

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

Date:

4-29-14

Buyer:

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

Property:

Lot 11, Block 79, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 236, Page 564, Deed Records, Tom Green County, Texas.
Account #19-34200-0079-010-00

Purchase Price:

Buyer will purchase the Property for the sum of Two Thousand Six Hundred Seventy and 00/100 Dollars (\$2,670.00).

Judgment:

Judgment for the foreclosure of a tax lien against the Property entered on January 15, 2013, in Suit No. C-11-0187-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 738891, 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 11, Block 79, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 236, Page 564, Deed Records, Tom Green County, Texas.
Account #19-34200-0079-010-00

Improved/Unimproved: Unimproved
Tax Suit Number: C-11-0187-TAX
Location: 106 W 13th Street
Parcel Size/Dimensions: 50' X 100'
City of San Angelo vs.: Fred Douglas White Account #5409
Tax ID Number: 19-34200-0079-010-00
Judgment Date: January 15, 2013
Date of Sheriff's Sale: June 4, 2013
Sheriff's Deed Recorded: June 20, 2013

Years Held in Trust: 1 YR

Adjudge Value: \$ 3,000.00

Sold under Urban Redevelopment?: NO

Amount of Offer: \$ 2,670.00

	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	\$ 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
Municipal Liens		\$ 1,097.00		51.21%	\$ 7.68	\$ 7.68
Taxes		\$ 1,045.00		48.79%	\$ 7.32	\$ 7.32
Total	\$ 1,558.00	\$ 2,142.00	\$ 1,558.00	100.00%	\$ 15.00	\$ 1,573.00
Actual Total Amt Due		\$ 3,700.00				
Amount Remaining			\$ 15.00			

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