

# PROPERTY ANALYSIS

## For Tax Resale Property

**Legal Description:** Lot 1, Block 72, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 99, Page 223, Deed Records of Tom Green County, Texas.  
Account #19-34200-0072-001-00

**Improved/Unimproved:** Unimproved  
**Tax Suit Number:** B-03-0141-T  
**Location:** 201 W 11th Street  
**Parcel Size/Dimensions:** 50' x 100'  
**City of San Angelo vs.** W.E. Powell Account # 1562  
**Tax ID Number:** #19-34200-0072-001-00  
**Judgment Date:** September 7, 2005  
**Date of Sheriff's Sale:** April 4, 2006  
**Sheriff's Deed Recorded:** April 11, 2006

**Years Held in Trust** **7 YRS**

**Adjudge Value:** \$ 1,750.00 **Purchased under Urban Redevelopment** **No**  
**Amount of Offer:** \$ 1,300.00

	Amounts Due	Fees	Judgment	Priority	% of	Pro Rata	Amounts
				Allocations	Remainder	Allocations	Distributed
<b>Administration Fee</b>	\$500.00			\$500.00	0.00%		\$500.00
<b>Maintenance Fee</b>	\$700.00			\$700.00	0.00%		\$700.00
<b>District Clerk</b>			\$ 596.00	\$596.00	57.98%	\$ 57.98	\$ 57.98
<b>Sheriff's Fee</b>			\$ 100.00	\$100.00	9.73%	\$ 9.73	\$ 9.73
<b>Attorney Fee</b>			\$ 332.00	\$332.00	32.30%	\$ 32.30	\$ 32.30
<b>Municipal Liens</b>	\$ -				0.00%	\$0.00	\$0.00
<b>Taxes</b>	\$ -		\$1,021.61			\$0.00	\$0.00
<b>Total</b>	\$1,200.00		\$ 2,049.61	\$2,228.00	100.00%	\$0.00	\$1,300.00
<b>Actual Total Amt Due</b>			\$3,249.61	<b>Amount w/o Taxes</b>		\$ 1,028.00	
<b>Amount Remaining</b>				\$ 100.00			

**Offer will satisfy a portion of costs and taxes according to the Judgment.**

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

**Date:** November 5, 2013

**Buyer:** JESUS P. HERNANDEZ, a married person as his sole and separate property  
1309 Arthur Street  
San Angelo, Tom Green County, Texas 76903

**Property:** Lot 1, Block 72, Miles Addition, City of San Angelo, Tom Green County, Texas,  
as described in Volume 99, Page 223, Deed Records of Tom Green County,  
Texas.  
Account #19-34200-0072-001-00

**Purchase Price:** Buyer will purchase the Property for the sum of One Thousand Three Hundred  
and 00/100 Dollars (\$1,300.00).

**Judgment:** Judgment for the foreclosure of a tax lien against the Property entered on  
September 7, 2005 in Suit Number B-03-0141-T, by the 119<sup>th</sup> 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 April  
11, 2006, and recorded in Instrument Number 609007, 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 Nov. 5th, 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*  
Michael D. Brown, County Judge  
Tom Green County, Texas

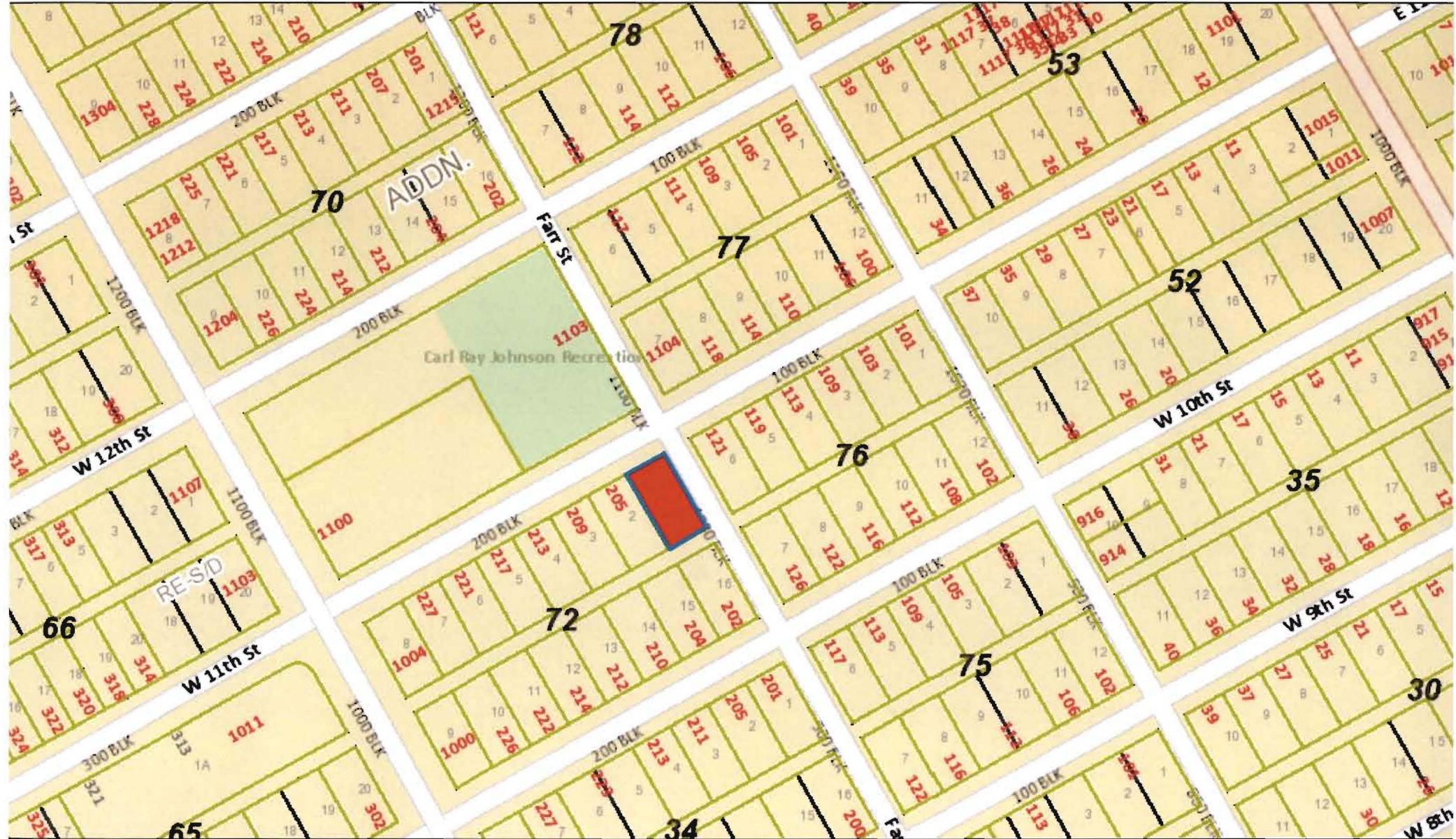
STATE OF TEXAS                   §  
                                                  §  
COUNTY OF TOM GREEN       §

This instrument was subscribed and acknowledged before me on November 5, 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*  
Elizabeth McGill, County Clerk  
Tom Green County, Texas



# 201 W 11th Street , Lot 1, Block 72, Miles 50' x 100'



September 10, 2013

Address Points

City Address Points

Pending City Addresses

Retired City Addresses

