% of Current Value:** 38.73%

| Entity Name                                | Amount Due<br>Each Entity | Amount You<br>Will Receive |
|--------------------------------------------|---------------------------|----------------------------|
| Nueces County                              | 1,366.03                  | 25.82                      |
|                                            |                           |                            |
|                                            |                           |                            |
| City of Corpus Christi                     | 1,658.51                  | 31.35                      |
| Corpus Christi Independent School District | 3,348.83                  | 63.30                      |
| Del Mar College                            | 735.33                    | 13.90                      |
| City Paving & Demo Liens                   | 20,667.34                 | 550.13                     |

*A VACANT RESIDENTIAL LOT, 60 FT X 120 FT, LOCATED 1 BLOCK WEST OF  
GOLLIHAR RD., BETWEEN CARROLL LN. AND WEBER RD.*

*THE PROSPECTIVE PURCHASER IS MANUEL GONZALES OF CORPUS CHRISTI*



U115

U116

MORAVIAN

DR.

KOSAREK

DR.

MOKRY

DR.

LANE

DR.

ANTHONY

1496' ST.

KASPER

ST.

W. C. LOWERY PARK

LOT 1  
6.074 AC.

LOT 2  
6.286 AC.

4597-0-10

4597-0-20

SOUTH SIDE YOUTH FOOTBALL LEAGUE

NUECES COUNTY APPRAISAL DISTRICT

U117

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 2013DCV-3284-B; Nueces County vs. Marcio Perez, Jr  
**Tax ID# & Legal:** 1579-0002-0220; Lot 22, Block 2, Christi Park #3

**Property Location:** 4502 Townsend St. - Corpus Christi

**Date of Sale:** May 2, 2017

**Amount Due All Entities:** 19,093.94

**Amount of Offer:** 10,000.00

**Cost of Sale:** 3,009.50

**Current Value:** 47,431.00

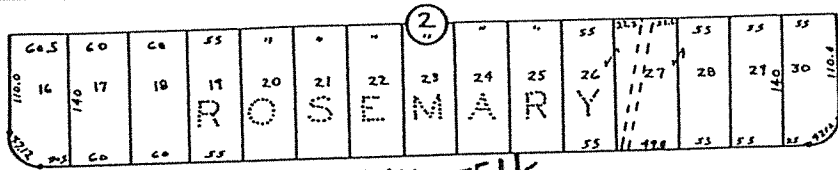
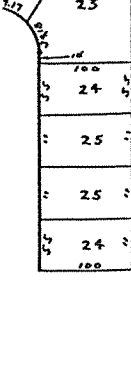
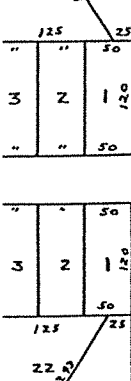
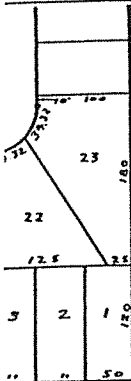
**% of Total Due:** 52.37%

**% of Current Value:** 21.08%

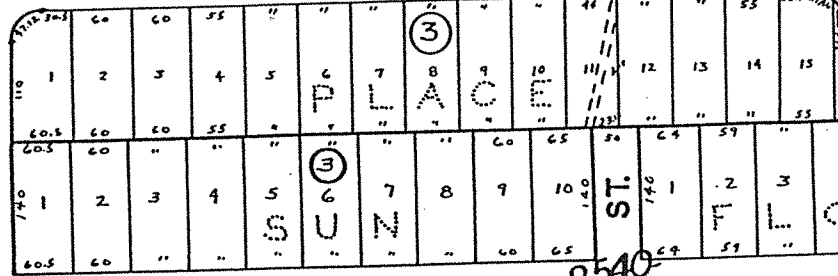
| Entity Name                                | Amount Due Each Entity | Amount You Will Receive |
|--------------------------------------------|------------------------|-------------------------|
| Nueces County                              | 3,187.98               | 1,167.15                |
|                                            |                        |                         |
|                                            |                        |                         |
| City of Corpus Christi                     | 3,900.62               | 1,428.06                |
| Corpus Christi Independent School District | 8,216.06               | 3,007.99                |
| Del Mar College                            | 1,673.70               | 612.76                  |
| City Paving & Demo Liens                   | 2,115.58               | 774.54                  |

*A SINGLE STORY WOOD FRAME HOUSE AND DETACHED REAR GARAGE ON A 67 FT X 140 FT LOT AT THE CORNER OF TOWNSEND ST. AND GOLLIHAR RD. THE HOUSE AND GARAGE ARE BOTH IN VERY POOR CONDITION AND NEED COMPLETE RENOVATION THROUGHOUT TO MAKE HABITABLE.*

*THE PROSPECTIVE PURCHASER IS BOTIA, LLC OF CORPUS CHRISTI, TX*



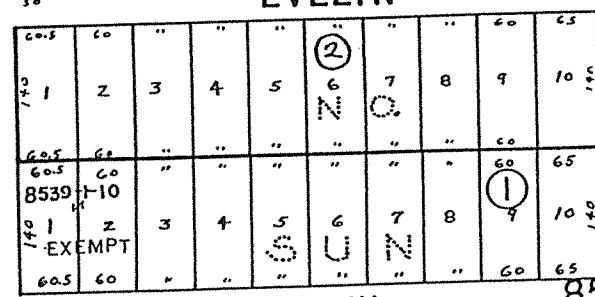
FRANKLIN 7511



EVELYN

8540

ST.

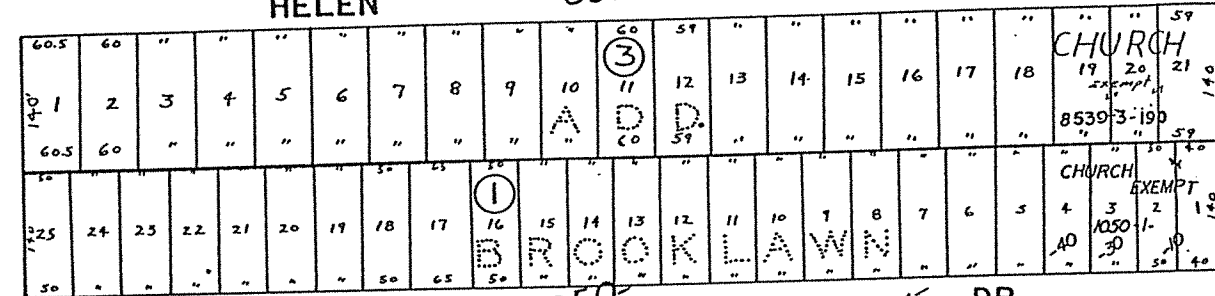


8539-10  
EXEMPT

HELEN

8539

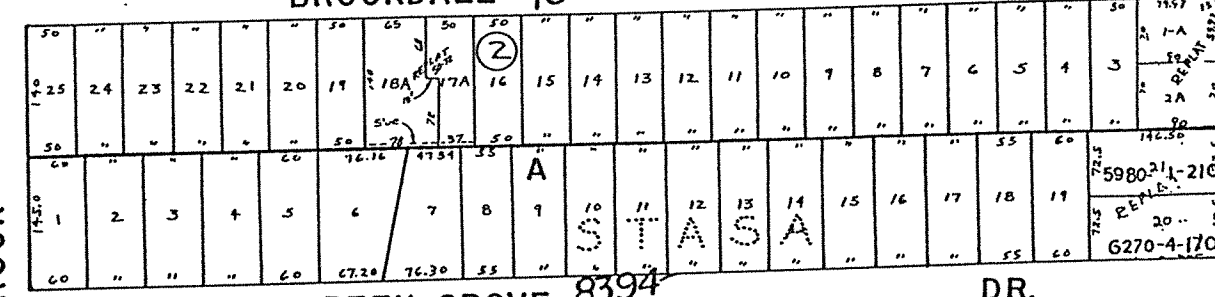
DR.



CHURCH  
EXEMPT  
8539-13-19

BROOKDALE 1050

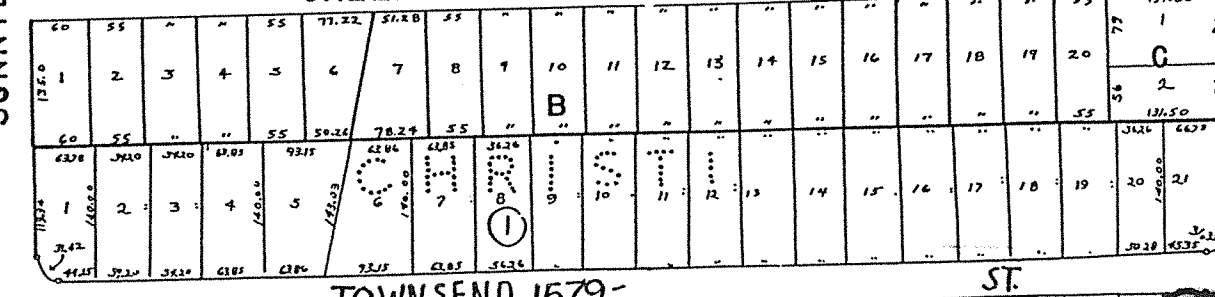
DR.



CHURCH  
EXEMPT  
5980-21-210  
6270-4-170

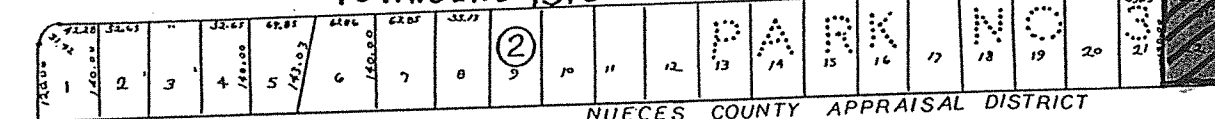
GREEN GROVE 8394

DR.



TOWNSEND 1579

ST.



## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 2013DCV-4690-G; Nueces County vs. Joel Rodriguez  
**Tax ID# & Legal:** 4260-0012-0030; Lot 3, Block 12, Lawndale  
Subdivision  
**Property Location:** 1222 Maryland Dr. - Corpus Christi

**Date of Sale:** May 2, 2017  
**Amount Due All Entities:** 18,990.91  
**Amount of Offer:** 10,000.00  
**Cost of Sale:** 1,898.50  
**Current Value:** 49,497.00  
**% of Total Due:** 52.66%  
**% of Current Value:** 20.20%

| Entity Name                                | Amount Due<br>Each Entity | Amount You<br>Will Receive |
|--------------------------------------------|---------------------------|----------------------------|
| Nueces County                              | 2,943.65                  | 1,255.76                   |
|                                            |                           |                            |
|                                            |                           |                            |
| City of Corpus Christi                     | 3,825.99                  | 1,632.16                   |
| Corpus Christi Independent School District | 7,390.07                  | 3,152.60                   |
| Del Mar College                            | 1,660.02                  | 708.16                     |
| City Paving & Demo Liens                   | 3,171.18                  | 1,352.82                   |

*A SINGLE STORY WOOD FRAME HOUSE ON A 65 FT X 117 FT LOT, LOCATED NEAR THE INTERSECTION OF KOSTORYZ RD. AND S. STAPLES ST. THE HOUSE HAS A LOT OF WATER DAMAGE AND WAS GUTTED OUT TO THE WALL STUDS BY THE PRIOR OWNER BUT NEVER REPAIRED.*

*THE PROSPECTIVE PURCHASER IS BOTIA, LLC OF CORPUS CHRISTI, TX*

U-53-A

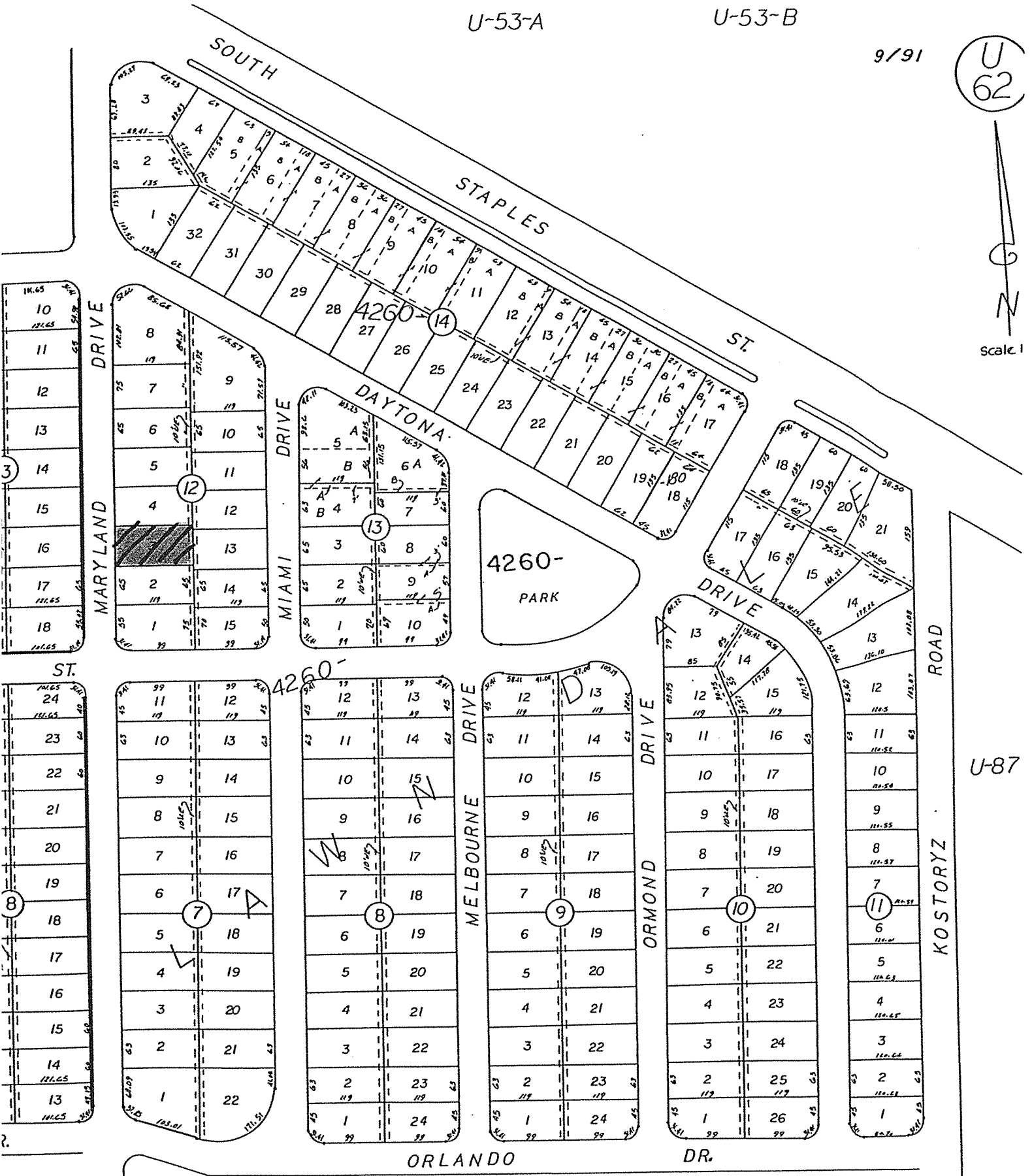
U-53-B

9/91

U  
62



Scale 1



U-85-A

NUECES COUNTY APPRAISAL DISTRICT

2205

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 09-4881-C; Nueces County vs. Sylvia Macias  
**Tax ID# & Legal:** 4042-0001-0010 & 4042-0001-0020; Lots 1 and 2, Block A, La Bahia Addition  
**Property Location:** 3009-3013 Highland Ave. - Corpus Christi

**Date of Sale:** June 6, 2017  
**Amount Due All Entities:** 34,413.44  
**Amount of Offer:** 15,999.00  
**Cost of Sale:** 2,577.50  
**Current Value:** 58,375.00  
**% of Total Due:** 46.49%  
**% of Current Value:** 27.41%

| Entity Name                                | Amount Due Each Entity | Amount You Will Receive |
|--------------------------------------------|------------------------|-------------------------|
| Nueces County                              | 6,536.79               | 2,549.40                |
|                                            |                        |                         |
|                                            |                        |                         |
| City of Corpus Christi                     | 7,863.25               | 3,066.73                |
| Corpus Christi Independent School District | 16,616.58              | 6,480.59                |
| Del Mar College                            | 3,396.82               | 1,324.79                |
|                                            |                        |                         |

*A 2,200 SQ FT CONCRETE BLOCK BUILDING, FORMERLY A NIGHTCLUB, AND THE REMAINS OF A FIRE DAMAGED DUPLEX, ON A 12,667 SQ FT LOT. THIS IS A COMMERCIAL PROPERTY, LOCATED 5 BLOCKS NORTHWEST OF THE INTERSECTION OF PORT AVE. AND MORGAN AVE.*

*THE PROSPECTIVE PURCHASER IS ERF REAL ESTATE, INC. OF CORPUS CHRISTI, TX.*

U70

4/95

U69

RUTH ST.

SUNRISE AVE.

BUFORD ST.

HIBISCUS ST.

S. PORT AVE.

DOLORES ST.

DUNCAN ST.

SABINAS ST.

VERBENA ST.

ELGIN ST.

BRUCE ST.

MORGAN AVE.

N

SCALE: 1" = 100'

U57

SIKORA ADDITION  
LOT 1-B

8034-

SIKORA ADDITION  
LOT 2

8039-020

TYRE MUSSETT

EXE MPT  
3.47AC  
5468-0-540

Division Office  
State Highway Dept.

TRACT

U75

NUECES COUNTY APPRAISAL DISTRICT

2206

## ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

**Suit Number & Style:** 2013DCV-5121-D; Nueces County vs. Enriqueta Rodriguez  
**Tax ID# & Legal:** 2800-0001-0050; Lot 5, Block 'A', George's Place

**Property Location:** 2922 Lois Dr. - Corpus Christi

**Date of Sale:** September 5, 2017

**Amount Due All Entities:** 18,901.76

**Amount of Offer:** 4,000.00

**Cost of Sale:** 2,966.50

**Current Value:** 19,974.00

**% of Total Due:** 21.16%

**% of Current Value:** 20.03%

| Entity Name                               | Amount Due<br>Each Entity | Amount You Will<br>Receive |
|-------------------------------------------|---------------------------|----------------------------|
| Nueces County                             | 2,929.47                  | 160.18                     |
|                                           |                           |                            |
|                                           |                           |                            |
| City of Corpus Christi                    | 3,058.63                  | 167.24                     |
| Tuloso Midway Independent School District | 7,064.26                  | 386.25                     |
| Del Mar College                           | 1,290.35                  | 70.55                      |
| City Paving & Demo Liens                  | 4,559.05                  | 249.28                     |

*A VACANT RESIDENTIAL LOT, 50 FT X 149 FT, LOCATED 2 BLOCKS EAST OF THE INTERSECTION OF LEOPARD ST AND MC KENZIE RD. IN TULOSO MIDWAY ISD.*

*THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI.*

