

RESOLUTION NO. R-2014-9

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS AGREEING TO THE SALE OF CERTAIN PROPERTY LOCATED WITHIN TYLER CITY LIMITS AND OWNED BY TAXING ENTITIES INCLUDING THE CITY OF TYLER AS THE RESULT OF A TAX SALE: AND ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, The taxing entities, including the City of Tyler, Smith County, Texas, have become the owners of certain real property by virtue of the foreclosure sale conducted by the Sheriff pursuant to an order of the District Court as set out in the attachments described below: and

WHEREAS, all taxing entities involved in the below-referenced causes must consent to the sale of the described real property; and

WHEREAS, it is to the benefit of all taxing entities involved that the property be returned to its respective tax rolls.


NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TYLER, TEXAS:

PART 1: That the Mayor be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the real property referred to in a District Court Order in **CAUSE NO.22,083-A: BEING LOT 7, BLOCK 704, OF THE LAKE PARK HEIGHTS ADDITION, LOCATED AT 2514 W. VAN, TYLER, TEXAS AS DESCRIBED IN WARRANTY DEED FROM MAXINE JEFFEREY, RECORDED IN VOLUME 2007, PAGE 611, ON INSTRUMENT FILED JULY 26, 1982, DEED RECORDS OF SMITH COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF SMITH COUNTY, TEXAS**

the buyer for and in consideration of the cash bid all as described in the attached Exhibit "A", said monies to be distributed pursuant to Section 34.05 of the Texas Property Tax Code.

PART 2: That this resolution shall take effect immediately upon adoption.

ADOPTED the 9th day of April, 2014.

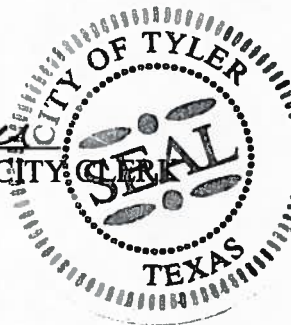


**BARBARA BASS, MAYOR
OF THE CITY OF TYLER, TEXAS**


ATTEST:



CASSANDRA BRAGER, CITY CLERK



APPROVED:



**DEBORAH G. PULLUM,
CITY ATTORNEY**

EXHIBIT "A" TO RESOLUTION R-2014-9

Cause No. 22,083-A

Date of Tax Sale February 17, 2014

Taxes Due: \$2,640.81 Tyler Independent School District
\$459.27 Smith County
\$497.54 Tyler Junior College
\$229.64 City of Tyler

Adjudged Value \$20,198.00

Acct. No. 150000070400007000

Present Bid \$5,400.00

Bidder Francisco Albarran
1923 CR 413
Tyler, TX 75701

PROPERTY DESCRIPTION

BEING LOT 7, BLOCK 704, OF THE LAKE PARK HEIGHTS ADDITION, LOCATED AT 2514 W. VAN, TYLER, TEXAS AS DESCRIBED IN WARRANTY DEED FROM MAXINE JEFFEREY, RECORDED IN VOLUME 2007, PAGE 611, ON INSTRUMENT FILED JULY 26, 1982, DEED RECORDS OF SMITH COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF SMITH COUNTY, TEXAS

THE STATE OF TEXAS

§

RESALE DEED

COUNTY OF SMITH

§

KNOW ALL MEN BY THESE PRESENTS that SMITH COUNTY, TYLER INDEPENDENT SCHOOL DISTRICT, CITY OF TYLER AND TYLER JUNIOR COLLEGE each acting by and through its duly elected official ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of FIVE THOUSAND FOUR HUNDRED DOLLARS, AND 00/100 (\$5,400.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by Francisco Albarran ("GRANTEE") the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by these presents do convey and quitclaim unto said grantee all right, title and interest of the SMITH COUNTY, TYLER INDEPENDENT SCHOOL DISTRICT, CITY OF TYLER AND TYLER JUNIOR COLLEGE, in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No.22,083-A styled State of Texas, Tyler Independent School District vs. Guadalupe Hernandez Rodriguez, Et Al said property being described as:

BEING LOT 7, BLOCK 704, OF THE LAKE PARK HEIGHTS ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 2007, PAGE 611, ON INSTRUMENT FILED JULY 26, 1982, DEED RECORDS OF SMITH COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF TYLER INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER 150000070400007000.

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said Francisco Albarran, their heirs and assigns forever, so that neither SMITH COUNTY, TYLER INDEPENDENT SCHOOL DISTRICT, CITY OF TYLER AND TYLER JUNIOR COLLEGE, and any person claiming under it shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Grantee accepts the property in "AS IS" condition and subject to any environmental conditions that might have or still exist on said property.

Post judgment taxes and taxes for the current year are assumed by Grantee.

IN TESTIMONY WHEREOF, the taxing authorities herein have caused these presents to be executed this the 27th day of August, 2013.

SMITH COUNTY for itself and the STATE OF TEXAS

Joel Baker
Joel Baker

SMITH COUNTY JUDGE

STATE OF TEXAS

COUNTY OF SMITH

BEFORE ME, the undersigned authority, on this day personally appeared

Joel Baker, County Judge, of the State of Texas, County of Smith, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this
27th day of AUGUST, 2013.

Adrienne Graham

NOTARY PUBLIC, in and for the STATE

OF TEXAS, my commission expires:

05/11/2016

(Seal)



Grantee:
FRANCISCO ALBARRAN
1923 CR 413
TYLER TX 75701

Return to:
Perdue, Brandon, Fielder, Collins and Mott, LLP
P.O. Box 2007
Tyler TX 75710-2007

22,083-A