

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 4, Block 69, Miles Addition, City of San Angelo, Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: B-07-00009-T
Location: 213 W. 14th Street
City of San Angelo, et al. vs. James Carter Wynn, deceased
Tax ID Number: Acct #19-34200-0069-004-00
Judgment Date: April 9, 2008
Date of Sheriff's Sale: June 7, 2011
Sheriff's Deed Recorded: June 30, 2011

Years Held in Trust **6 yrs 3 mo**

Adjudge Value: \$ 2,799.00 **Urban Redevelopment Program?** **NO**
Amount of Offer: \$ 750.00

Purchaser: Marie Carmen Cuellar and Lorenzo A. Cuellar

	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	\$460.00		\$460.00	14.00%		\$64.40
District Clerk	\$333.00		\$333.00	14.00%		\$46.62
Sheriff's Fee	\$100.00		\$100.00	14.00%		\$14.00
Attorney Fee	\$365.00		\$365.00	14.00%		\$51.10
Municipal Liens	\$ -					
Taxes	\$ -	\$2,001.00		3.69%		\$73.88
Total	\$1,758.00	\$2,001.00	\$1,758.00		\$0.00	\$750.00
Actual Total Amt Due		\$3,759.00				
Amount Remaining						

Offer will satisfy a portion of the court costs and Taxes, according to the Judgment.

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

Date:

9-27-16

Buyer:

Lorenzo A. Cuellar and wife, Maria Carmen Cuellar
1501 Wynne Ave.
San Angelo, Tom Green County, Texas 76905

Property:

Lot 4, Block 69, Miles Addition, City of San Angelo, Tom Green
County, Texas.
Acct. #19-34200-0069-004-00

Purchase Price:

Buyer will purchase the Property for the sum of Seven Hundred Fifty Dollars
(\$750.00).

Judgment:

Judgement for the foreclosure of a tax lien against the Property entered on April 9,
2008, in Suit No. B-07-0009-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 June 30,
2011, and recorded in Instrument Number 705022, Official Public Records, 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 September 27, 2016, 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 Stephen C. 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.



Attest:

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

TOM GREEN COUNTY
A Political Subdivision of the State of Texas

By: *Stephen C. Floyd*
Stephen C. Floyd, County Judge
Tom Green County, Texas

STATE OF TEXAS §
 §
COUNTY OF TOM GREEN §

This instrument was subscribed and acknowledged before me on September 27, 2016, by **STEPHEN C. FLOYD**, County Judge, of **TOM GREEN COUNTY**, a political subdivision of the State of Texas, on behalf of Tom Green County.

Elizabeth McGill
Notary Public, State of Texas



Lot 4, Block 69, Miles Addtn



September 12, 2016

Ownership Parcels

1:1,128

