

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

Date: *May 21, 2013*

Buyer: R.W. Hargraves
1001 N. Bell
San Angelo, Tom Green County, Texas 76903

Property: Lots 11 & 12, Block 8, Bell Addition, City of San Angelo, as described in plat recorded in Volume 26, Page 277, Deed Records of Tom Green County, Texas.
Account #03-13800-0008-010-00
#03-13800-0008-011-00

Purchase Price: Buyer will purchase the Property for the sum of Fifteen Thousand and 00/100 Dollars (\$15,000.00).

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on April 14, 2010 in Suit No. C-09-0067T, by the 340th District Court of Tom Green County, Texas.

Sheriff's Deed: Grantor may acquire 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.

WHEREAS, the City of San Angelo, a Texas home rule municipal corporation, may acquire 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 a Sheriff's Tax Deed; and

WHEREAS, the Commissioners of 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 Property is a former gas station and contains four underground storage tanks; and

WHEREAS, the Property has been offered at tax sales in 2010 and 2011, but there were no bid offers, the Property was withdrawn from sale to prevent City, as Trustee, from holding potentially contaminated property; and

WHEREAS, the Property is scheduled for tax sale on June 4, 2013, should there be no bid offers and the Property is struck off to City as Trustee, R. W. Hargraves has offered to purchase the Property;

WHEREAS, should the Property be struck off to the City of San Angelo, as Trustee, City desires to re-sell the Property, to Buyer and Buyer desires to purchase the Property from the City, as Trustee in a private sale for the Purchase Price, an amount that is less than the lesser of (1) the market value specified in the Judgment or (2) the total amount of the Judgment; and

WHEREAS, Texas Tax Code §34.05(i) requires that the Commissioners of Tom Green County consent to any sale of the Property upon such terms; and

WHEREAS, the Commissioners of Tom Green County desires to consent to the sale of the Property, subject to the Property being struck off to the City, as Trustee, to Buyer as proposed by the City of San Angelo and the Commissioners of Tom Green County makes this Certificate of Resolution for the purpose of evidencing the Commissioners of Tom Green County's resolution to consent to the sale of the Property to Buyer for the Purchase Price.

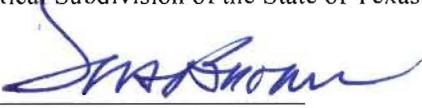
NOW, THEREFORE, the Commissioners of Tom Green County convened on May 21, 2013, for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer, should the Property be struck off to the City of San Angelo, as Trustee. 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 hereby authorizes the City of San Angelo, as Trustee, to sell the Property, subject to the Property being struck off to the City, as trustee, to Buyer for the Purchase Price, in accordance with §34.05(i) of the Texas Tax Code;

and further,

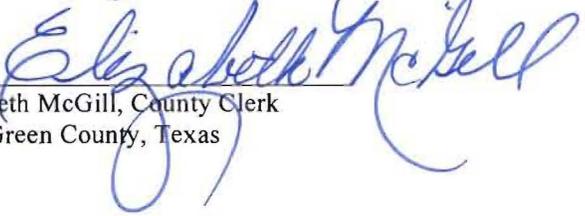
RESOLVED, that Michael D. Brown, County Judge of Tom Green County, is hereby authorized and directed to execute any and all instruments on behalf of Tom Green County that may be appropriate or necessary to effectuate the sale of the Property to Buyer as contemplated herein.

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 May 21, 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



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lots 11 & 12, Block 8, Bell Addition, City of San Angelo, as described in plat recorded in Volume 26, Page 277, Deed Records of Tom Green County, Texas.

Improved/Unimproved: Improved

Tax Suit Number: C-09-0067T

Location: 1636 Pulliam Street

Parcel Size/Dimensions: 100' x 190'

City of San Angelo vs.: Genco Holdings, LP, Ronnie Lyles, II & State National Bank of Groom Acct. #4470

Tax ID Number: #03-13800-0008-010-00 #03-13800-0008-011-00

Judgment Date: April 14, 2010

Date of Sheriff's Sale: June 4, 2013

Years Held in Trust N/A

Adjudge Value: \$ 18,509.00

Urban Redevelopment Sale?: NO

Amount of Offer: \$ 15,000.00

	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	\$ -		\$ -	0.00%		\$ -
District Clerk	\$ 690.00		\$ 690.00	0.00%		\$ 690.00
Sheriff's Fee	\$ 100.00		\$ 100.00	0.00%		\$ 100.00
Attorney Fee	\$ 512.00		\$ 512.00	0.00%		\$ 512.00
Municipal Liens		\$ 365.93	\$ 365.93	0.00%		\$ 365.93
Taxes		\$ 13,016.38		100.00%	\$ 12,832.07	\$ 12,832.07
Total	\$ 1,802.00	\$ 13,016.38	\$ 2,167.93	100.00%	\$ 12,832.07	\$ 15,000.00
Actual Total Amt Due		\$ 14,818.38				
Amount Remaining			\$ 12,832.07			

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