

**PRIVATE RESALE BID ANALYSIS**

Cause #: <u>2007-36607</u>	HCAD Acct. #: <u>1058430000034</u>
Bid Amount: <u>\$11,000.00</u>	Property Value: <u>\$13,361.00</u>
Bidder's Name: <u>Rampart Holding, LLC</u>	Minimum Bid at first sale: <u>\$9,023.52</u>
Strike Off Date: <u>04-07-2009</u>	Redemption Expired: <u>10-07-2009</u>
Style: <u>Crosby ISD v. Gwartney, Neal R.</u>	Amount Accompanying Offer: <u>\$521.81</u>

**JUDGMENT INFORMATION**

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Amount Due</u>
Crosby ISD (incl. CED)	1990-2007	\$3,418.88
Newport MUD	1990-2007	\$2,205.87
Harris County (incl. ESD 80 & ESD 5)	1990-2007	\$1,443.27
		<b>Total: \$7,068.02</b>

**COSTS**

Publication Fee (Tax Sale): (Payable to Daily Court Review)	\$175.00
Advertising Fee (Tax Sale): (Payable to Perdue Brandon)	\$50.00
Ad-Litem Fee (Payable to Marissa Garcia)	\$500.00
Court Costs: (Payable to Chris Daniel include Constable sale fee)	\$960.50
Tax Master Fee: (Payable to Michael Landrum - 113 <sup>th</sup> )	\$17.50
Original Deed Fee: (Payable to Perdue Brandon)	\$20.00
Abstract Fee: (Payable to Perdue Brandon)	\$232.50
	<b>Total: <u>\$1,955.50</u></b>

**POST JUDGMENT TAXES (paid separately)**

<u>Entity</u>	<u>Tax Year</u>	<u>Amount due September 2015</u>
Crosby ISD	2008-2009	\$521.81

**OTHER COSTS (paid separately)**

Resale Dee Fee: (payable to PBFCM)	\$20.00
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**PROPOSED DISTRIBUTION**

Bid Amount:	<u>\$11,000.00</u>	Costs: <u>\$1,975.50</u>
Net to Distribute: (towards taxes)	<u>\$9,044.50</u>	Post Judgment: <u>\$521.81</u>

**DISBURSE MONIES AS FOLLOWS:**

Crosby ISD (incl. CED)	\$4,374.93	pro-rata amount for judgment years 1990-2007 based on April 2009 P/I
Crosby ISD	\$521.81	pay post judgment years 2008-2009 based on September 2015 P/I
Newport MUD	\$2,822.71	pro-rata amount for judgment years 1990-2007 based on April 2009 P/I
Harris County (inc. ESD 80 & ESD 5)	\$1,846.86	pro-rata amount for judgment years 1990-2007 based on April 2009 P/I
PBFCM	\$1,975.50	Costs for lawsuit / tax sales

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument before it is filed for record in the public records: your social security number or your driver's license number.

(Language pursuant to Section 11.008 of the Texas Property Code)

THE STATE OF TEXAS

§  
§  
§

RESALE DEED

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS that the CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, for the use and benefit of itself, and HARRIS COUNTY EDUCATION DISTRICT, HARRIS COUNTY, HARRIS COUNTY DEPARTMENT OF EDUCATION, PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY, HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY HOSPITAL DISTRICT, HARRIS COUNTY EMERGENCY SERVICE DISTRICT # 80, HARRIS COUNTY EMERGENCY SERVICE DISTRICT #5 and NEWPORT MUNICIPAL UTILITY DISTRICT, acting by and through its duly elected officials ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by RAMPART HOLDING LLC ("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 CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2007-36607, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2007-36607, styled *Crosby Independent School District vs. Gwartney, Neal, R., et al*; said property being described as:

LOT THIRTY-FOUR (34), BLOCK SEVEN (7), OF NEWPORT SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 196, PAGE 138, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (HCAD ACCOUNT NUMBER: 1058430000034)

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 described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other 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 RAMPART HOLDING, LLC, its successors and assigns forever, so that neither the CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2007-36607 nor any person claiming under it or them shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Private Resale Deed  
Cause No. 2007-36607

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

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

IN TESTIMONY WHEREOF, THE CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2007-36607 have caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE,  
FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER  
TAXING UNITS THAT ESTABLISHED TAX LIENS IN  
CAUSE NO. 2007-36607

\_\_\_\_\_  
DR. JAMES HOFMANN  
PRESIDENT, BOARD OF TRUSTEES

THE STATE OF TEXAS                    §  
COUNTY OF HARRIS                   §

**BEFORE ME**, the undersigned authority, on this day personally appeared Dr. James Hofmann, President of the Board of Trustees of the Crosby Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
NOTARY PUBLIC, in and for the  
STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

**AFTER RECORDING, RETURN TO:**  
**Perdue, Brandon, Fielder, Collins & Mott, L.L.P.**  
**1235 North Loop West, Suite 600**  
**Houston, Texas 77008**

Grantee:           Rampart Holding, LLC  
                      16401 Country Club Dr., Bldg. B  
                      Crosby, TX 77532

Private Resale Deed  
Cause No. 2007-36607

# Harris County Appraisal District



PUBLICATION DATE:  
11/25/2014

Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

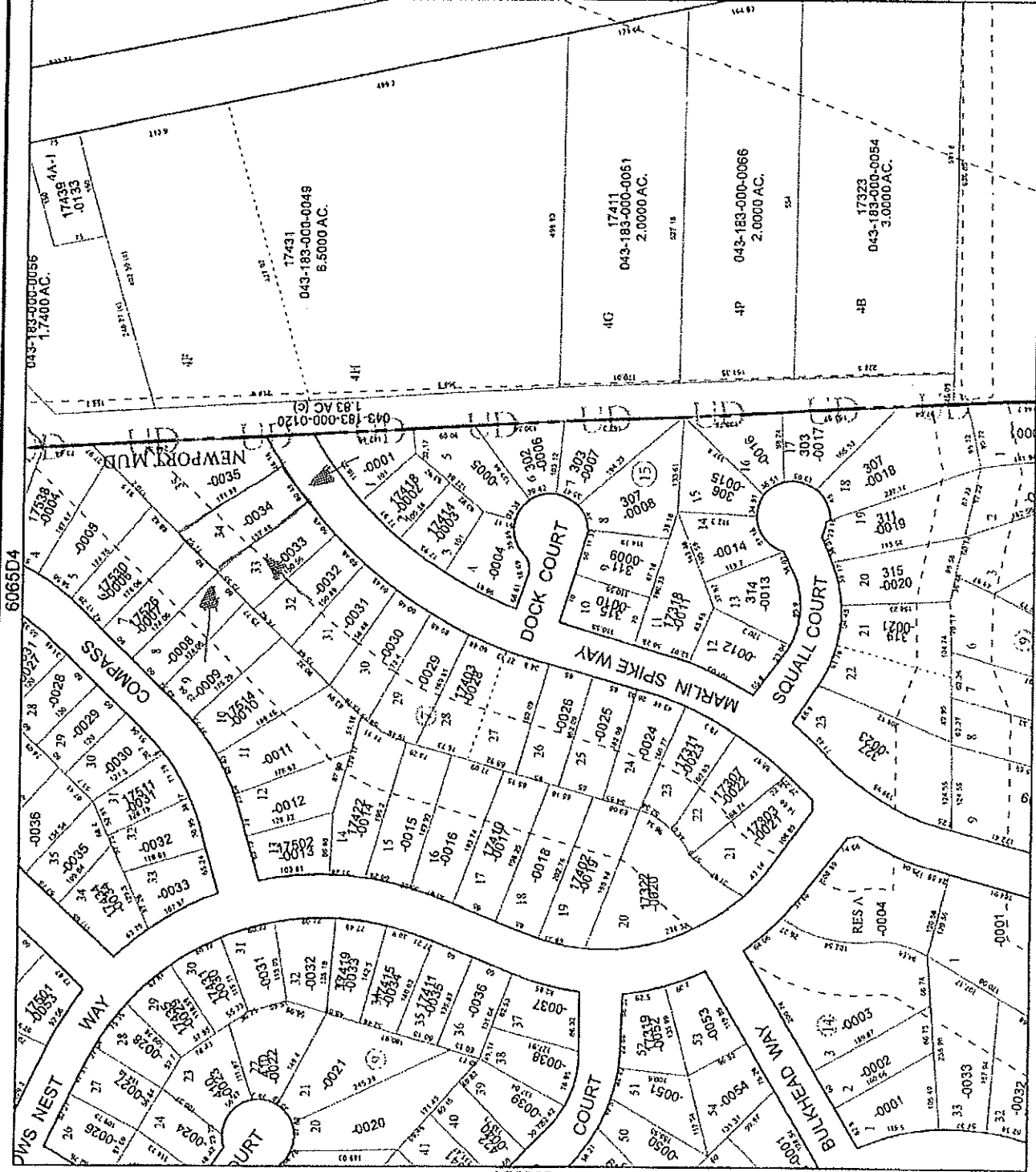
MAP LOCATION



## FACET 6065D

1	2	3	4
5	6	7	8
9	10	11	12

6185C5



6065D4

6065D12

6065D7

**PRIVATE RESALE BID ANALYSIS**

Cause #: <u>2007-36607</u>	HCAD Acct. #: <u>1058430000033</u>
Bid Amount: <u>\$11,000.00</u>	Property Value: <u>\$13,361.00</u>
Bidder's Name: <u>Rampart Holding, LLC</u>	Minimum Bid at first sale: <u>\$9,023.52</u>
Strike Off Date: <u>04-07-2009</u>	Redemption Expired: <u>10-07-2009</u>
Style: <u>Crosby ISD v. Gwartney, Neal R.</u>	Amount Accompanying Offer: <u>\$521.81</u>

**JUDGMENT INFORMATION**

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Amount Due</u>
Crosby ISD (incl. CED)	1990-2007	\$3,418.88
Newport MUD	1990-2007	\$2,205.87
Harris County (incl. ESD 80 & ESD 5)	1990-2007	\$1,443.27
		<b>Total: \$7,068.02</b>

**COSTS**

Publication Fee (Tax Sale): (Payable to Daily Court Review)	\$175.00
Advertising Fee (Tax Sale): (Payable to Perdue Brandon)	\$50.00
Ad-Litem Fee (Payable to Marissa Garcia)	\$500.00
Court Costs: (Payable to Chris Daniel include Constable sale fee)	\$960.50
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Original Deed Fee: (Payable to Perdue Brandon)	\$20.00
Abstract Fee: (Payable to Perdue Brandon)	\$232.50
	<b>Total: <u>\$1,955.50</u></b>

**POST JUDGMENT TAXES (paid separately)**

<u>Entity</u>	<u>Tax Year</u>	<u>Amount due September 2015</u>
Crosby ISD	2008-2009	\$521.81

**OTHER COSTS (paid separately)**

Resale Dee Fee: (payable to PBFCM)	\$20.00
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**PROPOSED DISTRIBUTION**

Bid Amount:	<u>\$11,000.00</u>	Costs: <u>\$1,975.50</u>
Net to Distribute: (towards taxes)	<u>\$9,044.50</u>	Post Judgment: <u>\$521.81</u>

**DISBURSE MONIES AS FOLLOWS:**

Crosby ISD (incl. CED)	\$4,374.93	pro-rata amount for judgment years 1990-2007 based on April 2009 P/I
Crosby ISD	\$521.81	pay post judgment years 2008-2009 based on September 2015 P/I
Newport MUD	\$2,822.71	pro-rata amount for judgment years 1990-2007 based on April 2009 P/I
Harris County (inc. ESD 80 & ESD 5)	\$1,846.86	pro-rata amount for judgment years 1990-2007 based on April 2009 P/I
PBFCM	\$1,975.50	Costs for lawsuit / tax sales

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(Language pursuant to Section 11.008 of the Texas Property Code)

THE STATE OF TEXAS  
COUNTY OF HARRIS

§  
§  
§

RESALE DEED

KNOW ALL MEN BY THESE PRESENTS that the CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, for the use and benefit of itself, and HARRIS COUNTY EDUCATION DISTRICT, HARRIS COUNTY, HARRIS COUNTY DEPARTMENT OF EDUCATION, PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY, HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY HOSPITAL DISTRICT, HARRIS COUNTY EMERGENCY SERVICE DISTRICT # 80, HARRIS COUNTY EMERGENCY SERVICE DISTRICT #5 and NEWPORT MUNICIPAL UTILITY DISTRICT, acting by and through its duly elected officials ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by RAMPART HOLDING LLC ("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 CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2007-36607, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2007-36607, styled *Crosby Independent School District vs. Gwartney, Neal, R., et al*; said property being described as:

LOT THIRTY-THREE (33), BLOCK SEVEN (7), OF NEWPORT SECTION FIVE (5), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 196, PAGE 138, OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (HCAD ACCOUNT NUMBER: 1058430000033)

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 described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other 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 RAMPART HOLDING, LLC, its successors and assigns forever, so that neither the CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2007-36607 nor any person claiming under it or them shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Private Resale Deed  
Cause No. 2007-36607

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

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

IN TESTIMONY WHEREOF, THE CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2007-36607 have caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE,  
FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER  
TAXING UNITS THAT ESTABLISHED TAX LIENS IN  
CAUSE NO. 2007-36607

\_\_\_\_\_  
DR. JAMES HOFMANN  
PRESIDENT, BOARD OF TRUSTEES

THE STATE OF TEXAS                    §  
COUNTY OF HARRIS                   §

**BEFORE ME**, the undersigned authority, on this day personally appeared Dr. James Hofmann, President of the Board of Trustees of the Crosby Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
NOTARY PUBLIC, in and for the  
STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

**AFTER RECORDING, RETURN TO:**  
**Perdue, Brandon, Fielder, Collins & Mott, L.L.P.**  
**1235 North Loop West, Suite 600**  
**Houston, Texas 77008**

Grantee:       Rampart Holding, LLC  
                  16401 Country Club Dr., Bldg. B  
                  Crosby, TX 77532

Private Resale Deed  
Cause No. 2007-36607

# Harris County Appraisal District



PUBLICATION DATE:  
11/25/2014

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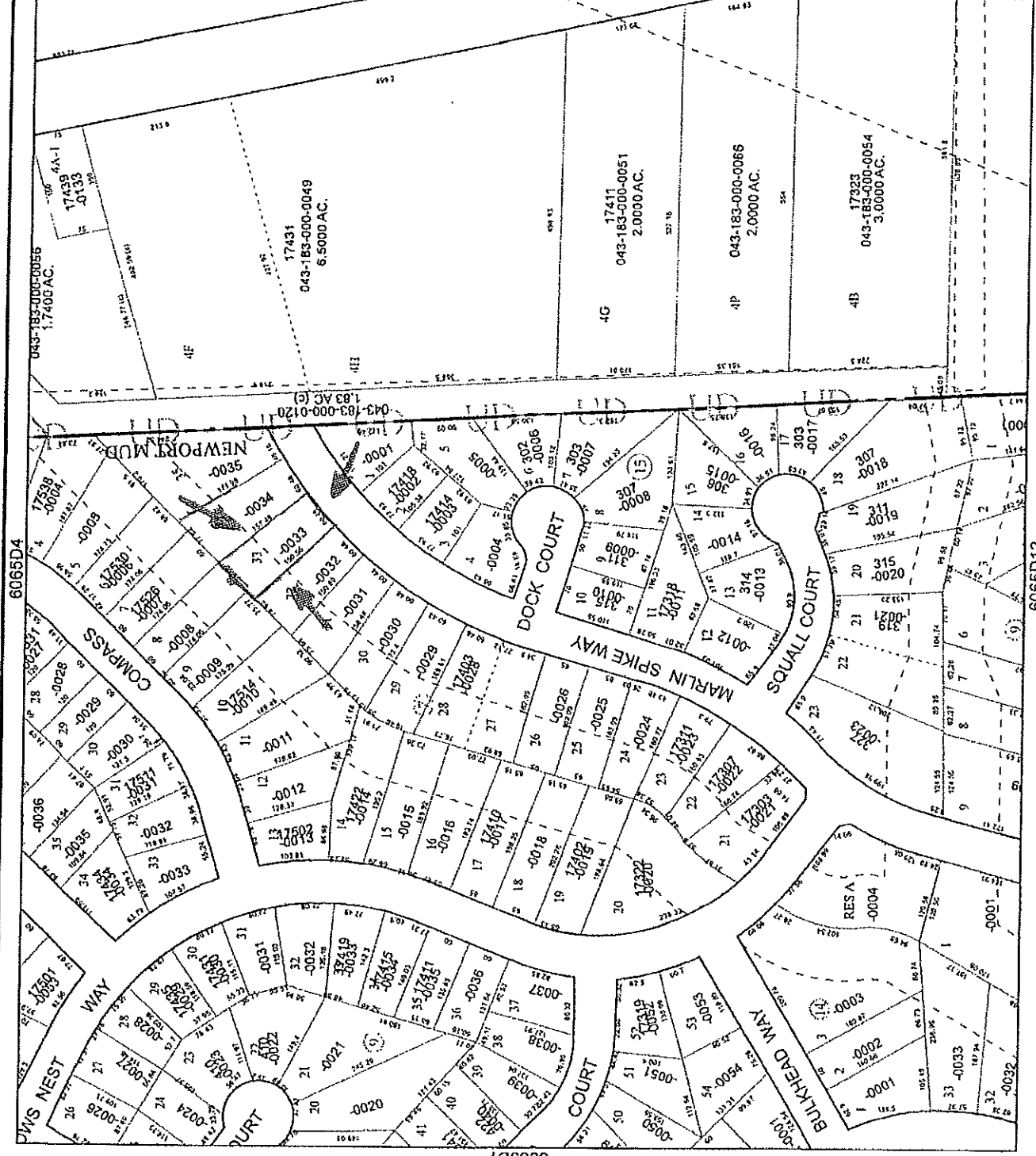
MAP LOCATION



## FACET 6065D

1	2	3	4
5	6	7	8
9	10	11	12

6165C5



6065D4

6065D12

6065D7



**PRIVATE RESALE BID ANALYSIS**

Cause #: <u>2013-02731</u>	HCAD Acct. #: <u>087-299-000-0019</u>
Bid Amount: <u>\$3,700.00</u>	Property Value: <u>\$3,700.00</u>
Bidder's Name: <u>Elka Navarro</u>	Minimum Bid at first sale: <u>\$3,700.00</u>
Strike Off Date: <u>10-07-2014</u>	Redemption Expired: <u>04-07-2015</u>
Style: <u>Crosby ISD v. Thelma Southwell, et al</u>	Amount Accompanying Offer: <u>\$187.20</u>

**JUDGMENT INFORMATION**

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Amount Due</u>
Crosby ISD	1993-2012	\$3,322.06
Harris County (incl. ESD 80 & ESD 5)	1993-2012	\$1,308.54
		<b>Total: <u>\$4,630.60</u></b>

**COSTS**

Publication Fee (Tax Sale): (Payable to Daily Court Review)	\$175.00
Ad-Litem Fee (Payable to Dory Bret Edwards)	\$1,000.00
Court Costs: (Payable to Chris Daniel include Constable sale fee)	\$995.00
Tax Master Fee: (Payable to Kelli Elam -- 333 <sup>rd</sup> )	\$35.00
Original Deed Fee: (Payable to Perdue Brandon)	\$20.00
Abstract Fee: (Payable to Perdue Brandon)	\$250.00
	<b>Total: <u>\$2,475.00</u></b>

**POST JUDGMENT TAXES (paid separately)**

<u>Entity</u>	<u>Tax Year</u>	<u>Amount due October 2015</u>
Crosby ISD	2013-2014	\$167.20

**OTHER COSTS (paid separately)**

Resale Dee Fee: (payable to PBFCM)	\$20.00
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**PROPOSED DISTRIBUTION**

Bid Amount:	<u>\$3,700.00</u>	Costs: <u>\$2,495.00</u>
Net to Distribute: (towards taxes)	<u>\$1,225.00</u>	Post Judgment: <u>\$167.20</u>

**DISBURSE MONIES AS FOLLOWS:**

Crosby ISD	\$878.83	pro-rata amount for judgment years 1993-2012 based on October 2014 P/I
Crosby ISD	\$167.20	pay post judgment years 2013-2014 based on October 2015 P/I
Harris County (inc. ESD 80 & ESD 5)	\$346.17	pro-rata amount for judgment years 1993-2012 based on October 2014 P/I
PBFCM	\$2,495.00	Costs for lawsuit / tax sales

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(Language pursuant to Section 11.008 of the Texas Property Code)

THE STATE OF TEXAS

§  
§  
§

RESALE DEED

COUNTY OF HARRIS

KNOW ALL MEN BY THESE PRESENTS that the CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, for the use and benefit of itself, and HARRIS COUNTY, HARRIS COUNTY DEPARTMENT OF EDUCATION, PORT OF HOUSTON AUTHORITY OF HARRIS COUNTY, HARRIS COUNTY FLOOD CONTROL DISTRICT, HARRIS COUNTY HOSPITAL DISTRICT, HARRIS COUNTY EMERGENCY SERVICE DISTRICT # 80, and HARRIS COUNTY EMERGENCY SERVICE DISTRICT #5, acting by and through its duly elected officials ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of TEN DOLLARS AND 00/100 (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by ELKA NAVARRO ("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 CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2013-02731, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2013-02731, styled *Crosby Independent School District vs. Thelma Southwell, et al* said property being described as:

LOT 19 IN BLOCK 3 OF CEDAR GROVE ADDITION, AN ADDITION LOCATED IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 36 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS (HCAD ACCOUNT NUMBER: 087299000019)

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 described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other 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 ELKA NAVARRO, her heirs and assigns forever, so that neither the CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2013-02731 nor any person claiming under it or them 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, subject to any environmental

Private Resale Deed  
Cause No. 2013-02731

conditions that might have or still exist on said property and subject to the rights of any parties in possession of the property.

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

IN TESTIMONY WHEREOF, THE CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2013-02731 have caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE,  
FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER  
TAXING UNITS THAT ESTABLISHED TAX LIENS IN  
CAUSE NO. 2013-02731

\_\_\_\_\_  
DR. JAMES HOFMANN  
PRESIDENT, BOARD OF TRUSTEES

THE STATE OF TEXAS                    §  
COUNTY OF HARRIS                   §

**BEFORE ME**, the undersigned authority, on this day personally appeared Dr. James Hofmann, President of the Board of Trustees of the Crosby Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
NOTARY PUBLIC, in and for the  
STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

**AFTER RECORDING, RETURN TO:**  
**Perdue, Brandon, Fielder, Collins & Mott, L.L.P.**  
**1235 North Loop West, Suite 600**  
**Houston, Texas 77008**

Grantee:       Elka Navarro  
                  18611 Crosby Eastgate Dr.  
                  Crosby, TX 77532

Private Resale Deed  
Cause No. 2013-02731

# Harris County Appraisal District



PUBLICATION DATE:  
7/29/2015

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MAP LOCATION



## FACET 6163D

1	2	3	4
5	6	7	8
9	10	11	12

6163D12

1315  
048-156-000-0030  
5.0000 AC  
048-156-000-0031  
9.0000 AC

LYNELL DRIVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
105.14	105.11	105.02	105.05	105.07	105.05	104.95	104.83	104.88	104.88	104.88	104.88	104.88	104.88	104.88

LYNELL DRIVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
105.14	105.11	105.02	105.05	105.07	105.05	104.95	104.83	104.88	104.88	104.88	104.88	104.88	104.88	104.88

MAUDEAS DRIVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
105.14	105.11	105.02	105.05	105.07	105.05	104.95	104.83	104.88	104.88	104.88	104.88	104.88	104.88	104.88

CEDR GROVE DRIVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
105.14	105.11	105.02	105.05	105.07	105.05	104.95	104.83	104.88	104.88	104.88	104.88	104.88	104.88	104.88

EINRA LANE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
105.14	105.11	105.02	105.05	105.07	105.05	104.95	104.83	104.88	104.88	104.88	104.88	104.88	104.88	104.88

6163D7 DRIVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
105.14	105.11	105.02	105.05	105.07	105.05	104.95	104.83	104.88	104.88	104.88	104.88	104.88	104.88	104.88

6162B3 DRIVE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
105.14	105.11	105.02	105.05	105.07	105.05	104.95	104.83	104.88	104.88	104.88	104.88	104.88	104.88	104.88

1123  
048-158-000-0111  
9.9000 AC

048-156-000-0090  
2.1000 AC

6163D10

**PRIVATE RESALE BID ANALYSIS**

Cause #: <u>2005-75667</u>	HCAD Acct. #: <u>0803370000011</u>
Bid Amount: <u>\$3,385.00</u>	Property Value: <u>\$3,385.00</u>
Bidder's Name: <u>Elka Navarro</u>	Minimum Bid at first sale: <u>\$3,385.00</u>
Strike Off Date: <u>06-03-2014</u>	Redemption Expired: <u>12-03-2014</u>
Style: <u>Houston ISD, et al vs. Riley Chambers, Jr., et al</u>	Amount Accompanying Offer: <u>\$420.10</u>

**JUDGMENT INFORMATION**

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Amount Due</u>
Crosby ISD	1986-2009	\$1,531.43
Harris County MUD # 50	1989-2009	\$556.60
Harris County (incl. ESD 80 & ESD 5)	N/A	N/A
		<b>Total: <u>\$2,088.03</u></b>

**COSTS**

Publication Fee (Tax Sale): (Payable to Daily Court Review)	\$175.00
Advertising Fee (Tax Sale): (Payable to Perdue Brandon)	\$50.00
Court Costs: (Payable to Chris Daniel include Constable sale fee)	\$1,102.00
Out of County Constable Fee: (Payable to Linebarger Goggan)	\$60.00
Original Deed Fee: (Payable to Perdue Brandon)	\$20.00
Abstract Fee: (Payable to Linebarger Goggan)	\$750.00
	<b>Total: <u>\$2,157.00</u></b>

**POST JUDGMENT TAXES (paid separately)**

<u>Entity</u>	<u>Tax Year</u>	<u>Amount due October 2015</u>
Crosby ISD	2010-2014	\$400.10

**OTHER COSTS (paid separately)**

Resale Dee Fee: (payable to PBFCM)	\$20.00
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**PROPOSED DISTRIBUTION**

Bid Amount:	<u>\$3,385.00</u>	Costs: <u>\$2,177.00</u>
Net to Distribute: (towards taxes)	<u>\$1,296.97</u>	Post Judgment: <u>\$400.10</u>

**DISBURSE MONIES AS FOLLOWS:**

Crosby ISD	\$900.66	pro-rata amount for judgment years 1986-2009 based on June 2014 P/I
Crosby ISD	\$400.10	pay post judgment years 2010-2014 based on October 2015 P/I
Harris County MUD # 50	\$327.34	pro-rata amount for judgment years 1989-2009 based on June 2014 P/I
PBFCM	\$2,177.00	Costs for lawsuit / tax sales



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

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

IN TESTIMONY WHEREOF, THE CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2005-75667 have caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_ 2015.

CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE,  
FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER  
TAXING UNITS THAT ESTABLISHED TAX LIENS IN  
CAUSE NO. 2005-75667

\_\_\_\_\_  
DR. JAMES HOFMANN  
PRESIDENT, BOARD OF TRUSTEES

THE STATE OF TEXAS                   §  
                                                  §  
COUNTY OF HARRIS                   §

BEFORE ME, the undersigned authority, on this day personally appeared Dr. James Hofmann, President of the Board of Trustees of the Crosby Independent School District, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
NOTARY PUBLIC, in and for the  
STATE OF TEXAS  
My Commission Expires: \_\_\_\_\_

**AFTER RECORDING, RETURN TO:**  
**Perdue, Brandon, Fielder, Collins & Mott, L.L.P.**  
**1235 North Loop West, Suite 600**  
**Houston, Texas 77008**

Grantee:           Elka Navarro  
                      18611 Crosby Eastgate Rd.  
                      Crosby, TX 77532

Private Resale Deed  
Cause No. 2005-75667

**Alaniz, Jennifer M**

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**From:** Dolores Salazar <dsalazar@rsg-llp.com>  
**Sent:** Tuesday, November 10, 2015 4:57 PM  
**To:** Alaniz, Jennifer M  
**Subject:** RUSH. Barcelona accounts 2003-52558

**Importance:** High

I'm working on the RESOLUTION for the Barcelona resale. I need you to put back years on the tax rolls so we can get a correct bill to the constable of what we are owed. Here are the accounts that I need you to add years back:

- ✓ 1052070000041 yrs 1988-1990 ✓ ✓ 20090408-2199
- ✓ 1052070000042 yrs 1988-1990 ✓ ✓ 20100617-5967
- ✓ 1052070000043 yrs 1988-1990 ✓ ✓ 20110614-9162
- ✓ 1052070000044 yrs 1988-1990 ✓
- ✓ 1052070000045 yrs 1988-1990 ✓
- ✓ 1052070000046 yrs 1988-1990 ✓
- ✓ 1052070000047 yrs 1988-1990 ✓
- ✓ 1052070000048 yrs 1988-1990 ✓
- ✓ 1052070000049 yrs 1988-1990 ✓
- ✓ 1052070000050 yrs 1988-1990 ✓
- ✓ 1052070000051 yrs 1988-1990 ✓
- ✓ 1052070000052 yrs 1988-1990 ✓

VOID Strick off 20151111-3494

Please let me know when you are done correcting the accounts. Thank you.

*Dolores F. Salazar  
Paralegal to Brandon E. Benoit  
and Stephen H. DonCarlos  
Reid, Strickland & Gillette, LLP  
Phone: (281) 420-4248  
Fax: (281) 428.2962  
Email: [dsalazar@rsg-llp.com](mailto:dsalazar@rsg-llp.com)*

VOIDed Batch  
20151111-3490

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