

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: The North 50 ft. of the South ½ of Lot 5, Block 3, Home Acres Addition, City of San Angelo, Tom Green County, Texas, and described in Volume 378, Page 195, Deed Records of Tom Green County, Texas.
15-28100-0003-009-00

Improved/Unimproved: Unimproved
Tax Suit Number: B-03-0156-T
Location: 2115 Brown Street
Parcel Size/Dimensions: 50' x 250'
City of San Angelo vs.: Melvin McBride Account # 1466
Tax ID Number: 15-28100-0003-009-00
Judgment Date: September 11, 2003
Date of Sheriff's Sale: October 7, 2003
Sheriff's Deed Recorded: October 21, 2003

Years Held in Trust **10 YRS**

Adjudge Value: \$ 2,164.00 **Purchased under Urban Redevelopment** **No**
Amount of Offer: \$ 1,700.00

	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	\$ 800.00		\$ 700.00	0.00%		\$700.00
District Clerk	\$0.00		\$0.00	0.00%		\$0.00
Sheriff's Fee	\$40.00		\$40.00	0.00%		\$40.00
Attorney Fee	\$219.00		\$219.00	0.00%		\$219.00
Municipal Liens	\$ -	\$816.00		42.83%	\$60.40	\$60.40
Taxes	\$ -	\$1,089.00		57.17%	\$80.60	\$80.60
Total	\$1,559.00	\$1,905.00	\$1,459.00	100.00%	\$141.00	\$1,600.00
Actual Total Amt Due		\$3,464.00				
Amount Remaining			\$ 141.00			

Offer will satisfy all costs and a small portion of the taxes and liens 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, The North 50 ft. of the South ½ of Lot 5, Block 3, Home Acres Addition,
City of San Angelo, Tom Green County, Texas, and described in Volume 378,
Page 195, Deed Records of Tom Green County, Texas.
Account #15-28100-0003-009-00

Purchase Price: Buyer will purchase the Property for the sum of One Thousand Seven Hundred
and 00/100 Dollars (\$1,700.00).

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on
September 11, 2003 in Suit Number B-03-0156-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 18, 2003, and recorded in Volume 1057, Page 967, 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,

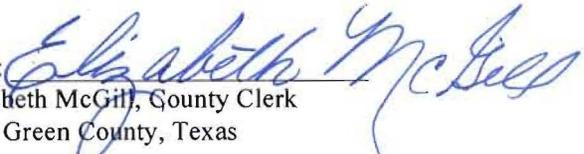
RESOLVED, that Michael D. Brown, County Judge of Tom Green County, is hereby authorized and directed to execute any and all instruments on behalf of Tom Green County that may be appropriate or necessary to effectuate the sale of the Property to Buyer as contemplated herein.

TOM GREEN COUNTY
A Political Subdivision of the State of Texas

By: 
Michael D. Brown, County Judge
Tom Green County, Texas

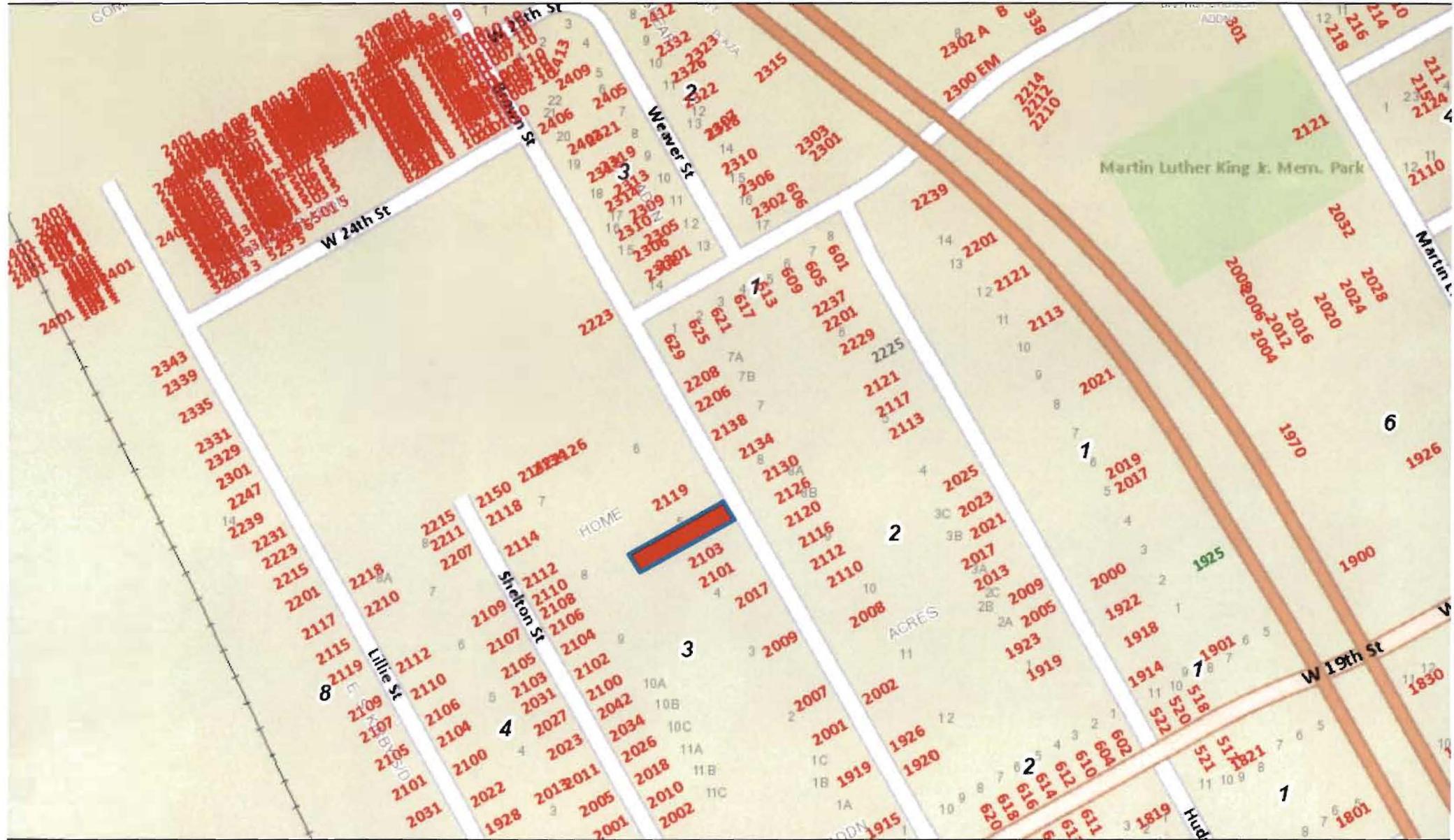
STATE OF TEXAS §
 §
COUNTY OF TOM GREEN §

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, County Clerk
Tom Green County, Texas



2115 Brown Street , N50' of S 1/2 of Lot 5, Block 3, Home Acres, 50' x 250'



September 10, 2013

Address Points

City Address Points

Pending City Addresses

Retired City Addresses

County Address Points

Pending County Addresses

Retired County Addresses

Platted Lot Line Labels

City Parcel Popups Transparent

