

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

Date:

April 29, 2014

Buyer:

Benito Yanez
1228 Preusser Street
San Angelo, Tom Green County, Texas 76903

Property:

Lot 10, Block 79, Miles Addition, as described in Volume 391, Page 320, Deed Records, Tom Green County, Texas.
Account #19-34200-0079-009-00

Purchase Price:

Buyer will purchase the Property for the sum of Two Thousand Two Hundred and 00/100 Dollars (\$2,200.00).

Judgment:

Judgment for the foreclosure of a tax lien against the Property entered on March 6, 1998, in Suit No. B-96-0038-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 17, 2005, and recorded in Volume 1243, Page 267, 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 §
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COUNTY OF TOM GREEN §

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

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



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 10, Block 79, Miles Addition, as described in Volume 391 Page 320 Deed Records, Tom Green County, Texas.
Account #19-34200-0079-009-00

Improved/Unimproved: Unimproved
Tax Suit Number: B-96-0038-T
Location: 110 W 13th Street
Parcel Size/Dimensions: 50' X 100'
City of San Angelo vs. Silas A. Wilson Account #UNKNOWN
Tax ID Number: 19-34200-0079-009-00
Judgment Date: March 6, 1998
Date of Sheriff's Sale: October 4, 2005
Sheriff's Deed Recorded: October 18, 2005

Years Held in Trust: 8.5 YR

Adjudge Value: \$ 2,500.00
Amount of Offer: \$ 2,200.00

Sold under Urban Redevelopment?: NO

	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	\$ 500.00		\$ 500.00	0.00%		\$ 500.00
District Clerk	\$ 782.00		\$ 782.00	0.00%		\$ 782.00
Sheriff's Fee	\$ 100.00		\$ 100.00	0.00%		\$ 100.00
Attorney Fee	\$ 292.00		\$ 292.00	0.00%		\$ 292.00
Municipal Liens				0.00%	\$ -	\$ -
Taxes		\$ 1,355.00		100.00%	\$ 26.00	\$ 26.00
Total	\$ 2,174.00	\$ 1,355.00	\$ 2,174.00	100.00%	\$ 26.00	\$ 2,200.00
Actual Total Amt Due		\$ 3,529.00				
Amount Remaining			\$ 26.00			

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