

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 9, Block 4, Ben Ficklin Addition Number 2, an addition to the City of San Angelo, Tom Green County, Texas, according to the map or plat thereof recorded in Office of the County Clerk of Tom Green County, Texas, and described in deed dated August 29, 1959 from Charles Poulter and Sons, Inc., to O.S. Williams and wife Doris Williams, recorded in Volume 408, Page 214, Deed Records of Tom Green County, Texas.

Improved/Unimproved: Unimproved

Tax Suit Number: B-07-0042-T

Location: 737 San Jacinto Street

Parcel Size/Dimensions: 50' x 139'

City of San Angelo vs.: O. S. Williams, deceased

Tax ID Number: 03-14000-0004-009-00

Judgment Date: October 15, 2008

Date of Sheriff's Sale: January 29, 2010

Sheriff's Deed Recorded: March 25, 2010 **Years Held in Trust:** 2 yrs

Sold Under Urban Redevelopment?: No

Adjudge Value: \$ 2,921.00

Amount of Offer: \$ 1,300.00

	Amounts Due		Priority	% of	Pro Rata	Amounts
	Fees	Judgment	Allocations	Remainder	Allocations	Distributed
Administration Fee	\$ 350.00		\$ 350.00	0.00%		\$ 350.00
Maintenance Fee			\$ -	0.00%		\$ -
District Clerk	\$ 333.00		\$ 333.00	0.00%		\$ 333.00
Sheriff's Fee	\$ 100.00		\$ 100.00	0.00%		\$ 100.00
Attorney Fee	\$ 365.00		\$ 365.00	0.00%		\$ 365.00
Municipal Liens		\$ -		0.00%	\$ -	\$ -
Taxes		\$ 964.83		100.00%	\$ 152.00	\$ 152.00
Total	\$ 1,148.00	\$ 964.83	\$ 1,148.00	100.00%	\$ 152.00	\$ 1,300.00
Actual Total Amt Due		\$ 2,112.83				
Amount Remaining			\$ 152.00			

Offer will satisfy the court cost and a portion of the taxes and liens.

RESOLUTION AUTHORIZING TAX RESALE
OF THE COUNTY COMMISSIONERS OF
TOM GREEN COUNTY

Date:

June 12, 2012

Buyer:

IGNACIO C. & ELIZABETH S. ESPINOZA
730 Antonio Street
San Angelo, TX 76903

Property:

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Purchase Price:

Buyer will purchase the Property for the sum of One Thousand Three Hundred and 00/100 Dollars (\$1,300.00).

Judgment:

The Judgment for the foreclosure of a tax lien against the Property entered on October 15, 2008 in Suit No. B-07-0042-T by the 119th Judicial District Court of Tom Green County, Texas.

Sheriff's Deed:

Sheriff's Tax Deed dated March 22, 2010, filed of record on March 25, 2010 and recorded on Instrument Number 684004 of the Official Public Records of Real Property, Tom Green County, Texas.

WHEREAS, the City of San Angelo, a Texas home rule municipal corporation, acquired full legal title to the Property — both for its own benefit and as Trustee for all other taxing authorities entitled to receive proceeds from the sale of the Property under the terms of the Judgment — by the Sheriff's Tax Deed; and

WHEREAS, Tom Green County, a political subdivision of the State of Texas, is one of the taxing authorities entitled to receive proceeds from the sale of the Property under the terms of the Judgment; and

WHEREAS, the City of San Angelo now desires to sell the Property to Buyer, and Buyer desires to purchase the Property from the City of San Angelo, in a private sale for the Purchase Price, an amount that is less than the lesser of (1) the market value specified in the Tax Warrant or (2) the total amount of the Judgment; and

WHEREAS, Texas Tax Code §34.05(i) requires that Tom Green County consent to any sale of the Property upon such terms; and

WHEREAS, Tom Green County desires to consent to the sale of the Property to Buyer as proposed by the City of San Angelo and Tom Green County makes this Certificate of Resolution for the purpose of evidencing Tom Green County's resolution to consent to the sale of the Property to Buyer for the Purchase Price.

NOW, THEREFORE, the Commissioners of Tom Green County convened on June 12, 2012, for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer. Following a full evaluation of the matter and review of the proposed sale, upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that Tom Green County Commissioners authorizes the City of San Angelo to sell the Property to Buyer for the Purchase Price, in accordance with §34.05(i) of the Texas Tax Code;

and further,

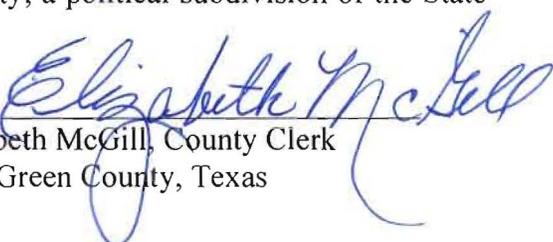
RESOLVED, that Judge Brown, Judge of Tom Green County, is hereby authorized and directed to execute any and all instruments on behalf of Tom Green County that may be appropriate or necessary to effectuate the sale of the Property to Buyer as contemplated herein.

TOM GREEN COUNTY
A Political Subdivision of the State of Texas

By: 
Michael D. Brown, County Judge
Tom Green County, Texas

STATE OF TEXAS §
 §
COUNTY OF TOM GREEN §

This instrument was subscribed and acknowledged before me on June 12, 2012, by Michael D. Brown, County Judge, of Tom Green County, a political subdivision of the State of Texas, on behalf of Tom Green County.

Attest: 
Elizabeth McGill, County Clerk
Tom Green County, Texas

