

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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June 11, 2021

Gary Edwards, City Manager  
City of Aransas Pass  
P.O. Box 2000  
Aransas Pass, Texas 78336

**RE: Offer to purchase tax sale property  
Suit No. S-05-1093-TX; Aransas Pass Independent School District,, City of  
Aransas Pass, and San Patricio County vs. Herman L. Kellar, et al  
Acct. Numbers 36204 & 001104500025002; Lots 25 and 26, Original Townsite of  
the City of Aransas Pass, San Patricio County, Texas, according to the map or  
plat thereof, recorded in Volume 3, Page 41, Map Records of San Patricio County,  
Texas.**

Dear Mr. Edwards:

An offer has been made by NextLots Properties LLC, PO Box 870, Lancaster, TX 75146, in the amount of \$6,150.00 for the purchase of a tax sale property owned in trust by the San Patricio 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 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 City Council is required under Property Tax Code Section §34.05.

Please place this as an action item on the agenda of the City Council meeting to be held on **Monday, June 21, 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,



Steven D. Saucedo  
Attorney at Law

SDS/ldk

Enclosure (offer, bid analysis and resolution authorizing resale)

cc: Marcela G. Thormaehlen, PCC  
Tax Assessor-Collector  
San Patricio County  
P.O. Box 280  
Sinton, Texas 78387

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RECEIVED

APR 27 2021

LINEBARGER, GOGGAN  
BLAIR & SAMPSON, LLP

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: 6,150.00

Suit Number: 5-05-1093 TX. Line #: \_\_\_\_\_

Tax Account No.: 36204

Legal Description: Lot 25 & 26 Blk. 450  
A.P.

Submitted by: NEXLOTS PROPERTIES L.L.C.

Address: P.O. Box 870  
LAWCASTER, TEXAS 75146

Telephone Number(s): 214-686-6806

Signature: [Signature]

Date Submitted: 9/12/20

(Please print all information clearly)

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**ANALYSIS OF BID RECEIVED FOR TAX RESALE PROPERTY**

**Suit No. S-05-1093-TX; Aransas Pass Independent School District, City of Aransas Pass, and San Patricio County vs. Herman L. Kellar, et al**

**Legal Description: Acct. Numbers 36204 & 001104500025002; Lots 25 and 26, Original Townsite of the City of Aransas Pass, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 41, Map Records of San Patricio County, Texas.**

**San Patricio County Appraisal District shows the lot size as 0.1610 Acres**

**Bidder: NextLots Properties, LLC, PO Box 870, Lancaster, TX 75146**

<b>Date of Sale:</b>	August 4, 2020
<b>Amount Due All Entities:</b>	\$17,959.63
<b>Amount of Bid:</b>	\$6,150.00
<b>Cost of Sale:</b>	\$1,117.00
<b>Current Value:</b>	\$18,900.00
<b>% of Total Due:</b>	32.24%
<b>% of Current Value:</b>	32.54%

<b>Entity</b>	<b>Amount Due</b>	<b>Amount You</b>
<b>Name</b>	<b>Each Entity</b>	<b>Will Receive</b>
Aransas Pass ISD	\$9,507.06	\$2,664.25
San Patricio County	\$4,402.03	\$1,233.62
City of Aransas Pass	\$4,050.54	\$1,135.12

*Property is located on Rife, Aransas Pass, San Patricio*

**RESOLUTION AUTHORIZING TAX RESALE**

WHEREAS, by Sheriff's Sale conducted on August 4, 2020, the property described below was struck-off to the San Patricio County, Trustee, pursuant to a delinquent tax foreclosure decree of the 36th Judicial District Court, San Patricio County, Texas, and

WHEREAS, the sum of \$6,150.00 has been tendered by NextLots Properties, LLC, PO Box 870, Lancaster, Texas 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 City Council of the City of Aransas Pass that its Mayor, Ramiro Gomez, be and he is hereby authorized to execute a tax resale deed on behalf of the city conveying to NextLots Properties, LLC, all of the right, title, and interest of the city, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in San Patricio County, Texas

**Acct. Numbers 36204 & 001104500025002; Lots 25 and 26, Original Townsite of the City of Aransas Pass, San Patricio County, Texas, according to the map or plat thereof, recorded in Volume 3, Page 41, Map Records of San Patricio County, Texas.**

PASSED AND APPROVED this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Ramiro Gomez, Mayor

ATTEST:

\_\_\_\_\_  
Mary Juarez, City Secretary

*Suit No. S-05-1093-TX; Aransas Pass Independent School District, City of Aransas Pass, and San Patricio County vs. Herman L. Kellar, et al*





Lot 25  
S-05-1093TX