

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

Date: 3-5-13

Buyer: BILLY L. SAWYER AND BILIE FAYE SAWYER, A MARRIED
COUPLE
700 S IRVING
SAN ANGELO, TOM GREEN COUNTY, TEXAS 76903

Property: Lot 8, Block 76, Fort Concho Addition to the City of San Angelo, being more particularly described in Volume 232, Page 566, Deed Records of Tom Green County, Texas.
#12-23200-0076-003-00

Purchase Price: Buyer will purchase the Property for the sum of One Thousand Seven Hundred Fifty and 00/100 Dollars (\$1,750.00).

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on August 25, 1992 in Suit No. TAX889-0281B, by the 119th District Court of Tom Green County, Texas.

Sheriff's Deed: Grantor 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 Sheriff's Deed dated February 21, 1996, and recorded in Volume 518, Page 374, 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.

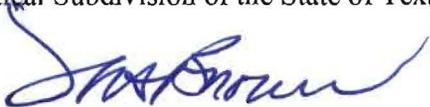
NOW, THEREFORE, the Commissioners of Tom Green County convened on March 5, 2013, for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer. Following a full evaluation 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 Michael D. Brown, County 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.

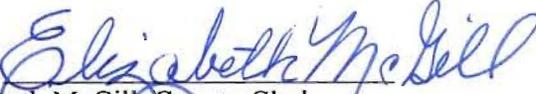
TOM GREEN COUNTY
A Political Subdivision of the State of Texas

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 March 5th, 2013, 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

Memo

Date: February 25, 2013
To: Mr. Michael Brown, County Judge
From: Diana Farris, Property Manager, 657-4212
Subject: Agenda Item for your next Commissioner's Meeting
Caption: Consent Item

Consideration of adopting a Resolution authorizing the sale and conveying all rights, title, and interests in the following Tax Lot(s):

Next to 24 W Avenue C, (Sawyer), Lot 8, Block 76, Fort Concho, \$1,750, Suit No. TAX89-0281B

Summary: The subject property was auctioned with no offers received. Subsequently, the properties were struck off to the City as Trustee for itself and the other taxing entities.

History: The attached Property Analysis reflects amounts of delinquent taxes, accrued penalties, interest, attorney fees and costs for delinquent years of, together with additional penalties and interest at the rates prescribed by Chapter 33, Tex. Property.

Financial Impact: Upon approval: (1) The City will retain a \$500 Administration Fee per parcel, (2) The balance will be distributed in compliance with the Sheriff's Return, and (3) Properties will be reinstated back onto tax roll.

Other Information/Recommendation: The subject parcel is unimproved property. No outstanding account balances exist for the above Prospective Buyer and it is recommended the above offer be accepted.

Attachments: Resolution and Property Analysis

City of San Angelo: The City Council has approved the sale of the property. This matter is now being forwarded to you for approval on your next agenda

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 8, Block 76, Fort Concho Addition to the City of San Angelo, being more particularly described in Volume 232, Page 566, Deed Records of Tom Green County, Texas.

Improved/Unimproved: Unimproved

Tax Suit Number: TAX8-0281B

Location: Next to 24 W Avenue C (on S Irving Street)

Parcel Size/Dimensions: 25' x 120'

City of San Angelo vs.: Unknown Heirs of M Fairstein, a/k/a Morris Fairstein

Tax ID Number: 12-23200-0076-003-00

Judgment Date: August 25, 1992

Date of Sheriff's Sale: February 6, 1996

Sheriff's Deed Recorded: February 26, 1996

Years Held in Trust 7 YRS

Adjudge Value: \$ 3,000.00 **Urban Redevelopment Sale?:** NO

Amount of Offer: \$ 1,750.00

	Amounts Due Fees	Judgment	Priority Allocations	% of Remainder	Pro Rata Allocations	Amounts Distributed
Administration Fee	\$ 500.00		\$ 500.00	0.00%		\$ 500.00
Maintenance Fee		\$ 374.65	\$ 374.65	0.00%		\$ 374.65
District Clerk	\$ 129.00		\$ 129.00	0.00%		\$ 129.00
Sheriff's Fee	\$ 40.00		\$ 40.00	0.00%		\$ 40.00
Attorney Fee	\$ 261.25		\$ 261.25	0.00%		\$ 261.25
Municipal Liens				0.00%		\$ -
Taxes		\$ 2,389.80		100.00%	\$ 445.10	\$ 445.10
Total	\$ 930.25	\$ 2,764.45	\$ 1,304.90	100.00%	\$ 445.10	\$ 1,750.00
Actual Total Amt Due		\$ 3,694.70				
Amount Remaining			\$ 445.10			

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