

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 8, Block "A", Glenmore Annex, an addition to the City of San Angelo, Tom Green County Texas, as described in Volume 604, Page 530, Deed Records of Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: B-06-0123-T
Location: 204 Paint Rock Road
Parcel Size/Dimensions: 60' x 140'
City of San Angelo vs.: Mrs. Reyes G. Flores, deceased Account #5198
Tax ID Number: #13-24800-0000-008-00
Judgment Date: June 30, 2010
Date of Sheriff's Sale: March 6, 2012
Sheriff's Deed Recorded: March 20, 2012

Years Held in Trust **1 YR**

Adjudge Value: \$ 9,000.00 **Purchased under Urban Redevelopment** **No**
Amount of Offer: \$ 3,500.00

	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	\$ 1,609.52		\$1,609.52	0.00%		\$1,609.52
District Clerk	\$677.00		\$677.00	0.00%		\$677.00
Sheriff's Fee	\$100.00		\$100.00	0.00%		\$100.00
Attorney Fee	\$371.00		\$371.00	0.00%		\$371.00
Municipal Liens		\$5,730.86		44.81%	\$108.65	\$108.65
Taxes		\$7,058.91		55.19%	\$133.83	\$133.83
Total	\$3,257.52	\$ 12,789.77	\$3,257.52	100.00%	\$ 242.48	\$3,500.00
Actual Total Amt Due		\$16,047.29				
Amount Remaining			\$ 242.48			

Offer will satisfy all costs and a small portion of taxes and liens according to the Judgment.

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

Date:

3-19-2013

Buyer:

JOHN S. PEARCY, A SINGLE PERSON
1823 Knickerbocker Road
San Angelo, Tom Green County, Texas 76904

Property:

Lot 8, Block "A", Glenmore Annex, an addition to the City of San Angelo, Tom Green County Texas, as described in Volume 604, Page 530, Deed Records of Tom Green County, Texas.
Account #13-24800-0000-008-00

Purchase Price:

Buyer will purchase the Property for the sum of Three Thousand Five Hundred and 00/100 Dollars (\$3,500.00).

Judgment:

Judgment for the foreclosure of a tax lien against the Property entered on June 30, 2010 in Suit No. B-06-0123-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 15, 2012, and recorded in Instrument No. 716211, 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 *Pro Tem*
Steve Floyd County Judge
Tom Green County, Texas

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. *Pro Tem*

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

