

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

Date: 01-14-2014

Buyer: MIGUEL DURAN, SINGLE PERSON
1110 ASHFORD
SAN ANGELO, TOM GREEN COUNTY, TEXAS 76903

Property: Lot 2, Block 61, Hatcher Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 816, Page 470, Official Public Records of Real Property, Tom Green County, Texas.
Account #14-26900-0061-002-00

Purchase Price: Buyer will purchase the Property for the sum of Two Thousand One Hundred and 00/100 Dollars (\$2,100.00).

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on June 24, 2013 in Suit No. B-11-0178-TAX, 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 9, 2013, and recorded in Instrument Number 745290, 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.

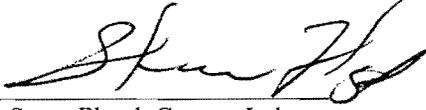
NOW, THEREFORE, the Commissioners of Tom Green County convened on _____, 2014, for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer. Following a full evaluation 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 Steve Floyd, 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.

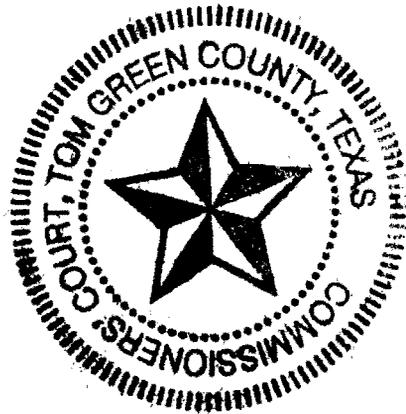
TOM GREEN COUNTY
A Political Subdivision of the State of Texas

By: 
Steve Floyd, County Judge
Tom Green County, Texas

STATE OF TEXAS §
 §
COUNTY OF TOM GREEN §

This instrument was subscribed and acknowledged before me on January 14, 2014, by Steve Floyd, County Judge, of Tom Green County, a political subdivision of the State of Texas, on behalf of Tom Green County.

Attest: Elizabeth McGill by Sayer Killam,
Elizabeth McGill, County Clerk Deputy
Tom Green County, Texas



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 2, Block 61, Hatcher Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 816, Page 470, Official Public Records of Real Property, Tom Green County, Texas.
Account #14-26900-0061-002-00

Improved/Unimproved: Unimproved
Tax Suit Number: B-11-0178-TAX
Location: 2517 Abilene
City of San Angelo vs. Wesley H. Kolb Account #11028
Tax ID Number: #14-26900-0061-002-00
Judgment Date: June 24, 2013
Date of Sheriff's Sale: October 1, 2013
Sheriff's Deed Recorded: October 10, 2013

Years Held in Trust **2 MOS**
Urban Redevelopment Program? **NO**

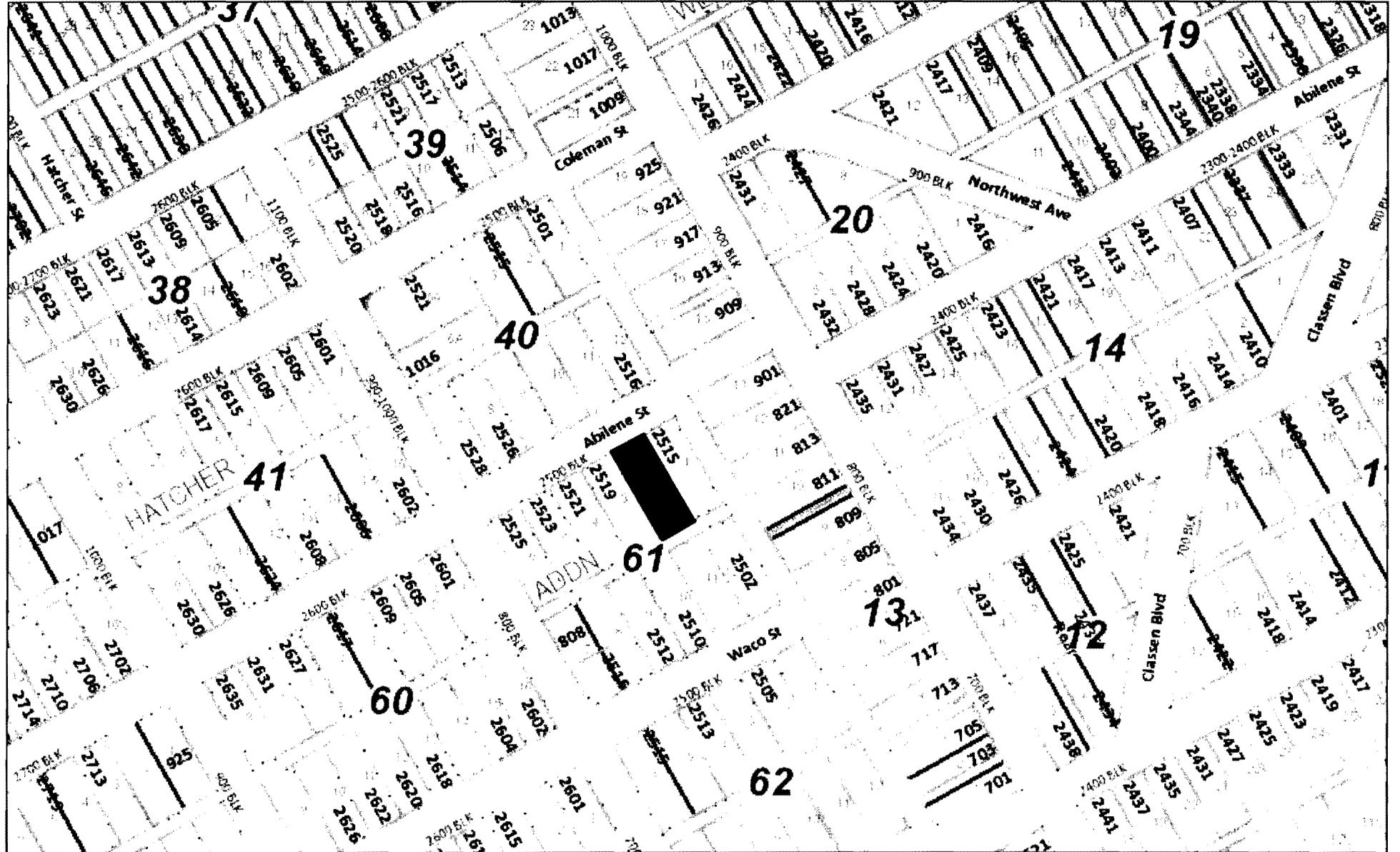
Adjudge Value: \$ 6,637.00
Amount of Offer: \$ 2,100.00



	Amounts Due		Priority	% of	Pro Rata	Amounts
	Fees	Judgment	Allocations	Remainder	Allocations	Distributed
Administration Fee	\$500.00		\$500.00	0.00%		\$500.00
Maintenance Fee	\$50.00		\$50.00	0.00%		\$50.00
District Clerk	\$373.00		\$373.00	0.00%		\$373.00
Sheriff's Fee	\$100.00		\$100.00	0.00%		\$100.00
Attorney Fee	\$385.57		\$385.57	0.00%		\$385.57
Municipal Liens	\$ -	\$4,495.24		77.79%	\$537.89	\$537.89
Taxes	\$ -	\$1,283.19		22.21%	\$153.54	\$153.54
Total	\$1,408.57	\$5,778.43	\$1,408.57	100.00%	\$691.43	\$2,100.00
Actual Total Amt Due		\$7,187.00				
Amount Remaining			\$ 691.43			

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

2517 Abilene Street, Lot 2, Block 61, Hatcher 50' 140'



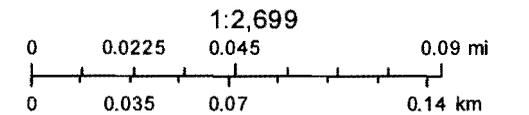
October 11, 2013

Address Points

City Address Points

Pending City Addresses

Retired City Addresses



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

Date: 01-14-2014

Buyer: TSU PROPERTIES LLC, DOMESTIC LIMITED LIABILITY COMPANY (LLC)
815 VECK STREET
SAN ANGELO, TOM GREEN COUNTY, TEXAS 76903

Property: Lots 19 and 20, Block 56, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Instrument No. 659215, Official Public Records, Tom Green County, Texas.
Account #19-34200-0056-016-00

Purchase Price: Buyer will purchase the Property for the sum of One Thousand Five Hundred Thirty-Five and 00/100 Dollars (\$1,535.00).

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on April 16, 2013 in Suit No. D-12-01960-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 October 9, 2013, and recorded in Instrument Number 745294, 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

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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.

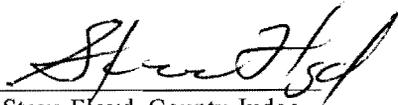
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and further,

RESOLVED, that Steve Floyd, 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: 
Steve Floyd, County Judge
Tom Green County, Texas

STATE OF TEXAS §
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COUNTY OF TOM GREEN §

This instrument was subscribed and acknowledged before me on January 14, 2014, by Steve Floyd, County Judge, of Tom Green County, a political subdivision of the State of Texas, on behalf of Tom Green County.

Attest: Elizabeth McGill by Sayer Killam
Elizabeth McGill, County Clerk Deputy
Tom Green County, Texas



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lots 19 and 20, Block 56, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Instrument No. 659215, Official Public Records, Tom Green County, Texas.
Account #19-34200-0056-016-00

Improved/Unimproved: Unimproved
Tax Suit Number: D-12-0160-TAX
Location: 136 11th Street
City of San Angelo vs.: Jesus Leija Account #13449
Tax ID Number: #19-34200-0056-016-00
Judgment Date: April 16, 2013
Date of Sheriff's Sale: October 1, 2013
Sheriff's Deed Recorded: October 10, 2013

Years Held in Trust **2 MOS**
Urban Redevelopment Program? **NO**

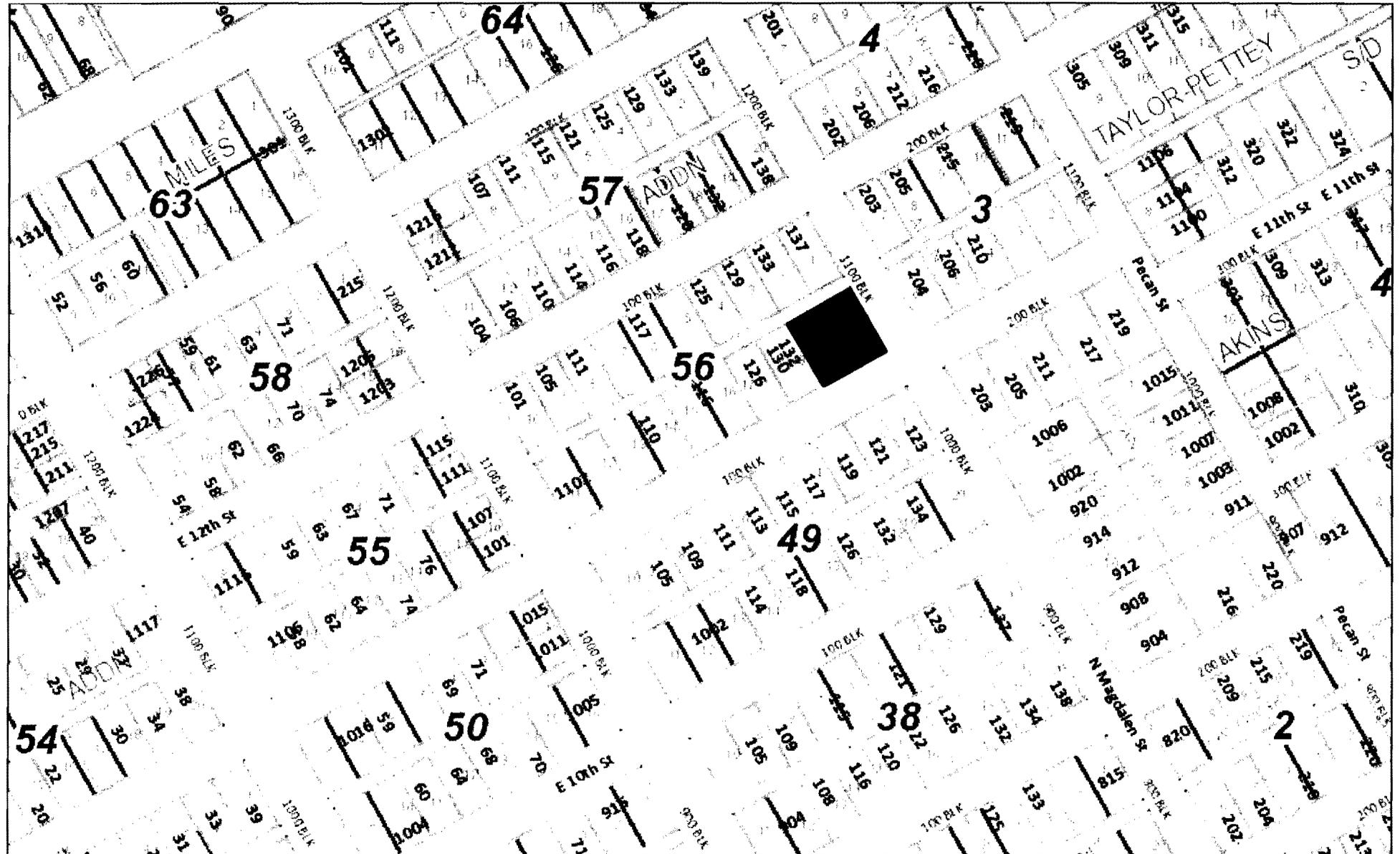
Adjudge Value: \$ 2,112.00
Amount of Offer: \$ 1,535.00

PROPERTY ANALYSIS REPORT FOR THE CITY OF SAN ANGELO, TEXAS

	Amounts Due	Priority	% of	Pro Rata	Amounts	
	Fees	Judgment	Allocations	Remainder	Allocations	Distributed
Administration Fee	\$500.00		\$500.00	0.00%		\$500.00
Maintenance Fee	\$0.00		\$0.00	0.00%		\$0.00
District Clerk	\$273.00		\$273.00	0.00%		\$273.00
Sheriff's Fee	\$100.00		\$100.00	0.00%		\$100.00
Attorney Fee	\$385.00		\$385.00	0.00%		\$385.00
Municipal Liens	\$ -	\$0.00		0.00%	\$0.00	\$0.00
Taxes	\$ -	\$1,354.00		100.00%	\$277.00	\$277.00
Total	\$1,258.00	\$1,354.00	\$1,258.00	100.00%	\$277.00	\$1,535.00
Actual Total Amt Due		\$2,612.00				
Amount Remaining			\$ 277.00			

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

136 11th Street, Lots 19 & 20, Block 56, Miles 100' x 100'



October 11, 2013

Address Points

City Address Points

Pending City Addresses

Retired City Addresses

