

**PRIVATE RESALE BID ANALYSIS**

Cause #: <u>2010-70753</u>	HCAD Acct. #: <u>087-302-000-0012</u>
Bid Amount: <u>\$7,300.00</u>	Property Value: <u>\$7,300.00</u>
Bidder's Name: <u>Doroteo G. Corrales</u>	Minimum Bid at first sale: <u>\$7,300.00</u>
Strike Off Date: <u>10-01-2013</u>	Redemption Expired: <u>05-21-2014</u>
Style: <u>Crosby ISD v. Johnnie Durst, et al</u>	Amount Accompanying Offer: <u>\$228.38</u>

**JUDGMENT INFORMATION**

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Amount Due</u>
Crosby ISD (incl. CED)	1990-2011	\$7,745.22
Harris County (incl. ESD 80 & ESD 5)	1993-2011	\$2,736.01
		<b>Total: <u>\$10,481.23</u></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 Eric McFerren)	\$1,000.00
Court Costs: (Payable to Chris Daniel include Constable sale fee)	\$805.00
Tax Master Fee: (Payable to Kristen Brauchle – 157 <sup>th</sup> )	\$35.00
Certified Mail Fee (payable to Perdue Brandon)	\$4.45
Original Deed Fee: (Payable to Perdue Brandon)	\$20.00
Abstract Fee: (Payable to Perdue Brandon)	\$450.00
	<b>Total: <u>\$2,539.45</u></b>

**POST JUDGMENT TAXES (paid separately)**

<u>Entity</u>	<u>Tax Year</u>	<u>Amount due August 2015</u>
Crosby ISD	2012-2013	\$208.38

**OTHER COSTS (paid separately)**

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

Bid Amount:	<u>\$7,300.00</u>	Costs: <u>\$2,559.45</u>
Net to Distribute: (towards taxes)	<u>\$4,760.55</u>	Post Judgment: <u>\$208.38</u>

**DISBURSE MONIES AS FOLLOWS:**

Crosby ISD (incl. CED)	\$3,517.86	pro-rata amount for judgment years 1990-2011 based on October 2013 P/I
Crosby ISD	\$208.38	pay post judgment years 2012-2013 based on August 2015 P/I
Harris County (inc. RFD 8 & ESD 5)	\$1,242.69	pro-rata amount for judgment years 1984-1999 based on October 2013 P/I
PBFCM	\$2,559.45	Costs for lawsuit / tax sales

# Harris County Appraisal District



PUBLICATION DATE:  
2/1/2014

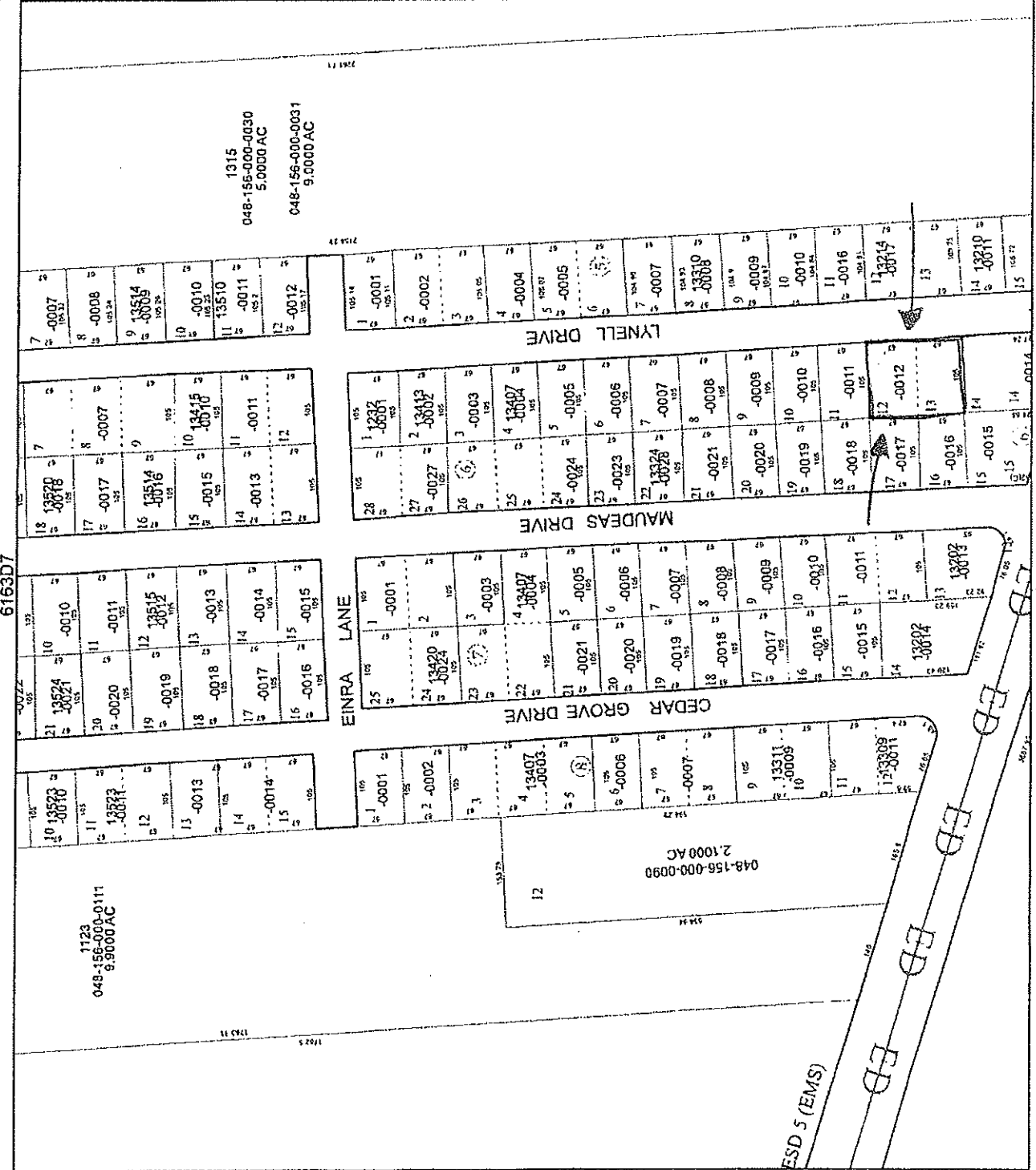
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property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

### MAP LOCATION



## FACET 6163D

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



6163D10

6162B3

**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, 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 DOROTEO G. CORRALES ("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. 2010-70753, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2010-70753, styled *Crosby Independent School District vs. Johnnie Durst, et al* said property being described as:

LOT TWELVE (12) AND THIRTEEN (13), BLOCK SIX (6) CEDAR GROVE ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 36 OF THE REAL PROPERTY RECORDS OF HARRIS COUNTY TEXAS. (HCAD ACCOUNT NUMBER: 087302000012)

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 DOROTEO G. CORRALES, his 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. 2010-70753 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. 2010-70753

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. 2010-70753 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. 2010-70753

\_\_\_\_\_  
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:           Doroteo G. Corrales  
                  4115 Galloway Dr.  
                  Pearland, TX 77584

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