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January 31, 2019

Ms. Constance Sanchez
Director of Financial Services
City of Corpus Christi
1201 Leopard St.
Corpus Christi, Texas 78401

Re: Consideration of bids 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 in 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. A Sheriff's Tax Deed is filed in the name of Nueces County, 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 Texas Property Tax Code.

Enclosed please find bid analyses and maps for thirteen 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 13 offers as submitted, the City will receive \$32,475.02 in delinquent tax revenue, \$38,933.42 in payment of demo liens, and restore as much as \$551,006.00 in taxable property value to the tax rolls.

We have received multiple offers for several of the properties. If the City Council approves the 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, as it is spelled out in the terms of sale on the Tax Resale Offer Form, which they fill out and sign to submit their offers.

Please let me know as soon as possible when the meeting dates are confirmed. In the meantime, if you have questions regarding these matters, please contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "M. Leary". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Marvin Leary
Area Manager

Enclosures: Bid analyses and maps for 13 tax resale properties

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

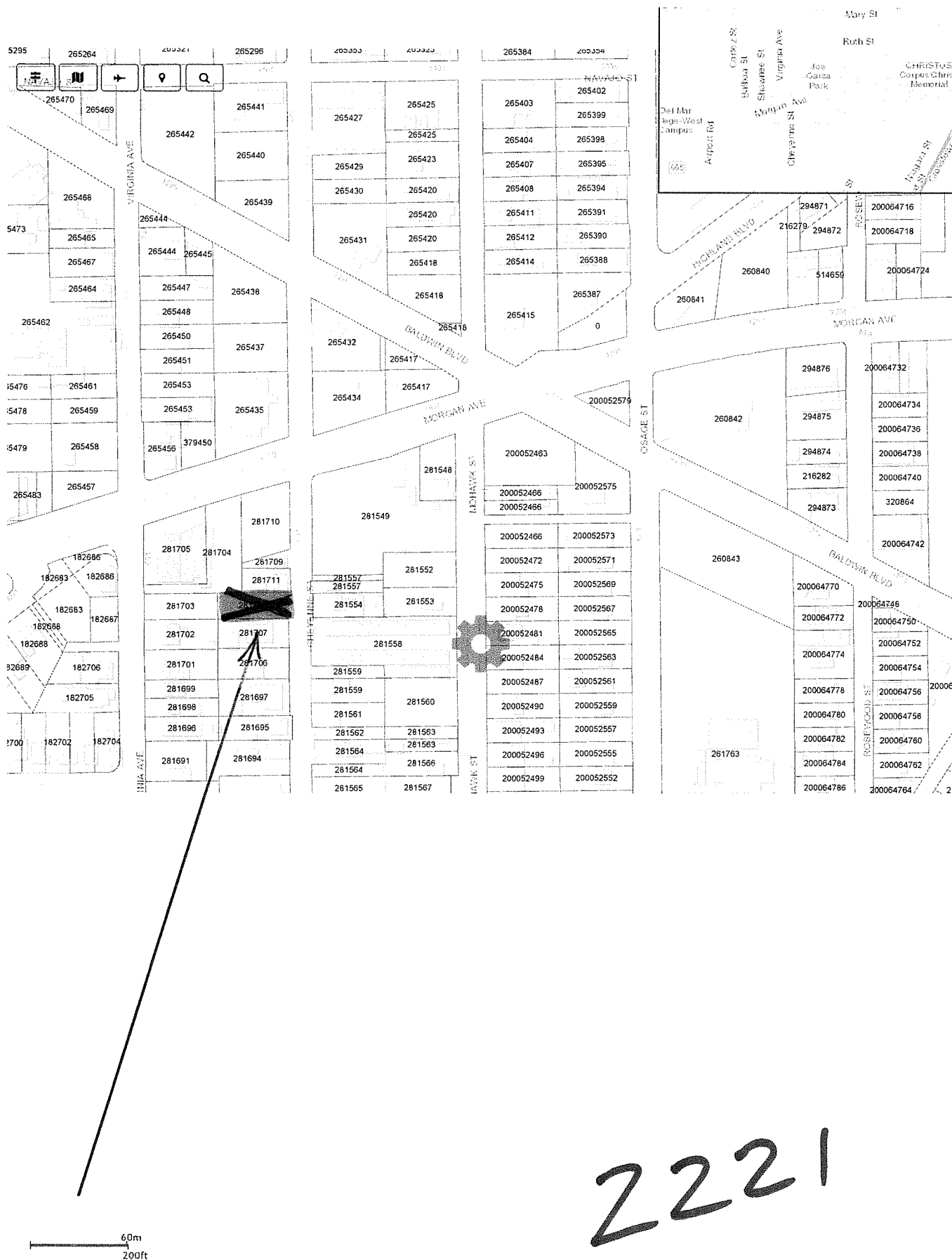
Suit Number & Style: 2011DV-1406-E; Nueces County vs Isaac Orta, Jr.
Tax ID# & Legal: 6458-0000-0402; Lot 40-C, Patrick Gardens
Subdivision
Property Location: 613 Cheyenne St. - Corpus Christi

Date of Sale: November 7, 2017
Amount Due All Entities: 23,297.48
Amount of Offer: 5,000.00
Cost of Sale: 2,044.50
Current Value: 19,984.00
% of Total Due: 21.46%
% of Current Value: 25.02%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	3,254.81	374.22
City of Corpus Christi	4,068.68	467.80
Corpus Christi Independent School District	5,752.73	661.42
Del Mar College	1,753.06	201.56
City Paving & Demo Liens	8,468.20	1,250.50

*A COMPLETELY DILAPIDATED HOUSE ON A 54' X 145 FT LOT, LOCATED 2
BLOCKS SOUTHWEST OF THE INTERSECTION OF BALDWIN AND MORGAN.*

THE PROSPECTIVE PURCHASER IS JOEL RODRIGUEZ OF CORPUS CHRISTI.



ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2014DCV-2768-C; Nueces County vs Eric Medina
Tax ID# & Legal: 0487-0006-0140; Lot 14, Block 6, Bay View Addition
No. 2
Property Location: 1008 S. Brownlee Blvd. - Corpus Christi

Date of Sale: November 7, 2017
Amount Due All Entities: 19,882.04
Amount of Offer: 2,500.00
Cost of Sale: 1,488.50
Current Value: 7,755.00
% of Total Due: 12.57%
% of Current Value: 32.24%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	1,385.46	70.49
City of Corpus Christi	1,612.91	82.06
Corpus Christi Independent School District	3,425.94	174.29
Del Mar College	703.44	35.79
City Paving & Demo Liens	12,754.29	648.88

*A VACANT RESIDENTIAL LOT, 47 FT X 132 FT, LOCATED 3 BLOCKS EAST OF
THE CROSSTOWN EXPRESSWAY BETWEEN AGNES AND MORGAN.*

THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI.



2223

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

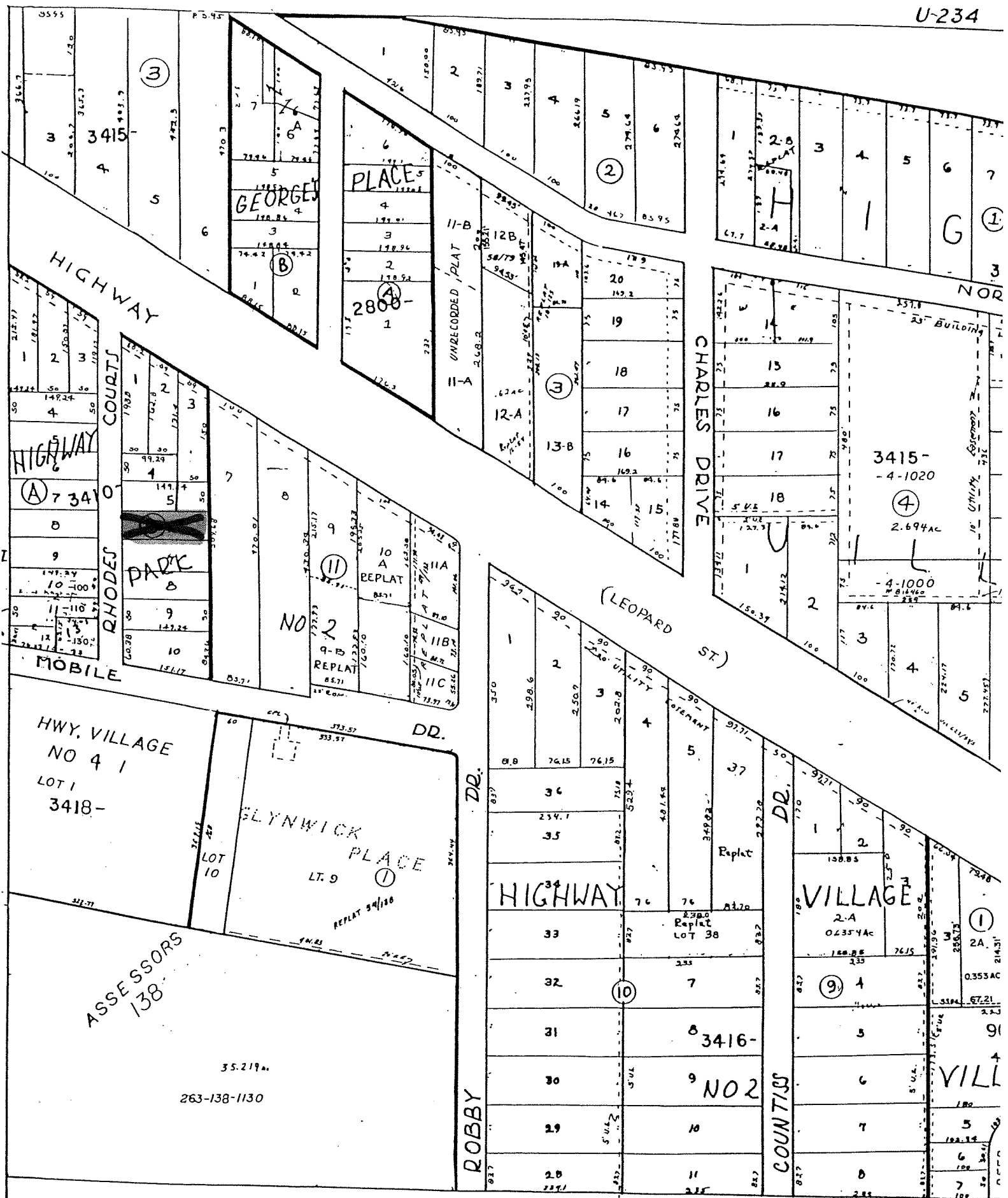
Suit Number & Style: 2013DCV-1426-B; Nueces County vs. Eddie Wright
Tax ID# & Legal: 3410-0002-0060; Lot 6, Block "B", Highway Park Addition
Property Location: 2911 Rhodes Ct. - Corpus Christi

Date of Sale: November 7, 2017
Amount Due All Entities: 10,573.13
Amount of Offer: 5,000.00
Cost of Sale: 1,830.25
Current Value: 19,998.00
% of Total Due: 47.29%
% of Current Value: 25.00%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	860.72	235.88
City of Corpus Christi	890.43	244.02
Tuloso Midway Independent School District	2,052.44	562.48
Del Mar College	380.97	104.40
City Paving & Demo Liens	6,388.57	2,022.97

A VACANT LOT, 50 FT X 150 FT, LOCATED JUST OFF LEOPARD ST., NEAR MCKENZIE RD., IN TULOSO MIDWAY ISD.

THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI.



2224

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

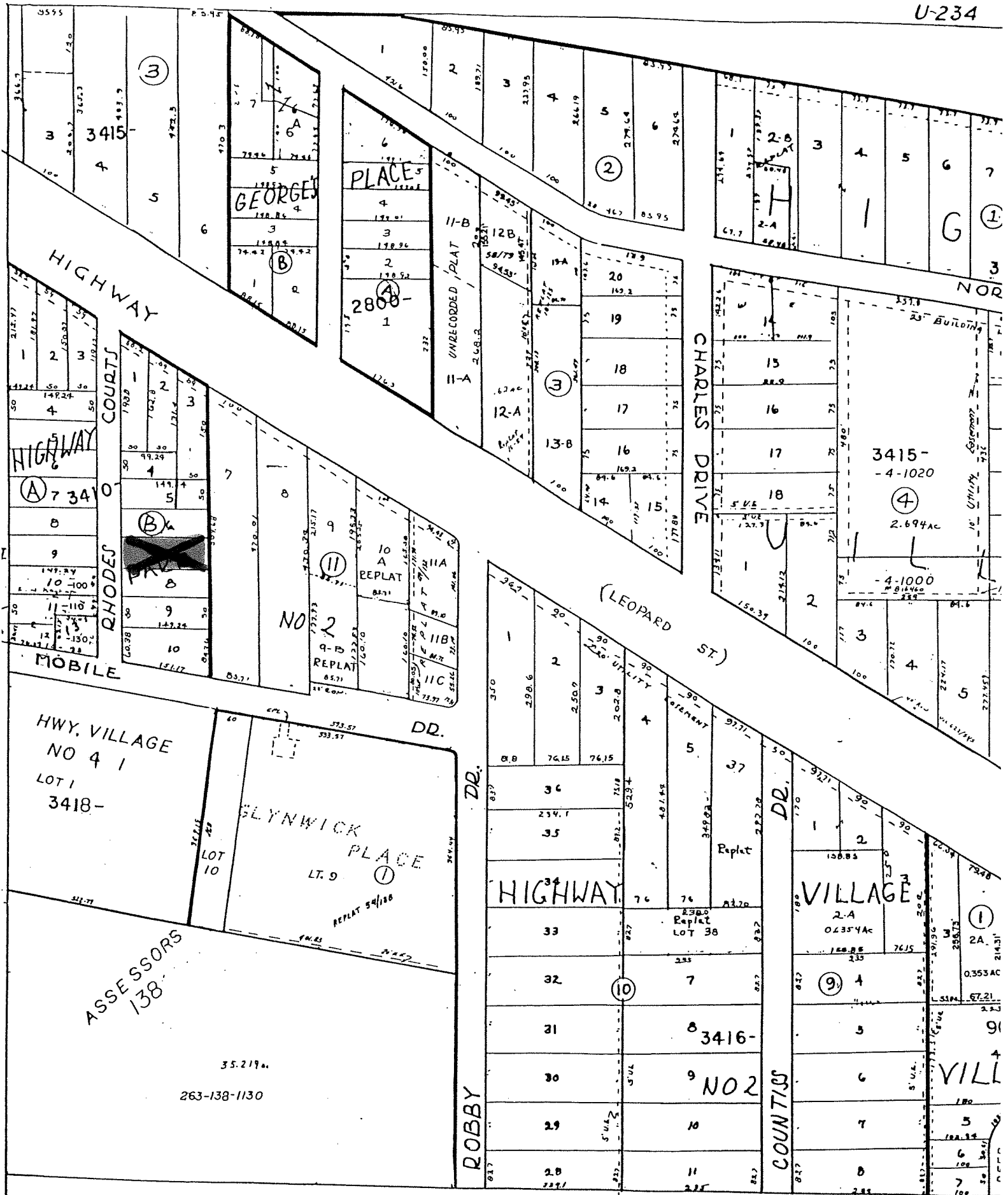
Suit Number & Style: 2013DCV-1426-B; Nueces County vs. Eddie Wright
Tax ID# & Legal: 3410-0002-0070; Lot 7, Block "B", Highway Park
Addition
Property Location: 2917 Rhodes Ct. - Corpus Christi

Date of Sale: November 7, 2017
Amount Due All Entities: 22,713.24
Amount of Offer: 7,000.00
Cost of Sale: 1,830.25
Current Value: 19,998.00
% of Total Due: 30.82%
% of Current Value: 35.00%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	3,120.83	690.27
City of Corpus Christi	3,021.43	668.28
Tuloso Midway Independent School District	6,989.47	1,545.94
Del Mar College	1,329.25	294.01
City Paving & Demo Liens	8,252.26	1,971.25

*A VACANT LOT, 50 FT X 150 FT, LOCATED JUST OFF LEOPARD ST., NEAR
MCKENZIE RD., IN TULOSO MIDWAY ISD.*

THE PROSPECTIVE PURCHASER IS LEROY FRANCO OF CORPUS CHRISTI.



ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2010DCV-4064-G; Nueces County vs. Yolanda Peronis
Tax ID# & Legal: 6103-0614-0060; The North 15 feet of Lot 5, and all of
Lots 6, 7, 8, 9, and 10, Block 614, Port Aransas Cliffs
Property Location: 3449 Lawnview - Corpus Christi

Date of Sale: January 2, 2018
Amount Due All Entities: 128,066.83
Amount of Offer: 35,000.00
Cost of Sale: 2,995.78
Current Value: 56,003.00
% of Total Due: 27.33%
% of Current Value: 62.50%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	21,594.30	5,396.47
City of Corpus Christi	25,684.22	6,418.55
Corpus Christi Independent School District	54,547.65	13,631.59
Del Mar College	11,178.42	2,793.52
City Paving & Demo Liens	15,062.24	3,764.09

*A VACANT RESIDENTIAL LOT, 140 FT X 125 FT, LOCATED 3 BLOCKS EAST OF
DRISCOLL CHILDREN'S HOSPITAL, BETWEEN ALAMEDA & SANTA FE.*

*THE PROSPECTIVE PURCHASER IS C & H ELITE CONSTRUCTION, LLC OF
CORPUS CHRISTI.*



2228

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2013DCV-4112-F; Nueces County vs. John A. Cardenas
Tax ID# & Legal: 8161-0018-0015; 0.732 acre, more or less, out of Block 18, Central Wharf & Warehouse Co. Subdivision, and part of Lot 1, Blucher Subdivision 'A'.

Property Location: 118 N. Staples St. - Corpus Christi

Date of Sale: March 6, 2018

Amount Due All Entities: 58,278.08

Amount of Offer: 45,000.00

Cost of Sale: 1,847.50

Current Value: 191,610.00

% of Total Due: 77.22%

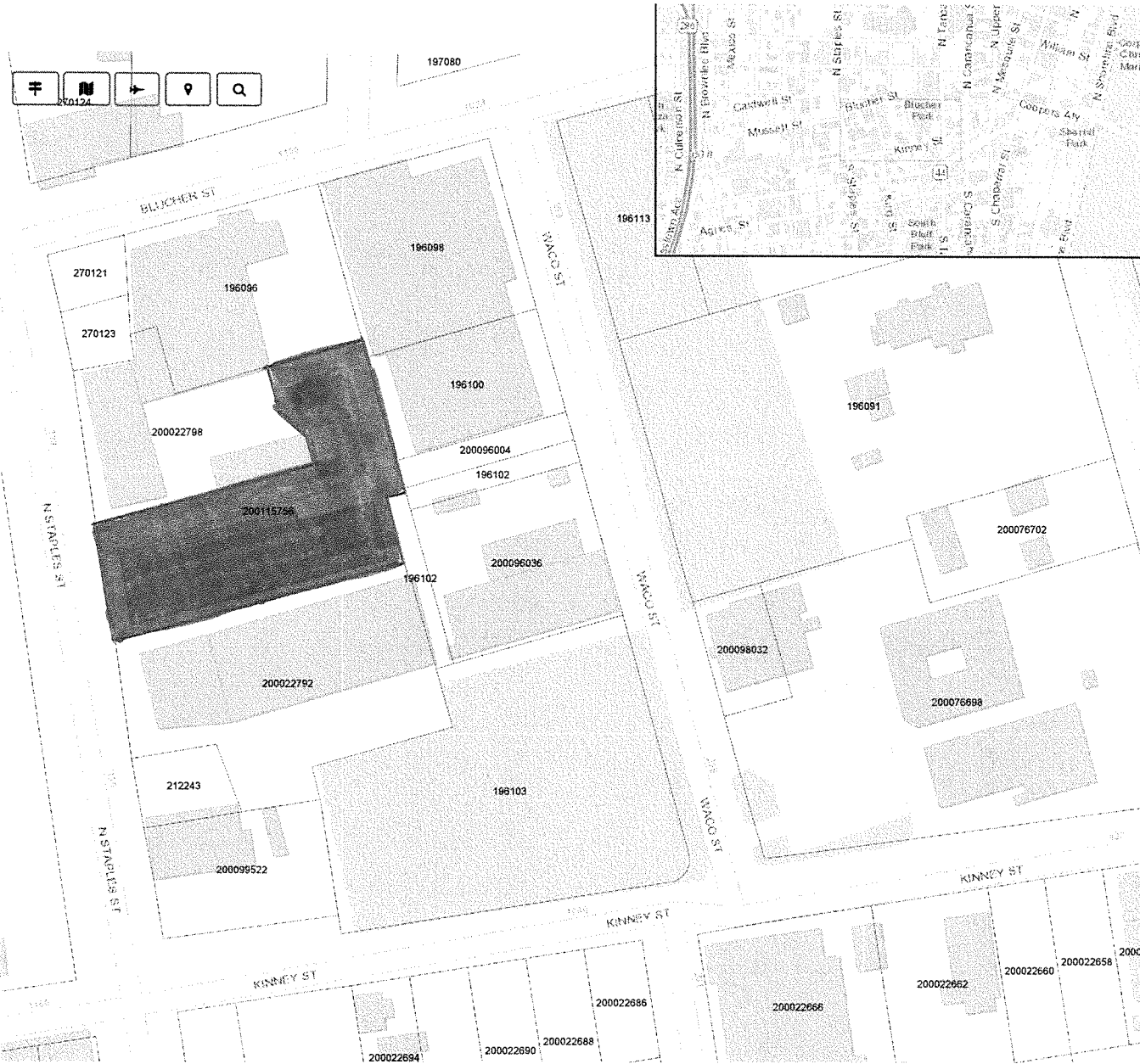
% of Current Value: 23.49%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	10,186.21	11,148.23
City of Corpus Christi	12,847.05	14,002.85
Corpus Christi Independent School District	26,871.26	29,303.21
Del Mar College	5,472.89	5,960.40
City Paving & Demo Liens	2,900.67	2,737.81

A COMMERCIAL BUILDING, 13,433 SQ FT, ON AN L-SHAPED LOT LOCATED ON THE EAST SIDE OF N STAPLES ST., BETWEEN BLUCHER AND KINNEY.

THE BUILDING IS IN POOR CONDITION.

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



2234

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2013DCV-2613-A; Nueces County vs Maria Hiracheta
Tax ID# & Legal: 2232-0000-2510; Lot 251, Ebony Acres #3 Subdivision

Property Location: 705 Lantana - Corpus Christi

Date of Sale: April 3, 2018

Amount Due All Entities: 28,117.28

Amount of Offer: 6,000.00

Cost of Sale: 2,308.50

Current Value: 16,865.00

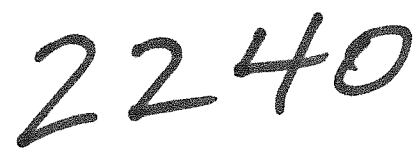
% of Total Due: 21.34%

% of Current Value: 35.58%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	1,602.78	152.58
City of Corpus Christi	1,895.60	180.45
Corpus Christi Independent School District	4,032.96	383.92
Del Mar College	831.48	79.15
City Paving & Demo Liens	19,754.46	2,895.40

A VACANT RESIDENTIAL LOT, 90 FT X 156 FT, LOCATED AT THE CORNER OF LANTANA AND HAMPSHIRE, ACROSS FROM GIBSON ELEMENTARY SCHOOL.

THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI



ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2013DCV-1418-H; Nueces County vs Sofia Rodriguez
Tax ID# & Legal: 8161-0016-0030; Lot 3, Seaton & Stewart Subdivision
of Block 16 of the Central Wharf and Warehouse
Company's Subdivision

Property Location: 1107 Kinney St. - Corpus Christi

Date of Sale: May 1, 2018
Amount Due All Entities: 228,443.54
Amount of Offer: 27,551.00
Cost of Sale: 1,595.50
Current Value: 105,572.00
% of Total Due: 12.06%
% of Current Value: 26.10%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	46,853.00	5,323.39
City of Corpus Christi	54,541.93	6,196.99
Corpus Christi Independent School District	108,713.05	12,351.86
Del Mar College	17,380.73	1,974.78
City Paving & Demo Liens	954.83	108.49

*A 7,000 SQ. FT. COMMERCIAL BUILDING WITH A 1,300 SQ. FT. APARTMENT ON
THE SECOND FLOOR.*

THE BUILDING IS VACANT FOR SEVERAL YEARS AND IN POOR CONDITION.

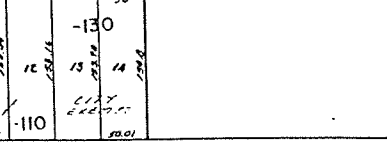
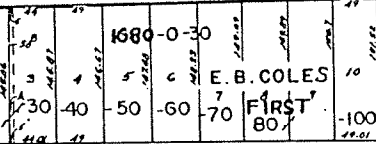
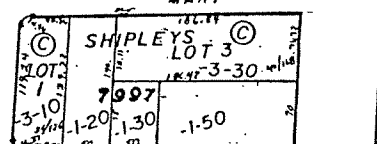
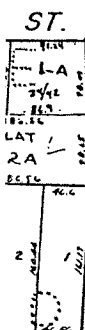
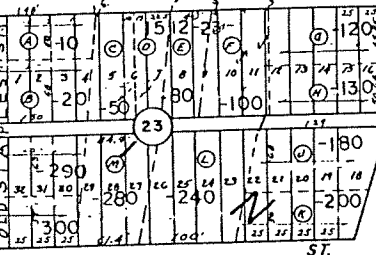
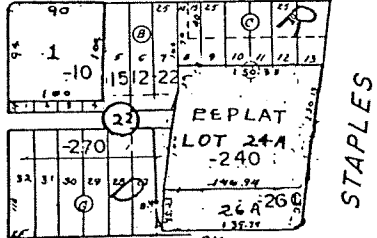
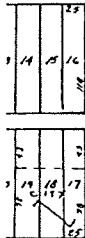
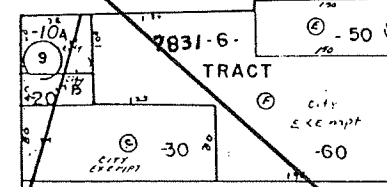
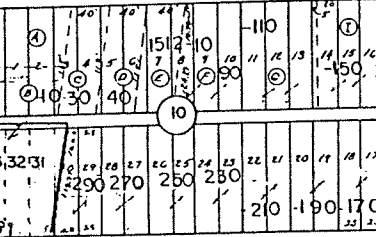
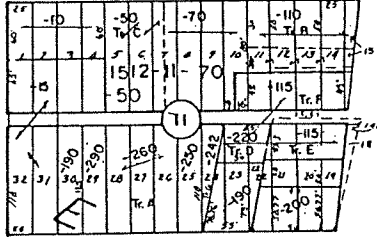
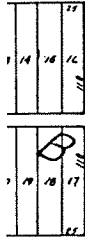
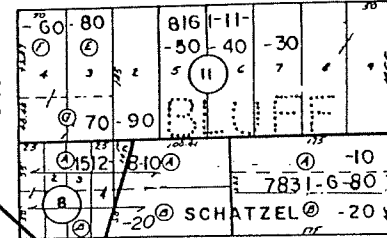
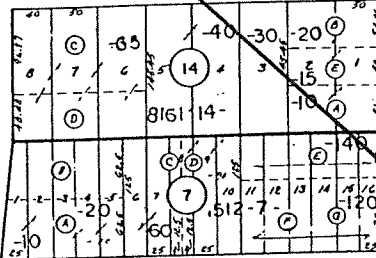
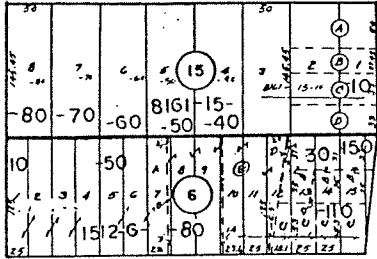
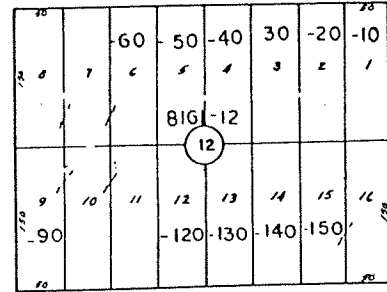
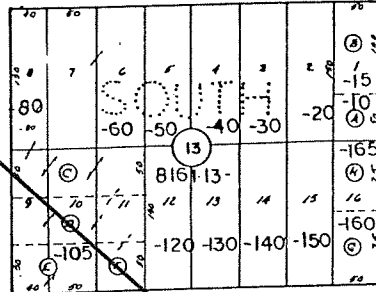
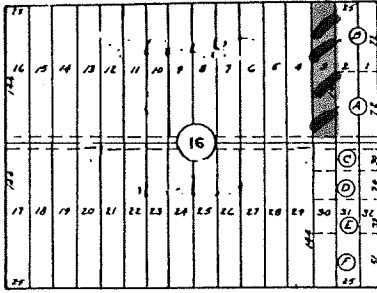
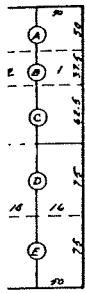
*THE PROSPECTIVE PURCHASER IS ERF REAL ESTATE, INC. OF CORPUS
CHRISTI.*

KINNEY

AVE

ST.

scale
1"=100'



PARK

AVE.

2245

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2015DCV-2767-E; Nueces County vs Kathleen Balli Chupe
Tax ID# & Legal: 8802-0006-0170; Lot 17, Block 6, Tracy Addition

Property Location: 2618 Riggan - Corpus Christi

Date of Sale: July 3, 2018
Amount Due All Entities: 27,604.38
Amount of Offer: 2,650.00
Cost of Sale: 2,151.50
Current Value: 8,750.00
% of Total Due: 9.60%
% of Current Value: 30.29%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	3,778.36	68.23
City of Corpus Christi	4,499.39	81.25
Corpus Christi Independent School District	9,637.89	174.05
Del Mar College	1,934.07	34.93
City Paving & Demo Liens	7,754.67	140.04

A VACANT RESIDENTIAL LOT, 50 FT X 140 FT, NEAR THE INTERSECTION OF BALDWIN BLVD. & THE CROSSTOWN EXPRESSWAY.

THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI



2249

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2014DCV-3998-G; Nueces County vs Ignacio S. Villa
Tax ID# & Legal: 0481-1101-0490; Lots 49 and 50, Block 1101, Bay Terrace No. 2 Addition
Property Location: 1432 14th St. - Corpus Christi

Date of Sale: November 6, 2018
Amount Due All Entities: 16,057.86
Amount of Offer: 8,000.00
Cost of Sale: 1,813.50
Current Value: 25,000.00
% of Total Due: 49.82%
% of Current Value: 32.00%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	2,919.93	1,124.94
City of Corpus Christi	3,338.52	1,286.21
Corpus Christi Independent School District	7,174.24	2,763.97
Del Mar College	1,479.54	570.01
City Paving & Demo Liens	1,145.63	441.37

A DILAPIDATED HOUSE, VACANT AND ABANDONED FOR SEVERAL YEARS, ON A 50 FT X 125 FT LOT NEAR THE INTERSECTION OF BROWNLEE AND MORGAN

THE PROSPECTIVE PURCHASER IS HILLEL KOHLER OF CORPUS CHRISTI.

CRAIG

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BROWNLEE BLVD.

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10	10	10

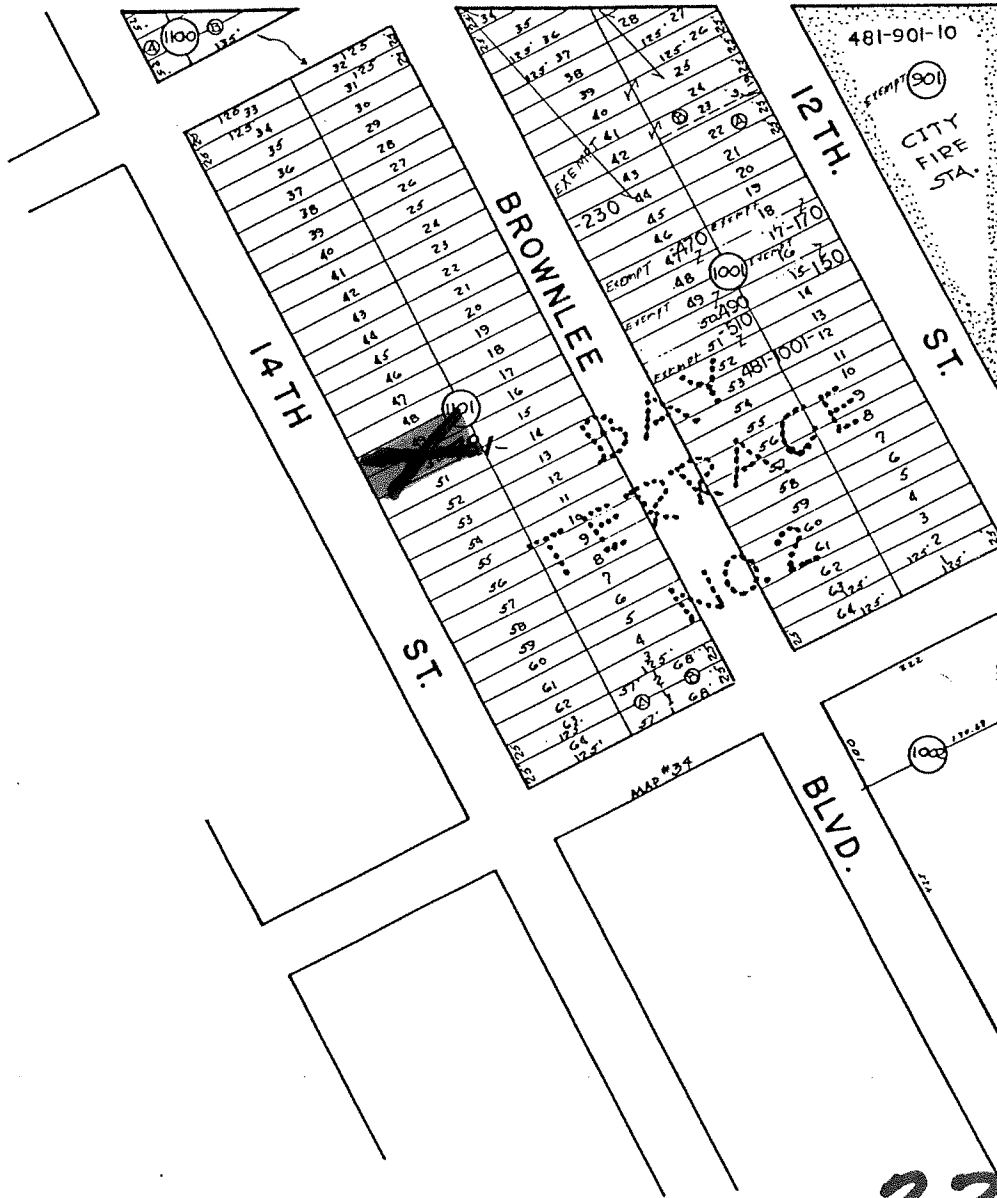
12 TH. ST.

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132	132
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EXEMPT	EXEMPT
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MORGAN



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BOOTH

2257

U-34

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2014DCV-4384-G; Nueces County vs Starlee Ann Driscoll
Tax ID# & Legal: 0487-0005-0010; Lot 1, Block 5, Bay View No. 2 Addition

Property Location: 1101 12th St. - Corpus Christi

Date of Sale: November 6, 2018

Amount Due All Entities: 17,478.37

Amount of Offer: 2,300.00

Cost of Sale: 1,613.84

Current Value: 7,631.00

% of Total Due: 13.16%

% of Current Value: 30.14%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	1,478.64	35.81
City of Corpus Christi	1,868.99	45.27
Corpus Christi Independent School District	3,905.23	94.60
Del Mar College	788.26	19.09
City Paving & Demo Liens	9,437.25	491.39

*A VACANT RESIDENTIAL LOT, 46.25 FT X 132 FT, LOCATED AT THE SW CORNER
OF 12TH ST. & BUFORD ST.*

THE PROSPECTIVE PURCHASER IS ALAN QUERIDO OF CORPUS CHRISTI

U-38

3/97

U
39

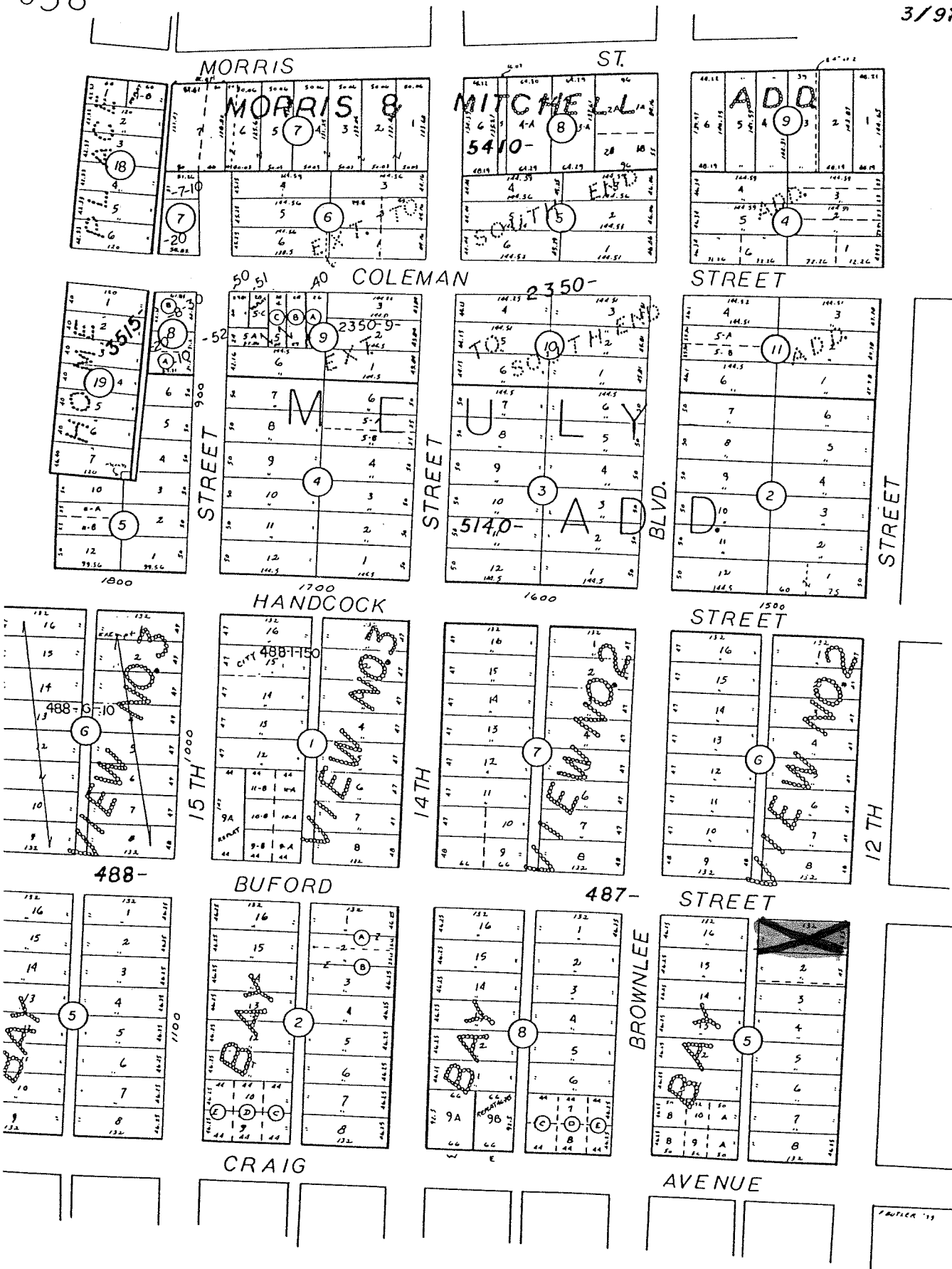
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U-36

U-35

NUECES COUNTY APPRAISAL DISTRICT

2258



ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2014DCV-4384-G; Nueces County vs Starlee Ann Driscoll
Tax ID# & Legal: 6103-0615-0610; Lots 61, 62, 63 and 64, Block 615, The Cliffs Addition
Property Location: 3562 Austin St. - Corpus Christi

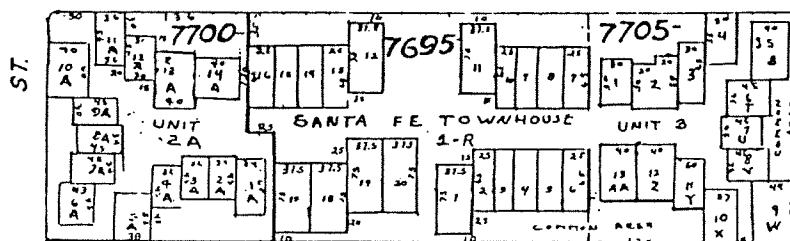
Date of Sale: November 6, 2018
Amount Due All Entities: 52,504.41
Amount of Offer: 22,552.00
Cost of Sale: 1,613.84
Current Value: 50,000.00
% of Total Due: 42.95%
% of Current Value: 45.10%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	4,160.91	1,659.32
City of Corpus Christi	5,371.26	2,142.00
Corpus Christi Independent School District	11,176.74	4,457.16
Del Mar College	2,263.59	902.69
City Paving & Demo Liens	29,531.91	11,776.99

A VACANT RESIDENTIAL LOT, 100 FT X 125 FT, LOCATED AT THE CORNER OF AUSTIN ST. & ROPES ST., 2 BLOCKS EAST OF DRISCOLL CHILDREN'S HOSPITAL.

THE PROSPECTIVE PURCHASER IS STEVE ALMOND OF CORPUS CHRISTI

SANTA FE



MONTERREY

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S. ALAMEDA

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ROPS

ANALYSIS OF OFFER RECEIVED FOR TAX RESALE PROPERTY

Suit Number & Style: 2014DCV-4384-G; Nueces County vs Starlee Ann Driscoll
Tax ID# & Legal: 4470-0003-0340; The West 20 feet of Lot 34 and all of Lot 35, Block 3, Lindale Park Section 1
Property Location: 618 Ohio Ave. - Corpus Christi

Date of Sale: November 6, 2018
Amount Due All Entities: 28,676.93
Amount of Offer: 15,000.00
Cost of Sale: 1,613.84
Current Value: 21,840.00
% of Total Due: 52.31%
% of Current Value: 68.68%

Entity Name	Amount Due Each Entity	Amount You Will Receive
Nueces County	1,028.59	480.14
City of Corpus Christi	1,412.38	659.29
Corpus Christi Independent School District	2,751.20	1,284.24
Del Mar College	596.11	278.26
City Paving & Demo Liens	22,888.65	10,684.24

A VACANT RESIDENTIAL LOT, 80 FT X 130 FT, LOCATED ON OHIO AVE., ONE BLOCK WEST OF ALAMEDA.

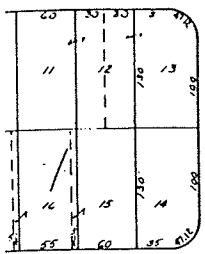
THE PROSPECTIVE PURCHASER IS GENEVA SALINAS OF CORPUS CHRISTI

7/94

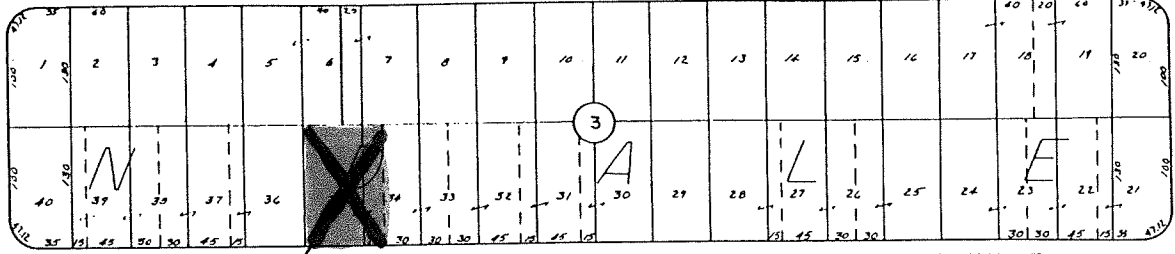
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Scale F=100'

AVENUE

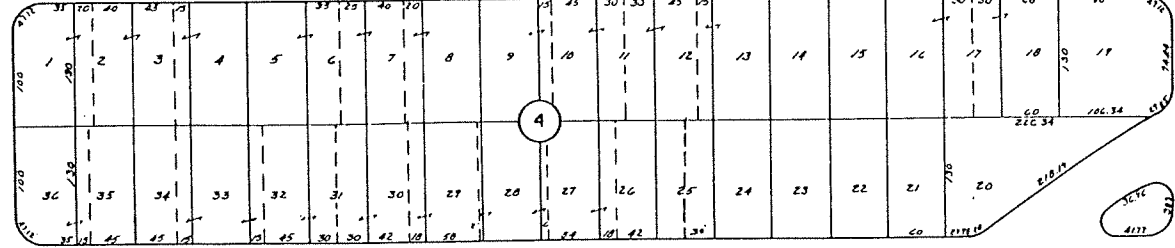
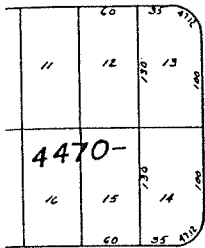


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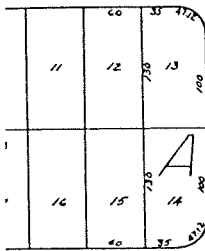


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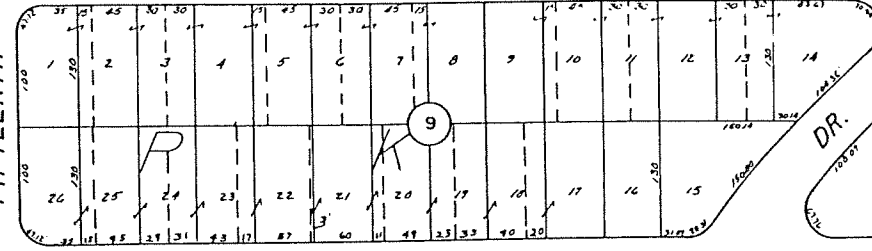
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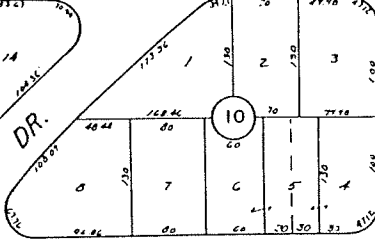
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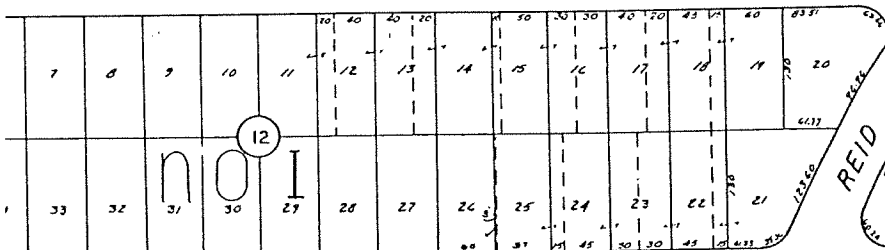


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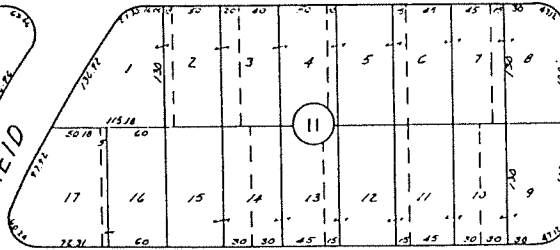


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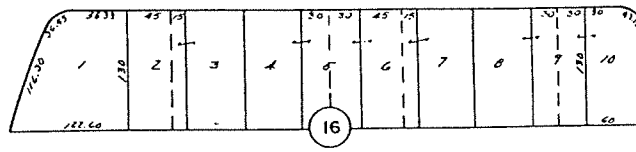
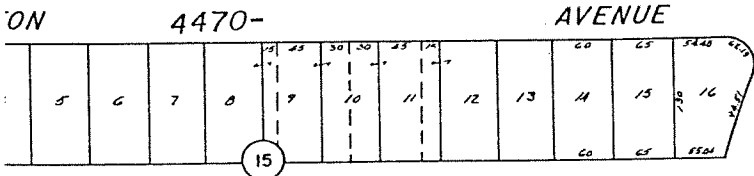
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NUECES COUNTY APPRAISAL DISTRICT