

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: The East 60.00 feet of the West 604.00 feet of Block 3, Fort Concho Vista Addition, Tom Green County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 185, Plat Records of Tom Green County, Texas.

Improved/Unimproved: Unimproved

Tax Suit Number: B-06-0124-T

Location: 219 W. Avenue W

Parcel Size/Dimensions: 60' x 64'

City of San Angelo vs.: Donicio Cantu

Tax ID Number: 13-23600-0003-012-00

Judgment Date: January 14, 2009

Date of Sheriff's Sale: October 2, 2009

Sheriff's Deed Recorded: November 3, 2009 **Years Held in Trust:** 2 1/2 years

Sold Under Urban Redevelopment? No

Adjudge Value: \$ 3,000.00

Amount of Offer: \$ 1,400.00

	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	\$ 540.00		\$ 540.00	0.00%		\$ 540.00
Municipal Liens		\$ 3,048.41		53.49%	\$ 41.19	\$ 41.19
Taxes		\$ 2,650.92		46.51%	\$ 35.81	\$ 35.81
Total	\$ 1,323.00	\$ 5,699.33	\$ 1,323.00	100.00%	\$ 77.00	\$ 1,400.00
Actual Total Amt Due		\$ 7,022.33				
Amount Remaining			\$ 77.00			

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: RAYNALDO R. & MARY ELIZABETH RANGEL
217 W Avenue W
San Angelo, TX 76903

Property: The East 60.00 feet of the West 604.00 feet of Block 3, Fort Concho Vista Addition, Tom Green County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 185, Plat Records of Tom Green County, Texas.

Purchase Price: Buyer will purchase the Property for the sum of One Thousand Four Hundred and 00/100 Dollars (\$1,400.00).

Judgment: The Judgment for the foreclosure of a tax lien against the Property entered on January 14, 2009 in Suit No. B-06-0124-T by the 119th Judicial District Court of Tom Green County, Texas.

Sheriff's Deed: Sheriff's Tax Deed dated November 20, 2009, filed of record on November 23, 2009 and recorded on Volume 1243, Page 273, 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*
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*
Elizabeth McGill, County Clerk
Tom Green County, Texas

