

RESOLUTION NO. R-2020-11

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 21,611-B: BEING LOT 1A, BLOCK 725D, G W SWINNEY ADDITION, DEED RECORDED IN VOLUME 3591 PAGE 147 SMITH COUNTY (FOREST) 150000072504001010 to 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 this 26th day of February, 2020.




MARTIN HEINES, MAYOR
CITY OF TYLER, TEXAS

ATTEST:



CASSANDRA BRAGER, CITY CLERK



The seal is circular with a double-line border. The outer ring contains the text "CITY OF TYLER" at the top and "TEXAS" at the bottom. The inner circle features a central emblem with a scale of justice and a sword, with the word "SEAL" written across it.

APPROVED:



DEBORAH G. PULLUM,
CITY ATTORNEY

EXHIBIT "A" TO RESOLUTION R-2020-11

Cause No. 21,611-B

Date of Tax Sale August 5, 2008

Taxes Due: \$ 667.25 Tyler ISD
\$ 143.24 Smith County
\$ 44.62 TJC
\$ 262.81 City of Tyler

Adjudged Value \$700.00

Acct. No. 150000072504001010

Present Bid \$350.00

Bidder Frankie Jimmerson
13488 US Highway 69N #8204
Tyler, Texas 75706

PROPERTY DESCRIPTION

**BEING LOT 1A, BLOCK 725D, G W SWINNEY ADDITION, DEED RECORDED IN VOLUME 3591 PAGE 147
SMITH COUNTY (FOREST)**

THE STATE OF TEXAS

§

RESALE DEED

COUNTY OF SMITH

§

KNOW ALL MEN BY THESE PRESENTS that SMITH COUNTY, CITY OF TYLER, TYLER JUNIOR COLLEGE AND TYLER INDEPENDENT SCHOOL DISTRICT, 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 THREE HUNDRED FIFTY DOLLARS, AND NO/100 (\$350.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by **Frankie Jimmerson** ("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, CITY OF TYLER, TYLER JUNIOR COLLEGE AND TYLER INDEPENDENT SCHOOL DISTRICT, in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No. 21,611-B styled State of Texas, Tyler Independent School District vs. The Cecil C. Nickell and Helen R. Nickell Revocable Living Trust, said property being described as:

BEING LOT 1A, BLOCK 725D, PART OF THE GW SWINNEY ADDITION, LOCATED ON FOREST, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 3591, PAGE 147, ON INSTRUMENT FILED NOVEMBER 7, 1994, SMITH COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF SMITH COUNTY UNDER ACCOUNT NUMBER 150000072504001010.

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 **Frankie Jimmerson** their heirs and assigns forever, so that neither SMITH COUNTY, CITY OF TYLER, TYLER JUNIOR COLLEGE AND TYLER INDEPENDENT SCHOOL DISTRICT 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 CITY OF TYLER has caused these presents to be executed this 25th day of March, 2020.

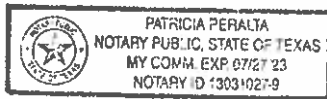
CITY OF TYLER

By: [Signature]
Martin Heines
Mayor

STATE OF TEXAS §

COUNTY OF SMITH §

This instrument was acknowledged before me on this 25th day of March, 2020, by Martin Heines, Mayor of the **CITY OF TYLER**.



[Signature]
Printed Name: Patricia Peralta
Notary Public, State of Texas
My Commission Expires: 7/27/23