

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 20, Block 1, Colonial Heights Addition, an addition to the City of San Angelo, Tom Green County, Texas, according to the map or plat thereof, recorded in Volume 60, Page 433, Deed Records of Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: B-06-0043-T
Location: 321 E 24th Street
Parcel Size/Dimensions: 50' x 140'
City of San Angelo vs.: Jean Ann Hemingway Account #1313
Tax ID Number: #07-18900-0001-015-00
Judgment Date: June 14, 2007
Date of Sheriff's Sale: March 1, 2011
Sheriff's Deed Recorded: March 17, 2011

Years Held in Trust **2 YRS**

Adjudge Value: \$ 2,060.00 **Purchased under Urban Redevelopment** **No**
Amount of Offer: \$ 1,675.00

	Amounts Due		Priority Allocations	% of Remainder	Pro Rata Allocations	Amounts Distributed
	Fees	Judgment				
Administration Fee	\$500.00		\$500.00	0.00%		\$500.00
Maintenance Fee	\$850.00		\$ 850.00	0.00%		\$850.00
District Clerk	\$14.00		\$14.00	0.00%		\$14.00
Sheriff's Fee	\$100.00		\$100.00	0.00%		\$100.00
Attorney Fee	\$190.00		\$190.00	0.00%		\$190.00
Municipal Liens	\$ -	\$0.00		0.00%	\$0.00	\$0.00
Taxes	\$ -	\$905.12		100.00%	\$21.00	\$21.00
Total	\$1,654.00	\$905.12	\$1,654.00	100.00%	\$21.00	\$1,675.00
Actual Total Amt Due		\$2,559.12				
Amount Remaining			\$ 21.00			

Offer will satisfy all costs according to the Judgment.

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

Date: 3-19-2013

Buyer: GALILEE COMMUNITY DEVELOPMENT CORPORATION, a Texas nonprofit corporation
1404 S Oakes Street
San Angelo, Tom Green County, Texas 76903

Property: Lot 20, Block 1, Colonial Heights Addition, an addition to the City of San Angelo, Tom Green County, Texas, according to the map or plat thereof, recorded in Volume 60, Page 433, Deed Records of Tom Green County, Texas.
Account #07-18900-0001-015-00

Purchase Price: Buyer will purchase the Property for the sum of One Thousand Six Hundred Seventy-Five and 00/100 Dollars (\$1,675.00).

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on June 14, 2007 in Suit No. B-06-0043-T, 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 March 17, 2011, and recorded in Instrument Number 700430, 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 19, 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: Steve Floyd
Steve Floyd, County Judge
Tom Green County, Texas Protem

STATE OF TEXAS §
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COUNTY OF TOM GREEN §

This instrument was subscribed and acknowledged before me on March 19, 2013, by Steve Floyd, County Judge, of Tom Green County, a political subdivision of the State of Texas, on behalf of Tom Green County. Protem



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