

RESOLUTION 11-33

A RESOLUTION OF THE CITY OF COMMERCE AUTHORIZING THE MAYOR TO SELL DELINQUENT PROPERTIES AND SETTING AN EFFECTIVE DATE.

WHEREAS, the City of Commerce became, pursuant to a Sheriff's/Constable's Sale for delinquent taxes, the owner, in trust for the taxing entities, of a certain tract of land described in the attached Exhibit "A" and incorporated herein and

WHEREAS, because the property described is not currently on the tax roll and will not be added to the tax roll until it is sold, it is desirable that the property be sold so that it may be added to the tax roll and so that the taxes may be assessed against the property in the future;

WHEREAS, an offer has been made to purchase the property, and the City of Commerce wishes to accept the offer Holly Bauschka Trustee to purchase the property in the attached Exhibit "A" also known as 2513 Washington, Account #R42762 for eighteen thousand dollars and no cents (\$18,000) and;

WHEREAS, the City Council of the City of Commerce believes a sale for this price is the best interest of the city; and

WHEREAS, the funds received pursuant to this sale shall be distributed according to the Texas Property Tax Code.

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

SECTION 1. that the City Council of the City of Commerce hereby approves the sale for the terms stated above and authorizes the Mayor to sign the Quitclaim Deed on the behalf of the City of Commerce.

SECTION 2. this resolution shall be in full force and effect immediately upon its passage and approval.

PASSED AND APPROVED THIS THE 16TH DAY OF AUGUST, 2011.

ATTEST:


Marty Cunningham, City Secretary

CITY OF COMMERCE:


Quay Throgmorton, Mayor

R42762, 2513 WASHINGTON

EXHIBIT "A"

ACCT. NO. 42762; COWAN S C ADDITION, BLOCK 2, LOT S 1/2 21 & N 68' OF 22 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 450 PAGE 119, VOLUME 450 PAGE 121, VOLUME 450 PAGE 123, VOLUME 450 PAGE 125 AND DOCUMENT NO. 2010-12945 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS-42762

also known as R82445, 2513 WASHINGTON

R82445, 2513 WASHINGTON

TO HAVE AND TO HOLD all of our right title and interest in and to the above described property and premises, subject to the aforesaid, unto the said grantee, his/her heirs, successors, and assigns forever, so that the CITY, the COUNTY, HOSPITAL and the ISD, and our legal representatives, successors and assigns shall not have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 17 day of August, 20 11.

City of Commerce

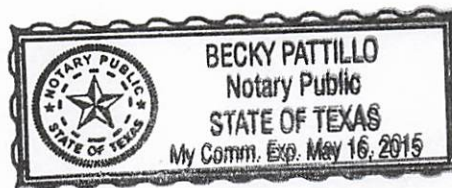
by Quay Throgmorton
Mayor

THE STATE OF TEXAS
COUNTY OF HUNT

before me, the undersigned authority, personally appeared Quay Throgmorton
MAYOR of the CITY OF COMMERCE, 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 in the capacity therein stated.

given under my hand and seal of office this the 17th day of August, 20 11.

Becky Pattillo
Notary Public in and for State of Texas



R42762 , 2513 WASHINGTON

DEED

THE STATE OF TEXAS

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COUNTY OF HUNT

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KNOW ALL PERSONS BY THESE PRESENTS

That the City of Commerce for and in consideration of the sum of **EIGHTEEN THOUSAND DOLLARS AND NO CENTS (\$18000)**, the receipt of which is hereby acknowledged, dose hereby release, quitclaim and surrender to the GRANTEE such title or interest as the Hunt County "County", the Hunt Memorial Hospital District "HOSPITAL", the City of Commerce "CITY", and the Commerce Independent School District "ISD may have acquired , if any, by virtue of tax foreclosure proceedings, and by virtue of becoming purchaser of the tax title under a Sheriff's/Constable's sale, as shown by Sheriff's/Constable's Deed, recorded in Volume , Page of the Deed Records of Hunt County, Texas, and by these presents and in accordance with a Resolution, approved by the governing bodies of the City of Commerce, the County, Hospital, ISD do hereby release, quitclaim and surrender, subject to the terms, conditions, provisions and restrictions, herein set forth, unto **HOLLY BAUSCHKA**, GRANTEE herein of **2515 WASHINGTON ST., COMMERCE, TX**, all our right, title and interest, if any, in and to the following described real property situated in Hunt County, Texas, to wit:

GRANTEE:

HOLLY BAUSCHKA

2515 WASHINGTON ST.

COMMERCE, TX 75428

R42762 , 2513 WASHINGTON

ACCT. NO. 42762; COWAN S C ADDITION, BLOCK 2, LOT S 1/2 21 & N 68' OF 22 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 450 PAGE 119, VOLUME 450 PAGE 121, VOLUME 450 PAGE 123, VOLUME 450 PAGE 125 AND DOCUMENT NO. 2010-12945 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS-42762

ALSO BEING KNOWN AS:

2513 WASHINGTON

This Quitclaim is made subject to and GRANTEE acknowledges the right of redemption as provided in Section 34.05 of the Texas Property Tax Code.

IN ACCEPTING THE QUITCLAIM OF THIS PROPERTY, GRANTEE EXPRESSLY ACCEPTS THE PROPERTY IN " AS IS" CONDITION, WITH ALL ITS FAULTS, IF ANY. GRANTEE RELEASES ANY RIGHTS, AT LAW OR IN EQUITY, GRANTEE MAY HAVE AGAINST THE CITY, COUNTY, HOSPITAL, AND ISD, THEIR OFFICERS, AGENTS AND EMPLOYEES IN CONNECTION WITH THIS TRANSACTION. FURTHER, GRANTEE RELEASES THE CITY, COUNTY, HOSPITAL AND ISD, THEIR OFFICERS, AGENTS, AND EMPLOYEES, FROM ANY AND ALL CLAIMS AND CAUSES OF ACTION IN CONNECTION WITH THE BIDDING, TERMS, CONDITIONS, AND SALE OF THIS PROPERTY. THIS RELEASE ALSO IS BINDING ON GRANTEE'S SUCCESSORS, HEIRS, AND ASSIGNS. GRANTEE HAS HAD THE OPPORTUNITY TO INSPECT THE PROPERTY, AND GRANTEE IS NOT RELYING ON ANY REPRESENTATION OR DISCLOSURES BY THE CITY, COUNTY, HOSPITAL, AND ISD IN CONNECTION WITH THE PURCHASE OF THE PROPERTY. GRANTEE EXPRESSLY ASSUMES RESPONSIBILITY FOR ANY ENVIRONMENTAL PROBLEMS ON OR WITH THE PROPERTY.

GRANTEE:
HOLLY BAUSCHKA
2515 WASHINGTON ST.
COMMERCE, TX 75428