

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

Date:

April 29, 2014

Buyer:

Carol Wilson, a married person as her sole and separate property
3217 Stanford Drive
San Angelo, Tom Green County, Texas 76904

Property:

A 0.21 acre tract, more or less, being that unplanted portion of the JJ Schaeffer Survey No. 646, Abstract 1882, City of San Angelo, Tom Green County, Texas, bounded by Aspen Avenue, Lakeshore Boulevard, an alley situated to the Southeast, and Lot 15, Block 1, Lakeshore 132, Page 737, Official Public Records of Tom Green County, Texas.
Account #38-01882-0002-045-10

Purchase Price:

Buyer will purchase the Property for the sum of Two Thousand and 00/100 Dollars (\$2,000.00).

Judgment:

Judgment for the foreclosure of a tax lien against the Property entered on October 24, 2013, in Suit No. B-12-0237-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 March 12, 2014, and recorded in Instrument Number 201402972, 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 Judgment 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 April 29, 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: Ralph Hoelscher
Steve Floyd, County Judge Pro-Tem
Tom Green County, Texas
Ralph Hoelscher

STATE OF TEXAS §
 §
COUNTY OF TOM GREEN §

This instrument was subscribed and acknowledged before me on April 29, 2014, by Steve Floyd, County Judge, of Tom Green County, a political subdivision of the State of Texas, on behalf of Tom Green County. Hoelscher Pro-Tem

Attest: Elizabeth McGill
Elizabeth McGill, County Clerk
Tom Green County, Texas



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: A 0.21 acre tract, more or less, being that unplanted portion of the JJ Schaeffer Survey No. 646, Abstract 1882, City of San Angelo, Tom Green County, Texas, bounded by Aspen Avenue, Lakeshore Boulevard, an alley situated to the Southeast, and Lot 15, Block 1, Lakeshore 132, Page 737, Official Public Records of Tom Green County, Texas.
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Improved/Unimproved: Unimproved

Tax Suit Number: B-12-0237-TAX

Location: SE corner of Aspen/Lakshore

Parcel Size/Dimensions: 0.21 acres

City of San Angelo vs.: Texas Urban Properties Account #12741

Tax ID Number: 38-01882-0002-000-60

Judgment Date: October 24, 2013

Date of Sheriff's Sale: March 4, 2014

Sheriff's Deed Recorded: March 12, 2014

Years Held in Trust: 3 MOS

Adjudge Value: \$ 10,100.00 **Sold under Urban Redevelopment?:** NO

Amount of Offer: \$ 2,000.00

	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	\$ 200.00		\$ 200.00	0.00%		\$ 200.00
District Clerk	\$ -		\$ -	0.00%		\$ -
Sheriff's Fee	\$ 100.00		\$ 100.00	0.00%		\$ 100.00
Attorney Fee	\$ 190.00		\$ 190.00	0.00%		\$ 190.00
Municipal Liens		\$ -		0.00%	\$ -	\$ -
Taxes		\$ 12,406.67		100.00%	\$ 1,010.00	\$ 1,010.00
Total	\$ 990.00	\$ 12,406.67	\$ 990.00	100.00%	\$ 1,010.00	\$ 2,000.00
Actual Total Amt Due		\$ 13,396.67				
Amount Remaining			\$ 1,010.00			

Offer will satisfy all court costs and a portion of the taxes under the Judgment.