

**RESOLUTION NO. R-2020-67**

**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 in **CAUSE NO. 19,820-A; BEING LOT 4, BLOCK 1 (NCB 575), HERNDON ACADEMY HEIGHTS ADDITION, CITY OF TYLER, RECORDED IN VOLUME 96, 609, DEED RECORDS OF SMITH COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON TAX ROLLS AND RECORDS OF SMITH COUNTY UNDER ACCOUNT NUMBER (150000057500004000)** 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 22nd day of July, 2020.

  
\_\_\_\_\_  
MARTIN HEDDES, MAYOR  
OF THE CITY OF TYLER, TEXAS

ATTEST:

  
\_\_\_\_\_  
CASSANDRA BRAGER, CITY CLERK



APPROVED:  
  
\_\_\_\_\_  
DEBORAH G. PULLUM,  
CITY ATTORNEY

**EXHIBIT "A" TO RESOLUTION R-2020-67**

**Cause No. 19,820-A**

**Date of Tax Sale July 3, 2007**

**Taxes Due: \$2,914.29 Tyler ISD  
\$1,139.86 Smith County  
\$ 338.00 TJC  
\$1,472.60 City of Tyler**

**Adjudged Value \$7,600.00**

**Acct. No. 150000057500004000**

**Present Bid \$3,800.00**

**Bidder JUANA MARIA & FRANCISCO LOZANO  
11095 CR 219  
TYLER, TEXAS 75707**

***PROPERTY DESCRIPTION***

**BEING LOT 4, BLOCK 1 (NCB 575), HERNDON ACADEMY HEIGHTS ADDITION, CITY OF TYLER, RECORDED IN VOLUME 96, PAGE 609, DEED RECORDS OF SMITH COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON TAX ROLLS AND RECORDS OF SMITH COUNTY UNDER ACCOUNT NUMBER 150000057500004000.**

THE STATE OF TEXAS

§

RESALE DEED

COUNTY OF SMITH

§

KNOW ALL MEN BY THESE PRESENTS that TYLER INDEPENDENT SCHOOL DISTRICT, SMITH COUNTY, 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 THREE THOUSAND EIGHT HUNDRED DOLLARS AND 00/100 (\$3,800.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, in hand paid by Juana Maria Lozano and Francisco Lozano ("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 TYLER INDEPENDENT SCHOOL DISTRICT, SMITH COUNTY, CITY OF TYLER AND TYLER JUNIOR COLLEGE, in the property herein conveyed, acquired by tax foreclosure sale heretofore held in Cause No. 19,820-A styled State of Texas, Smith County vs. Henry J. Jordan, Et Al, said property being described as:

LOT 4, BLOCK 1 (NCB 575), HERNDON ACADEMY HEIGHTS ADDITION, CITY OF TYLER, SMITH COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 96, PAGE 609, DEED RECORDS OF SMITH COUNTY, TEXAS (ACCT. #1-50000-0575-00-004000)

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 Juana Maria Lozano and Francisco Lozano, their heirs and assigns forever, so that neither TYLER INDEPENDENT SCHOOL DISTRICT, SMITH COUNTY, 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 CITY OF TYLER has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF TYLER

By: \_\_\_\_\_  
Martin Heines  
Mayor

STATE OF TEXAS §

COUNTY OF SMITH §

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

\_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires: \_\_\_\_\_