

# PROPERTY ANALYSIS

## For Tax Resale Property

**Legal Description:** Lot 15, Block 2, Goren's Subdivision, an Addition to the City of San Angelo, Tom Green County, Texas, as described in Volume 431, Page 651, Deed Records of Tom Green County, Texas.

**Improved/Unimproved:** Unimproved

**Tax Suit Number:** B-04-0043-T

**Location:** 630 E 35th Street

**Parcel Size/Dimensions:** 59' x 125'

**City of San Angelo vs.:** Unknown Heirs of Claude Lovette, deceased

**Tax ID Number:** 14-25500-0002-015-00

**Judgment Date:** May 11, 2005

**Date of Sheriff's Sale:** September 13, 2005

**Sheriff's Deed Recorded:** October 18, 2005      **Years Held in Trust:** 6 1/2 years

**Sold Under Urban Redevelopment?:** No

**Adjudge Value:** \$ 2,921.00

**Amount of Offer:** \$ 1,300.00

	Amounts Due		Priority Allocations	% of Remainder	Pro Rata Allocations	Amounts Distributed
	Fees	Judgment				
Administration Fee	\$ 350.00		\$ 350.00	0.00%		\$ 350.00
Maintenance Fee			\$ -	0.00%		\$ -
District Clerk	\$ 299.00		\$ 299.00	0.00%		\$ 299.00
Sheriff's Fee	\$ 100.00		\$ 100.00	0.00%		\$ 100.00
Attorney Fee	\$ 332.00		\$ 332.00	0.00%		\$ 332.00
Municipal Liens		\$ -		0.00%	\$ -	\$ -
Taxes		\$ 9,516.98		100.00%	\$ 219.00	\$ 219.00
<b>Total</b>	<b>\$ 1,081.00</b>	<b>\$ 9,516.98</b>	<b>\$ 1,081.00</b>	<b>100.00%</b>	<b>\$ 219.00</b>	<b>\$ 1,300.00</b>
<b>Actual Total Amt Due</b>		<b>\$ 10,597.98</b>				
<b>Amount Remaining</b>			<b>\$ 219.00</b>			

**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:**

JOSE F. AND JOSEPHINE E. GRACIANO  
309 W Avenue L  
San Angelo, TX 76903

**Property:**

Lot 15, Block 2, Goren's Subdivision, an Addition to the City of San Angelo, Tom Green County, Texas, as described in Volume 431, Page 651, Deed Records of Tom Green County, Texas.

**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 May 11, 2005 in Suit No. B-04-0043-T by the 119<sup>th</sup> Judicial District Court of Tom Green County, Texas.

**Sheriff's Deed:**

Sheriff's Tax Deed dated October 17, 2005, filed of record on October 18, 2005 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.

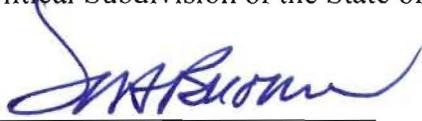
NOW, THEREFORE, the Commissioners of Tom Green County convened on June 12, 2012, for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer. Following a full evaluation 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, 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

