

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lots 13, 14, and 15, Block 1, Spencer Addition No. 3, City of San Angelo, Tom Green County, Texas, as described in Volume 864, Page 56, Deed Record and Volume 833, Page 943, Official Public Records of Real Property, City of San Angelo, Texas.
 Account #25-45000-0001-013-00; #25-45000-0001-014-00;
 #25-48500-0001-015-00

Improved/Unimproved: Unimproved
Tax Suit Number: D-11-0060-TAX
Location: 712 & 720 Traverr Street
City of San Angelo vs. Melinda G. Luera Account #1432, 11384 & 12742

Tax ID Number: 25-45000-0001-013-00; #25-45000-0001-014-00; #25-48500-0001-015-00
Judgment Date: November 26, 2012
Date of Sheriff's Sale: June 4, 2013
Sheriff's Deed Recorded: June 20, 2013

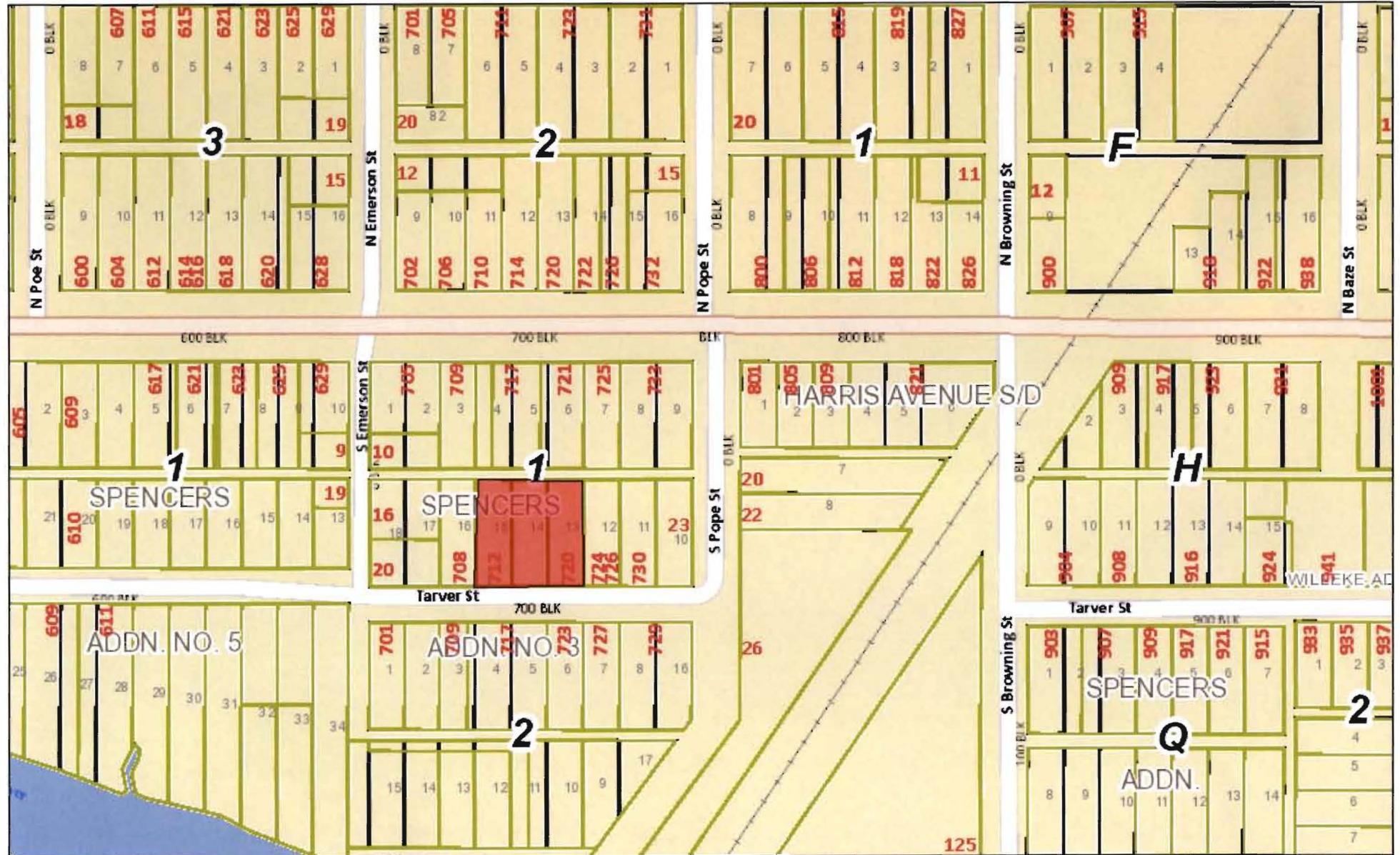
Adjudge Value:	\$ 12,750.00	Years Held in Trust	5 Mos.
Amount of Offer:	\$ 5,100.00	Urban Redevelopment Program?	NO



	Amounts Due	Fees	Judgment	Priority	% of	Pro Rata	Amounts
				Allocations	Remainder	Allocations	Distributed
Administration Fee	\$500.00			\$500.00	0.00%		\$500.00
Maintenance Fee	\$300.00			\$300.00	0.00%		\$300.00
District Clerk	\$409.00			\$409.00	0.00%		\$409.00
Sheriff's Fee	\$100.00			\$100.00	0.00%		\$100.00
Attorney Fee	\$580.00			\$580.00	0.00%		\$580.00
Municipal Liens	\$ -		\$5,712.60		48.99%	\$1,573.03	\$1,573.03
Taxes	\$ -		\$5,948.40		51.01%	\$1,637.97	\$1,637.97
Total	\$1,889.00		\$11,661.00	\$1,889.00	100.00%	\$3,211.00	\$5,100.00
Actual Total Amt Due			\$13,550.00				
Amount Remaining				\$ 3,211.00			

Offer will satisfy all court costs and a small portion towards the taxes, according to the Judgment.

712 & 720 Tarver Street Lots 13, 14, 15, Block 1, Spencer #3 150' x 150'



June 11, 2013

Address Points

City Address Points

Pending City Addresses

Retired City Addresses

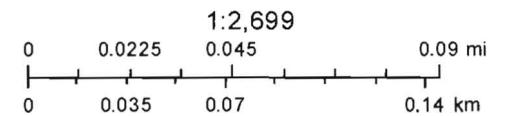
County Address Points

Pending County Addresses

Retired County Addresses

Parcels

Platted Lot Line Labels



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

Date:

November 5, 2013

Buyer:

JOSE ORTIZ, a married person as his sole and separate property, JUAN ORTIZ, a married person as his sole and separate property, and JALMAR LUNA, a single person
1220 George Lane
San Angelo, Tom Green County, Texas 76905

Property:

Lots 13, 14, and 15, Block 1, Spencer Addition No. 3, City of San Angelo, Tom Green County, Texas, as described in Volume 864, Page 56, Deed Record and Volume 833, Page 943, Official Public Records of Real Property, City of San Angelo, Texas.
Account #25-45000-0001-013-00
 #25-45000-0001-014-00
 #25-48500-0001-015-00

Purchase Price:

Buyer will purchase the Property for the sum of Five Thousand One Hundred and 00/100 Dollars (\$5,100.00).

Judgment:

Judgment for the foreclosure of a tax lien against the Property entered on November 26, 2012 in Suit Number D-11-0060-TAX, by the 391st 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 June 14, 2013, and recorded in Instrument Number 738890, 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

