

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

Date:

4-30-13

Buyer:

JOHN S. PEARCY, a single person
2726 Alta Vista
San Angelo, Tom Green County, Texas 76904

Property:

Lot 3, Block 93, Dallas Subdivision of Miles Addition No. 2, known as Angelo Heights Addition, an addition to the City of San Angelo, Tom Green County, Texas, according to the map or plat thereof, recorded in Volume 54, Page 168, Deed Records of Tom Green County, Texas.
Account #01-11000-0093-003-00

Purchase Price:

Buyer will purchase the Property for the sum of Two Thousand Seven Hundred and 00/100 Dollars (\$2,700.00).

Judgment:

Judgment for the foreclosure of a tax lien against the Property entered on April 4, 2007 in Suit No. B-05-0268-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 October 12, 2007, and recorded in Instrument Number 640792, 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 April 30, 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 April 30, 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

Elizabeth McGill
County Clerk
Tom Green County, Texas

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 3, Block 93, Dallas Subdivision of Miles Addition No. 2, known as Angelo Heights Addition, an addition to the City of San Angelo, Tom Green County, Texas, according to the map or plat thereof, recorded in Volume 54, Page 168, Deed Records of Tom Green County, Texas.
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Improved/Unimproved: Unimproved

Tax Suit Number: B-05-0268-T

Location: 613 N. Adams Street

Parcel Size/Dimensions: 50' x 140'

City of San Angelo vs.: Edward Seeley Henderson Account # 831

Tax ID Number: #01-11000-0093-003-00

Judgment Date: April 4, 2007

Date of Sheriff's Sale: October 2, 2007

Sheriff's Deed Recorded: October 15, 2007

Years Held in Trust

6 1/2 YRS

Adjudge Value: \$ 6,250.00

Sale under Urban Redevelopment?

No

Amount of Offer: \$ 2,700.00

	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	\$1,300.00		\$1,300.00	0.00%		\$1,300.00
District Clerk	\$333.00		\$333.00	0.00%		\$333.00
Sheriff's Fee	\$100.00		\$100.00	0.00%		\$100.00
Attorney Fee	\$345.00		\$345.00	0.00%		\$345.00
Municipal Liens	\$0.00	\$1,808.00		30.56%	\$37.28	\$37.28
Taxes	\$0.00	\$4,109.00		69.44%	\$84.72	\$84.72
Total	\$2,578.00	\$5,917.00	\$2,578.00	100.00%	\$122.00	\$2,700.00
Actual Total Amt Due		\$8,495.00				
Amount Remaining			\$	122.00		

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