PRIVATE RESALE BID ANALYSIS

Cause #: 2013-31545

Bid Amount: \$3,700.00

Bidder's Name: Elka Navarro

Strike Off Date: 01-06-2015

Style: Crosby ISD vs. Annie Meshack, et al

HCAD Acct. #: 087-300-000-0006

Property Value: \$3,700.00

Minimum Bid at first sale: \$3,700.00

Redemption Expired: 09/16/2015

Amount Accompanying Offer: \$111.20

Tax Entity	Tax Years	Tax Years
Crosby ISD Harris County (incld. ESD 80 & ESD 5)	1993-2013 1994-2013	\$3,637.20 \$1,462.54
		Total: \$5,099.74

COSTS

 	
Publication Fee (Tax Sale): (Payable to Daily Court Review)	\$175.00
Ad- Litem Fee (payable to Chris Branson)	\$1,200.00
Court Costs: (Payable to Chris Daniel include Constable sale fee)	\$1,003.00
Tax Master: (Payable to Kelli Elam)	\$35.00
Out of County Constable Fee: (Payable to Perdue Brandon)	\$210.26
Original Deed Fee: (Payable to Perdue Brandon)	\$20.00
Abstract Fee: (Payable to Perdue Brandon)	\$450.00
	Total: \$3,093.26

POST JUDGMENT TAXES (paid separately)

Entity Crosby ISD

<u>Tax Year</u> 2014 Amount due December 2015

\$91.20

OTHER COSTS (paid separately)

Resale Dee Fee: (payable to PBFCM)

\$20.00

PROPOSED DISTRIBUTION

Bid Amount:

<u>\$3,700.00</u>

Costs: \$3,093.26

Net to Distribute: (towards taxes)

\$606.74

Post Judgment: \$91.20

DISBURSE MONIES AS FOLLOWS:

Crosby ISD	\$432,73	pro-rata amount for judgment years 1993-2013 based on Jan 2015 P/I
Crosby ISD	\$91.20	pay post judgment years 2014 based on Dec 2015 P/I
Harris County	\$174.01	pro-rata amount for judgment years 1993-2013 based on Jan 2015 P/I
PBFCM	\$3,113.26	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, 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. 2013-31545, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2013-31545, styled Crosby Independent School District vs. Annie Meschack, et al said property being described as:

TRACT 1 LOT 6, IN BLOCK 4, 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: 087-300-000-0006)

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. 2013-31545 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. 2013-31545 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.

TRUSTE THAT ES	E, FOR THE USE AND BE STABLISHED TAX LIENS	F, THE CROSBY INDEPENDENT SCHOOL DISTRICT, ENEFIT OF ITSELF AND ALL OTHER TAXING UNITS IN CAUSE NO. 2013-31545 have caused these presents to be
		CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER TAXING UNITS THAT ESTABLISHED TAX LIENS IN CAUSE NO. 2013-31545
		DR. JAMES HOFMANN PRESIDENT, BOARD OF TRUSTEES
	TE OF TEXAS OF HARRIS	§ §
Hofmann, me to be th	President of the Board of Tr ne person whose name is sub cuted same for the purposes	d authority, on this day personally appeared Dr. James rustees of the Crosby Independent School District, known to oscribed to the foregoing instrument, and acknowledged to me and consideration therein expressed and in the capacity
GIV	VEN UNDER MY HAND A	AND SEAL OF OFFICE this day of
Perdue, Bra	CORDING, RETURN TO: andon, Fielder, Collins & Mc	NOTARY PUBLIC, in and for the STATE OF TEXAS My Commission Expires: ott, L.L.P.
	Loop West, Suite 600	
Grantee:	Elka Navarro 18611 Crosby Eastgate Rd Crosby, TX 77532	l.

Private Resale Deed Cause No. 2013-31545

906919

Cedar Grove Dr

087,300,000,0006