

PRIVATE RESALE BID ANALYSIS

Cause #: <u>2013-31545</u>	HCAD Acct. #: <u>087-300-000-0006</u>
Bid Amount: <u>\$3,700.00</u>	Property Value: <u>\$3,700.00</u>
Bidder's Name: <u>Elka Navarro</u>	Minimum Bid at first sale: <u>\$3,700.00</u>
Strike Off Date: <u>01-06-2015</u>	Redemption Expired: <u>09/16/2015</u>
Style: <u>Crosby ISD vs. Annie Meshack, et al</u>	Amount Accompanying Offer: <u>\$111.20</u>

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Tax Years</u>
Crosby ISD	1993-2013	\$3,637.20
Harris County (incl. ESD 80 & ESD 5)	1994-2013	\$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
	<u>Total: \$3,093.26</u>

POST JUDGMENT TAXES (paid separately)

<u>Entity</u>	<u>Tax Year</u>	<u>Amount due December 2015</u>
Crosby ISD	2014	\$91.20

OTHER COSTS (paid separately)

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

Bid Amount:	<u>\$3,700.00</u>	Costs: <u>\$3,093.26</u>
Net to Distribute: (towards taxes)	<u>\$606.74</u>	Post Judgment: <u>\$91.20</u>

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

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. 2013-31545 have caused these presents to be executed this _____ day of _____.

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

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 _____.

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: Elka Navarro
 18611 Crosby Eastgate Rd.
 Crosby, TX 77532

Private Resale Deed
Cause No. 2013-31545

Harris County Appraisal District



Geographical or map data maintained by the Harris County Appraisal District is for informational purposes only 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.

PUBLICATION DATE: 11/10/2015

MAP LOCATION



FACET 6163D

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

