

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

Date:

4-29-14

Buyer:

GALILEE COMMUNITY DEVELOPMENT CORPORATION, a Texas nonprofit corporation
1404 S Oakes Street
San Angelo, Tom Green County, Texas 76903

Property:

Lot 3, Block 104, Theo Montgomery Addition, City of San Angelo, Tom Green County, Texas, being described in a deed recorded in Volume 523, Page 546, Deed Records of Tom Green County, Texas
Account #20-35600-0104-003-00

Purchase Price:

Buyer will purchase the Property for the sum of Three Thousand and 00/100 Dollars (\$3,000.00).

Judgment:

Judgment for the foreclosure of a tax lien against the Property entered on January 13, 2012, in Suit No. C-10-0219-TAX, by the 340th 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 738889, 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.

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 3, Block 104, Theo Montgomery Addition, City of San Angelo, Tom Green County, Texas, being described in a deed recorded in Volume 523, Page 546, Deed Records of Tom Green County, Texas
Account #20-35600-0104-003-00

Improved/Unimproved: Unimproved
Tax Suit Number: C-10-0219-TAX
Location: 117 W Avenue K
Parcel Size/Dimensions: 50' x 170'
City of San Angelo vs.: Josie Rodriguez Account #4525
Tax ID Number: 20-35600-0104-003-00
Judgment: January 13, 2013
Date of Sheriff's Sale: June 4, 2013
Sheriff's Deed Recorded: June 20, 2013

Years Held in Trust: 1 YR
Sold under Urban Redevelopment?: NO

Adjudge Value: \$ 4,718.00
Amount of Offer: \$ 3,000.00

	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	\$ 300.00		\$ 300.00	0.00%		\$ 300.00
District Clerk	\$ 373.00		\$ 373.00	0.00%		\$ 373.00
Sheriff's Fee	\$ 100.00		\$ 100.00	0.00%		\$ 100.00
Attorney Fee	\$ 385.00		\$ 385.00	0.00%		\$ 385.00
Recording Fee		\$ 1,602.79	\$ -	41.52%	\$ 557.24	\$ 557.24
Taxes		\$ 2,257.21		58.48%	\$ 784.76	\$ 784.76
Total	\$ 1,658.00	\$ 3,860.00	\$ 1,658.00	100.00%	\$ 1,342.00	\$ 3,000.00
Actual Total Amt Due		\$ 5,518.00				
Amount Remaining			\$ 1,342.00			

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