

PRIVATE RESALE BID ANALYSIS

| | |
|--|---|
| Cause #: <u>2012-73719</u> | HCAD Acct. #: <u>1058430000009</u> |
| Bid Amount: <u>\$12,800.00</u> | Property Value: <u>\$13,125.00</u> |
| Bidder's Name: <u>Rampart Holding, LLC</u> | Minimum Bid at first sale: <u>\$12,721.78</u> |
| Strike Off Date: <u>01-7-2014</u> | Redemption Expired: <u>02-25-2015</u> |
| Style: <u>Crosby ISD v. JP Morgan Chase Bank</u> | Amount Accompanying Offer: <u>\$387.43</u> |

JUDGMENT INFORMATION

| <u>Tax Entity</u> | <u>Tax Years</u> | <u>Amount Due</u> |
|--------------------------------------|------------------|---------------------------|
| Crosby ISD (incl. CED) | 1992-2012 | \$5,544.54 |
| Newport MUD | 1990-2012 | \$3,515.27 |
| Harris County (incl. ESD 80 & ESD 5) | 1993-2012 | \$2,376.97 |
| | | Total: \$11,436.78 |

COSTS

| | |
|---|---------------------------------|
| Publication Fee (Tax Sale): (Payable to Daily Court Review) | \$175.00 |
| Advertising Fee (Tax Sale): (Payable to Perdue Brandon) | \$50.00 |
| Court Costs: (Payable to Chris Daniel include Constable sale fee) | \$680.00 |
| Tax Master Fee: (Payable to Kelli Elam -55 th) | \$35.00 |
| Out of County Fee: (Payable to PBFCM) | \$75.00 |
| Original Deed Fee: (Payable to Perdue Brandon) | \$20.00 |
| Abstract Fee: (Payable to PBFCM) | \$250.00 |
| | Total: <u>\$1,285.00</u> |

POST JUDGMENT TAXES (paid separately)

| <u>Entity</u> | <u>Tax Year</u> | <u>Amount due March 2016</u> |
|---------------|-----------------|------------------------------|
| Crosby ISD | 2013-2014 | \$367.43 |

OTHER COSTS (paid separately)

| | |
|------------------------------------|---------|
| Resale Dee Fee: (payable to PBFCM) | \$20.00 |
|------------------------------------|---------|

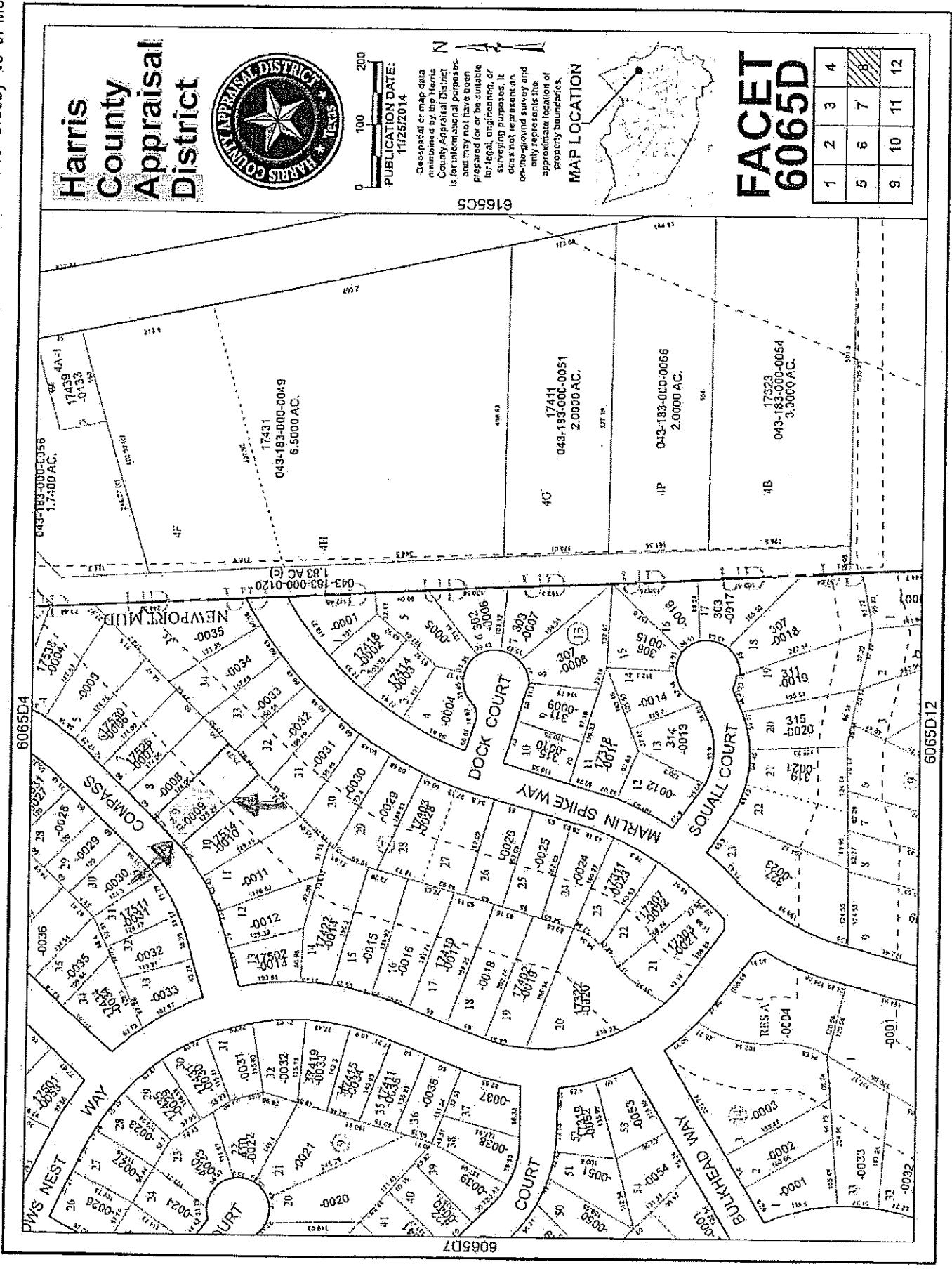
PROPOSED DISTRIBUTION

| | | |
|------------------------------------|--------------------|--------------------------------|
| Bid Amount: | <u>\$12,800.00</u> | Costs: <u>\$1,285.00</u> |
| Net to Distribute: (towards taxes) | <u>\$11,515.00</u> | Post Judgment: <u>\$387.43</u> |

DISBURSE MONIES AS FOLLOWS:

| | | |
|-------------------------------------|------------|---|
| Crosby ISD (incl. CED) | \$5,582.46 | amount for judgment years 1992-2012 based on Jan 2014 P/I |
| Crosby ISD | \$367.43 | pay post judgment years 2013-2014 based on March 2016 P/I |
| Newport MUD | \$3,539.31 | amount for judgment years 1990-2012 based on Jan 2014 P/I |
| Harris County (inc. ESD 80 & ESD 5) | \$2,393.23 | amount for judgment years 1993-2012 based on Jan 2014 P/I |
| PBFCM | \$1,305.00 | Costs for lawsuit / tax sales |

Private Resale- Crosby 2012-73719



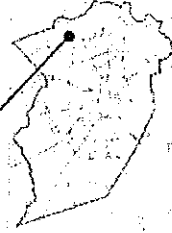
Harris County Appraisal District



PUBLICATION DATE:
11/25/2014

Geospatial or map data prepared 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.

MAP LOCATION



FACET 6065D

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

PRIVATE RESALE BID ANALYSIS

| | |
|---|---|
| Cause #: <u>2011-36711</u> | HCAD Acct. #: <u>1065240000003</u> |
| Bid Amount: <u>\$13,300.00</u> | Property Value: <u>\$13,134.00</u> |
| Bidder's Name: <u>Rampart Holding, LLC</u> | Minimum Bid at first sale: <u>\$13,134.00</u> |
| Strike Off Date: <u>01-7-2014</u> | Redemption Expired: <u>09-03-2014</u> |
| Style: <u>Crosby ISD v. Sergio Gomez Jimenez.</u> | Amount Accompanying Offer: <u>\$387.78</u> |

JUDGMENT INFORMATION

| <u>Tax Entity</u> | <u>Tax Years</u> | <u>Amount Due</u> |
|--------------------------------------|------------------|---------------------------|
| Crosby ISD (incl. CED) | 1991-2012 | \$7,644.47 |
| Newport MUD | 1990-2012 | \$4,966.48 |
| Harris County (incl. ESD 80 & ESD 5) | 1993-2012 | \$2,587.88 |
| | | Total: \$15,198.83 |

COSTS

| | |
|---|--------------------------|
| Publication Fee (Tax Sale): (Payable to Daily Court Review) | \$175.00 |
| Advertising Fee (Tax Sale): (Payable to Perdue Brandon) | \$50.00 |
| Ad-Litem Fee (Payable to Kevin H. Terry) | \$1,000.00 |
| Court Costs: (Payable to Chris Daniel include Constable sale fee) | \$838.00 |
| Tax Master Fee: (Payable to Kelli Elam – 333 rd) | \$35.00 |
| Out of County Fee: (Payable to PBFCM) | \$4.55 |
| Original Deed Fee: (Payable to Perdue Brandon) | \$20.00 |
| Abstract Fee: (Payable to PBFCM) | \$450.00 |
| | Total: \$2,572.55 |

POST JUDGMENT TAXES (paid separately)

| <u>Entity</u> | <u>Tax Year</u> | <u>Amount due March 2016</u> |
|---------------|-----------------|------------------------------|
| Crosby ISD | 2013-2014 | \$367.78 |

OTHER COSTS (paid separately)

| | |
|------------------------------------|---------|
| Resale Dee Fee: (payable to PBFCM) | \$20.00 |
|------------------------------------|---------|

PROPOSED DISTRIBUTION

| | | |
|------------------------------------|--------------------|--------------------------------|
| Bid Amount: | <u>\$13,300.00</u> | Costs: <u>\$2,572.55</u> |
| Net to Distribute: (towards taxes) | <u>\$10,727.45</u> | Post Judgment: <u>\$367.78</u> |

DISBURSE MONIES AS FOLLOWS:

| | | |
|-------------------------------------|------------|--|
| Crosby ISD (incl. CED) | \$5,395.53 | pro-rata amount for judgment years 1991-2012 based on Jan 2014 P/I |
| Crosby ISD | \$367.78 | pay post judgment years 2013-2014 based on March 2016 P/I |
| Newport MUD | \$3,505.38 | pro-rata amount for judgment years 1990-2012 based on Jan 2014 P/I |
| Harris County (inc. ESD 80 & ESD 5) | \$1,826.55 | pro-rata amount for judgment years 1993-2012 based on Jan 2014 P/I |
| PBFCM | \$2,592.54 | Costs for lawsuit / tax sales |

Private Resale- Crosby 2011-36711

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
COUNTY OF HARRIS

§
§
§

RESALE DEED

KNOW ALL MEN BY THESE PRESENTS that the CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, for the use and benefit of itself, and HARRIS COUNTY EDUCATION DISTRICT, 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, HARRIS COUNTY EMERGENCY SERVICE DISTRICT #5 and NEWPORT MUNICIPAL UTILITY DISTRICT, 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 RAMPART HOLDING LLC ("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. 2011-36711, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2011-36711, styled *Crosby Independent School District vs. Sergio Gomez Jimenez, aka S. Gomez, et al;* said property being described as:

LOT THREE (3), BLOCK FOUR (4), OF NEWPORT, SECTION SEVEN (7), A SUBDIVISION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 206, PAGE 134 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS.(HCAD ACCOUNT NUMBER: 1065240000003)

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 RAMPART HOLDING, LLC, its successors 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. 2011-36711 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.

Private Resale Deed
Cause No. 2011-36711

Grantee accepts the property in "AS IS" condition, subject to any environmental 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. 2011-36711 have caused these presents to be executed this _____ day of _____ 2016.

CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE,
FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER
TAXING UNITS THAT ESTABLISHED TAX LIENS IN
CAUSE NO. 2011-36711

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 _____, 2016.

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: Rampart Holding, LLC
 16401 Country Club Dr., Bldg. B
 Crosby, TX 77532

Private Resale Deed
Cause No. 2011-36711

PRIVATE RESALE BID ANALYSIS

Cause #: 2011-43128
 Bid Amount: \$12,400.00
 Bidder's Name: Rampart Holding, LLC
 Strike Off Date: 11-06-2012
 Style: Crosby ISD v. Oscar W. Houchins, et al

HCAD Acct. #: 1065080000029
 Property Value: \$12,997.00
 Minimum Bid at first sale: \$12,277.76
 Redemption Expired: 07-23-2013
 Amount Accompanying Offer: \$355.73

JUDGMENT INFORMATION

| <u>Tax Entity</u> | <u>Tax Years</u> | <u>Amount Due</u> |
|--------------------------------------|------------------|---------------------------|
| Crosby ISD (incl. CED) | 1991-2011 | \$5,043.74 |
| Newport MUD | 1990-2011 | \$3,652.27 |
| Harris County (incl. ESD 80 & ESD 5) | 1992-2011 | \$2,140.75 |
| | | Total: \$10,836.76 |

COSTS

| | |
|---|---------------------------------|
| Publication Fee (Tax Sale): (Payable to Daily Court Review) | \$175.00 |
| Advertising Fee (Tax Sale): (Payable to Perdue Brandon) | \$50.00 |
| Court Costs: (Payable to Chris Daniel include Constable sale fee) | \$771.00 |
| Tax Master Fee: (Payable to Kelli Elam -55 th) | \$35.00 |
| Out of County Fee: (Payable to PBFCM) | \$140.00 |
| Original Deed Fee: (Payable to Perdue Brandon) | \$20.00 |
| Abstract Fee: (Payable to PBFCM) | \$250.00 |
| | Total: <u>\$1,441.00</u> |

POST JUDGMENT TAXES (paid separately)

| <u>Entity</u> | <u>Tax Year</u> | <u>Amount due March 2016</u> |
|---------------|-----------------|------------------------------|
| Crosby ISD | 2012-2013 | \$345.73 |

OTHER COSTS (paid separately)

| | |
|------------------------------------|---------|
| Resale Dee Fee: (payable to PBFCM) | \$20.00 |
|------------------------------------|---------|

PROPOSED DISTRIBUTION

| | | |
|------------------------------------|--------------------|--------------------------------|
| Bid Amount: | <u>\$12,400.00</u> | Costs: <u>\$1,441.00</u> |
| Net to Distribute: (towards taxes) | <u>\$10,959.00</u> | Post Judgment: <u>\$345.73</u> |

DISBURSE MONIES AS FOLLOWS:

| | | |
|-------------------------------------|------------|---|
| Crosby ISD (incl. CED) | \$5,100.63 | amount for judgment years 1991-2011 based on Nov 2012 P/I |
| Crosby ISD | \$345.73 | pay post judgment years 2012-2013 based on March 2016 P/I |
| Newport MUD | \$3,693.47 | amount for judgment years 1990-2011 based on Nov 2012 P/I |
| Harris County (inc. ESD 80 & ESD 5) | \$2,164.90 | amount for judgment years 1992-2012 based on Nov 2012 P/I |
| PBFCM | \$1,441.00 | Costs for lawsuit / tax sales |

Grantee accepts the property in "AS IS" condition, subject to any environmental 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. 2011-43128 have caused these presents to be executed this _____ day of _____ 2016.

CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE,
FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER
TAXING UNITS THAT ESTABLISHED TAX LIENS IN
CAUSE NO. 2011-43128

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.

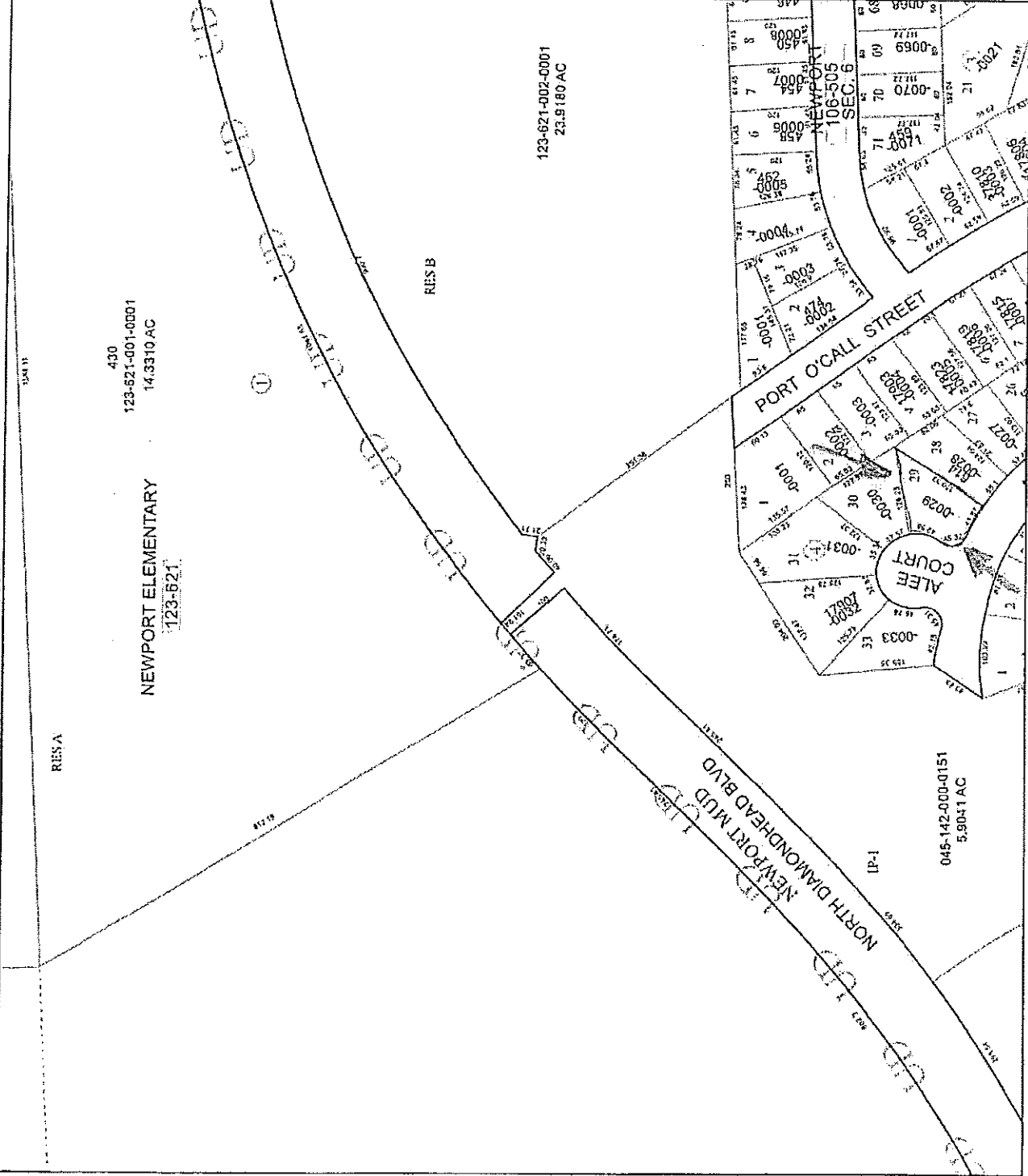
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2016.

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: Rampart Holding, LLC
 16401 Country Club Dr., Bldg. B
 Crosby, TX 77532

6065B7



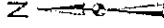
6065B10

Harris County Appraisal District



PUBLICATION DATE:
2/18/2016

Cadastral or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an as-received survey and only represents the approximate location of property boundaries.



MAP LOCATION



FACET 6065B

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

6065B12

6065D3

PRIVATE RESALE BID ANALYSIS

Cause #: 2011-36719
 Bid Amount: \$11,000.00
 Bidder's Name: Rampart Holding, LLC
 Strike Off Date: 11-06-2012
 Style: Crosby ISD v. James A. Haugen

HCAD Acct. #: 1058460000017
 Property Value: \$12,705.00
 Minimum Bid at first sale: \$10,741.82
 Redemption Expired: 07-23-2013
 Amount Accompanying Offer: \$357.96

| <u>Tax Entity</u> | <u>JUDGMENT INFORMATION</u> | <u>Amount Due</u> |
|--------------------------------------|-----------------------------|--------------------------|
| | <u>Tax Years</u> | |
| Crosby ISD (incl. CED) | 1988-2011 | \$5,442.42 |
| Newport MUD | 1996-2011 | \$1,986.06 |
| Harris County (incl. ESD 80 & ESD 5) | 1992-2011 | \$2,088.34 |
| | | Total: \$9,516.82 |

| <u>COSTS</u> | |
|---|--------------------------|
| Publication Fee (Tax Sale): (Payable to Daily Court Review) | \$175.00 |
| Advertising Fee (Tax Sale): (Payable to Perdue Brandon) | \$50.00 |
| Court Costs: (Payable to Chris Daniel include Constable sale fee) | \$680.00 |
| Tax Master Fee: (Payable to Kelli Elam -55 th) | \$35.00 |
| Out of County Fee: (Payable to PBFCM) | \$65.00 |
| Original Deed Fee: (Payable to Perdue Brandon) | \$20.00 |
| Abstract Fee: (Payable to PBFCM) | \$200.00 |
| | Total: \$1,225.00 |

| <u>POST JUDGMENT TAXES (paid separately)</u> | | |
|--|-----------------|------------------------------|
| <u>Entity</u> | <u>Tax Year</u> | <u>Amount due March 2016</u> |
| Crosby ISD | 2012-2013 | \$337.96 |

| <u>OTHER COSTS (paid separately)</u> | |
|--------------------------------------|---------|
| Resale Dee Fee: (payable to PBFCM) | \$20.00 |

| <u>PROPOSED DISTRIBUTION</u> | | |
|------------------------------------|--------------------|--------------------------------|
| Bid Amount: | <u>\$11,000.00</u> | Costs: <u>\$1,225.00</u> |
| Net to Distribute: (towards taxes) | <u>\$9,775.00</u> | Post Judgment: <u>\$337.96</u> |

| <u>DISBURSE MONIES AS FOLLOWS:</u> | | |
|--|------------|---|
| Crosby ISD (incl. CED) | \$5,590.07 | amount for judgment years 1988-2011 based on Nov 2012 P/I |
| Crosby ISD | \$337.96 | pay post judgment years 2012-2013 based on March 2016 P/I |
| Newport MUD | \$2,039.94 | amount for judgment years 1996-2011 based on Nov 2012 P/I |
| Harris County (inc. ESD 80 & ESD 5) | \$2,144.99 | amount for judgment years 1992-2012 based on Nov 2012 P/I |
| PBFCM | \$1,225.00 | Costs for lawsuit / tax sales |

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(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 EDUCATION DISTRICT, 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, HARRIS COUNTY EMERGENCY SERVICE DISTRICT #5 and NEWPORT MUNICIPAL UTILITY DISTRICT, 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 RAMPART HOLDING LLC ("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. 2011-36719, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2011-36719, styled *Crosby Independent School District vs. James A. Haugen*, said property being described as:

LOT 17, BLOCK 10, NEWPORT, SECTION 5, AN ADDITION IN HARRIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 196, PAGE 138, MAP RECORDS OF HARRIS COUNTY, TEXAS (HCAD ACCOUNT NUMBER: 1058460000017)

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 RAMPART HOLDING, LLC, its successors 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. 2011-36719 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. 2011-36719

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. 2011-36719 have caused these presents to be executed this _____ day of _____ 2016.

CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE,
FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER
TAXING UNITS THAT ESTABLISHED TAX LIENS IN
CAUSE NO. 2011-36719

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 _____, 2016.

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: Rampart Holding, LLC
 16401 Country Club Dr., Bldg. B
 Crosby, TX 77532

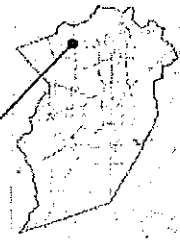
Harris County Appraisal District



PUBLICATION DATE:
2/12/2014

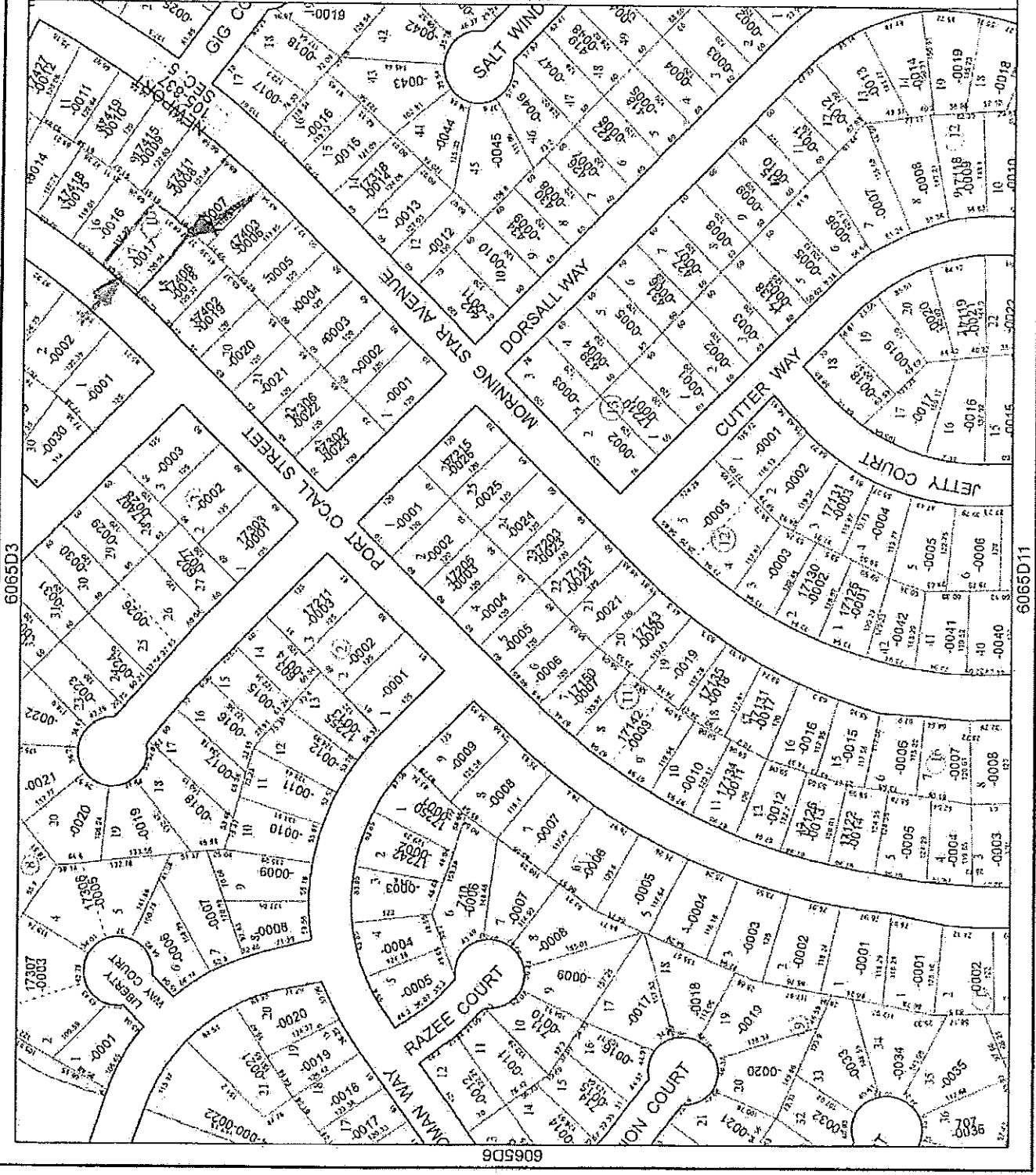
Geospatial or map data maintained by the Harris County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and only represents the approximate location of property boundaries.

MAP LOCATION



FACET 6065D

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|---|----|----|----|
| 1 | 2 | 3 | 4 |
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| 9 | 10 | 11 | 12 |



6065D3

6065D11

PRIVATE RESALE BID ANALYSIS

Cause #: 2010-46085
 Bid Amount: \$12,150.00
 Bidder's Name: Quincy Jones
 Strike Off Date: 02-05-2013
 Style: Harris County, et al vs. Archie Lee Miles

HCAD Acct. #: 072-003-000-0015
 Property Value: \$12,150.00
 Minimum Bid at first sale: \$12,150.00
 Redemption Expired: 10-22-2013
 Amount Accompanying Offer: \$508.13

JUDGMENT INFORMATION

| <u>Tax Entity</u> | <u>Tax Years</u> | <u>Amount Due</u> |
|--------------------------------------|------------------|----------------------------------|
| Crosby ISD | 1997-2010 | \$4,982.69 |
| Harris County (incl. ESD 80 & ESD 5) | 1996-2010 | \$2,461.89 |
| Harris County MUD # 50 | 1995-2010 | \$3,936.06 |
| | | Total: <u>\$11,380.64</u> |

COSTS

| | |
|---|---------------------------------|
| Publication Fee (Tax Sale): (Payable to Daily Court Review) | \$175.00 |
| Advertising Fee: (Payable to Perdue Brandon) | \$50.00 |
| Court Costs: (Payable to Chris Daniel include Constable sale fee) | \$1,205.00 |
| Tax Master Fee: (Payable to Kelli Elam – 165 th) | \$35.00 |
| Original Deed Fee: (Payable to PBFCM) | \$20.00 |
| Abstract Fee: (Payable to PBFCM) | \$500.00 |
| | Total: <u>\$1,985.00</u> |

POST JUDGMENT TAXES (paid separately)

| <u>Entity</u> | <u>Tax Year</u> | <u>Amount due January 2016</u> |
|---------------|-----------------|--------------------------------|
| Crosby ISD | 2011-2013 | \$488.13 |

OTHER COSTS (paid separately)

| | |
|------------------------------------|---------|
| Resale Dee Fee: (payable to PBFCM) | \$20.00 |
|------------------------------------|---------|

PROPOSED DISTRIBUTION

| | | |
|------------------------------------|-------------------|--------------------------------|
| Bid Amount: | <u>\$9,429.58</u> | Costs: <u>\$1,985.00</u> |
| Net to Distribute: (towards taxes) | <u>\$7,444.58</u> | Post Judgment: <u>\$488.13</u> |

DISBURSE MONIES AS FOLLOWS:

| | | |
|-------------------------------------|------------|---|
| Crosby ISD | \$4,450.46 | Pro-rata amount for judgment years 1997-2010 based on February 2013 P/I |
| Crosby ISD | \$488.13 | pay post judgment years 2011-2013 based on January 2016 P/I |
| Harris County (inc. ESD 80 & ESD 5) | \$2,198.92 | Pro-rata amount for judgment years 1996-2010 based on February 2013 P/I |
| Harris County MUD # 50 | \$3,515.62 | Pro-rata amount for judgment years 1995-2010 based on February 2013 P/I |
| PBFCM | \$2,005.00 | 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
COUNTY OF HARRIS

§
§
§

RESALE DEED

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 MUNICIPAL UTILITY DISTRICT # 50, 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 QUINCY JONES ("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. 2010-46085, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2010-46085, styled *Harris County, et al vs. Archie Lee Miles, aka Archie Lee Miles Sr., as Trustee under the Last Will and Testament of Lillie B Henson Deceased* said property being described as:

LOT 15 OF THE 3RD SECTION ARCADIAN GARDENS, A SUBDIVISION IN HARRIS COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 22, PAGE 58 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (HCAD ACCOUNT NUMBER: 072-003-000-0015)

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 QUINCY JONES, his 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. 2010-46085 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.

Private Resale Deed
Cause No. 2010-46085

Grantee accepts the property in "AS IS" condition, subject to any environmental 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. 2010-46085 have caused these presents to be executed this _____ day of _____ 2016.

CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE,
FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER
TAXING UNITS THAT ESTABLISHED TAX LIENS IN
CAUSE NO. 2010-46085

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 _____, 2016.

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: Quincy Jones
 325 Arcadian Dr.
 Crosby, TX 77532

Private Resale Deed
Cause No. 2010-46085

Harris County Appraisal District



Geospatial or map data maintained by the Harris County Appraisal District 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.

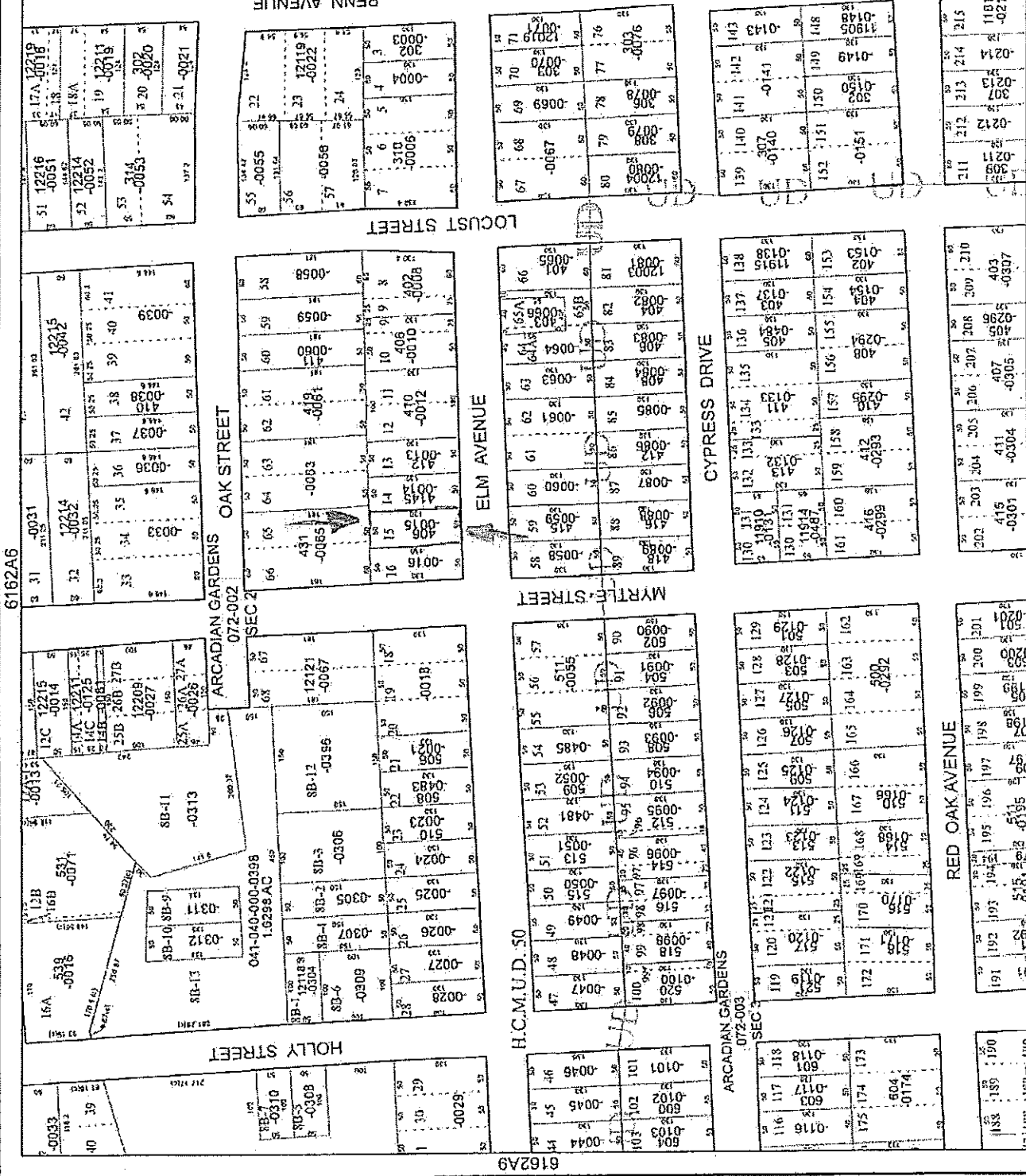
PUBLICATION DATE: 8/31/2015

MAP LOCATION



FACET 6162A

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6162A6

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PRIVATE RESALE BID ANALYSIS

| | |
|---|--|
| Cause #: <u>2009-09020</u> | HCAD Acct. #: <u>071-088-032-0013</u> |
| Bid Amount: <u>\$8,935.00</u> | Property Value: <u>\$8,935.00</u> |
| Bidder's Name: <u>Quincy Jones</u> | Minimum Bid at first sale: <u>\$8,935.00</u> |
| Strike Off Date: <u>02-01-2011</u> | Redemption Expired: <u>07-31-2011</u> |
| Style: <u>Crosby ISD vs. Willie Hunter, et al</u> | Amount Accompanying Offer: <u>\$308.22</u> |

JUDGMENT INFORMATION

| <u>Tax Entity</u> | <u>Tax Years</u> | <u>Amount Due</u> |
|--------------------------------------|------------------|---------------------------------|
| Crosby ISD | 1986-2009 | \$3,256.25 |
| Harris County (incl. ESD 80 & ESD 5) | 1989-2009 | \$1,291.50 |
| Harris County MUD # 50 | 1989-2009 | \$2,147.91 |
| | | Total: <u>\$6,695.66</u> |

COSTS

| | |
|---|---------------------------------|
| Publication Fee (Tax Sale): (Payable to Daily Court Review) | \$175.00 |
| Advertising Fee: (Payable to Perdue Brandon) | \$50.00 |
| Ad Litem Fee: (Payable to George T. Clevenger) | \$1,000.00 |
| Court Costs: (Payable to Chris Daniel include Constable sale fee) | \$805.00 |
| Tax Master Fee: (Payable to Kristen Brauchle-270th) | \$35.00 |
| Original Deed Fee: (Payable to PBFCM) | \$20.00 |
| Abstract Fee: (Payable to PBFCM) | \$400.00 |
| Out of County Service Fee: (Payable to PBFCM) | \$75.00 |
| | Total: <u>\$2,560.00</u> |

POST JUDGMENT TAXES (paid separately)

| <u>Entity</u> | <u>Tax Year</u> | <u>Amount due February 2016</u> |
|---------------|-----------------|---------------------------------|
| Crosby ISD | 2010-2011 | \$308.22 |

OTHER COSTS (paid separately)

| | |
|------------------------------------|---------|
| Resale Dee Fee: (payable to PBFCM) | \$20.00 |
|------------------------------------|---------|

PROPOSED DISTRIBUTION

| | | |
|------------------------------------|-------------------|--------------------------------|
| Bid Amount: | <u>\$8,935.00</u> | Costs: <u>\$2,560.00</u> |
| Net to Distribute: (towards taxes) | <u>\$6,375.00</u> | Post Judgment: <u>\$308.22</u> |

DISBURSE MONIES AS FOLLOWS:

| | | |
|--|------------|---|
| Crosby ISD | \$3,100.31 | Pro-rata amount for judgment years 1986-2009 based on February 2011 P/I |
| Crosby ISD | \$308.22 | pay post judgment years 2010-2011 based on February 2016 P/I |
| Harris County (inc. ESD 80 & ESD 5) | \$1,229.65 | Pro-rata amount for judgment years 1989-2009 based on February 2011 P/I |
| Harris County MUD # 50 | \$2,045.05 | Pro-rata amount for judgment years 1989-2009 based on February 2011 P/I |
| PBFCM | \$2,580.00 | 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
COUNTY OF HARRIS

§
§
§

RESALE DEED

KNOW ALL MEN BY THESE PRESENTS that the CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE, for the use and benefit of itself, and HARRIS COUNTY EDUCATION DISTRICT, 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 MUNICIPAL UTILITY DISTRICT # 50, 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 QUINCY JONES ("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. 2009-09020, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 2009-09020, styled *Crosby Independent School District vs. Willie Hunter, et al* said property being described as:

THE EAST ½ OF LOT 13, BLOCK 32, OF ST.CHARLES PLACE, SECTION 2. A SUBDIVISION IN HARRIS COUNTY, TEXAS AS SHOWN ON THE MAP OR PLAT THEREOF RECORDED IN VOLUME 23 PAGE 7 OF THE MAP RECORDS OF HARRIS COUNTY, TEXAS. (HCAD ACCOUNT NUMBER: 071-088-032-0013)

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 QUINCY JONES, his 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. 2009-09020 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.

Private Resale Deed
Cause No. 2009-09020

Grantee accepts the property in "AS IS" condition, subject to any environmental 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. 2009-09020 have caused these presents to be executed this _____ day of _____ 2016.

CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE,
FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER
TAXING UNITS THAT ESTABLISHED TAX LIENS IN
CAUSE NO. 2009-09020

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 _____, 2016.

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: Quincy Jones
325 Arcadian Dr.
Crosby, TX 77532

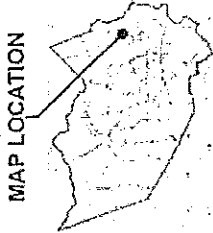
Private Resale Deed
Cause No, 2009-09020

Harris County Appraisal District



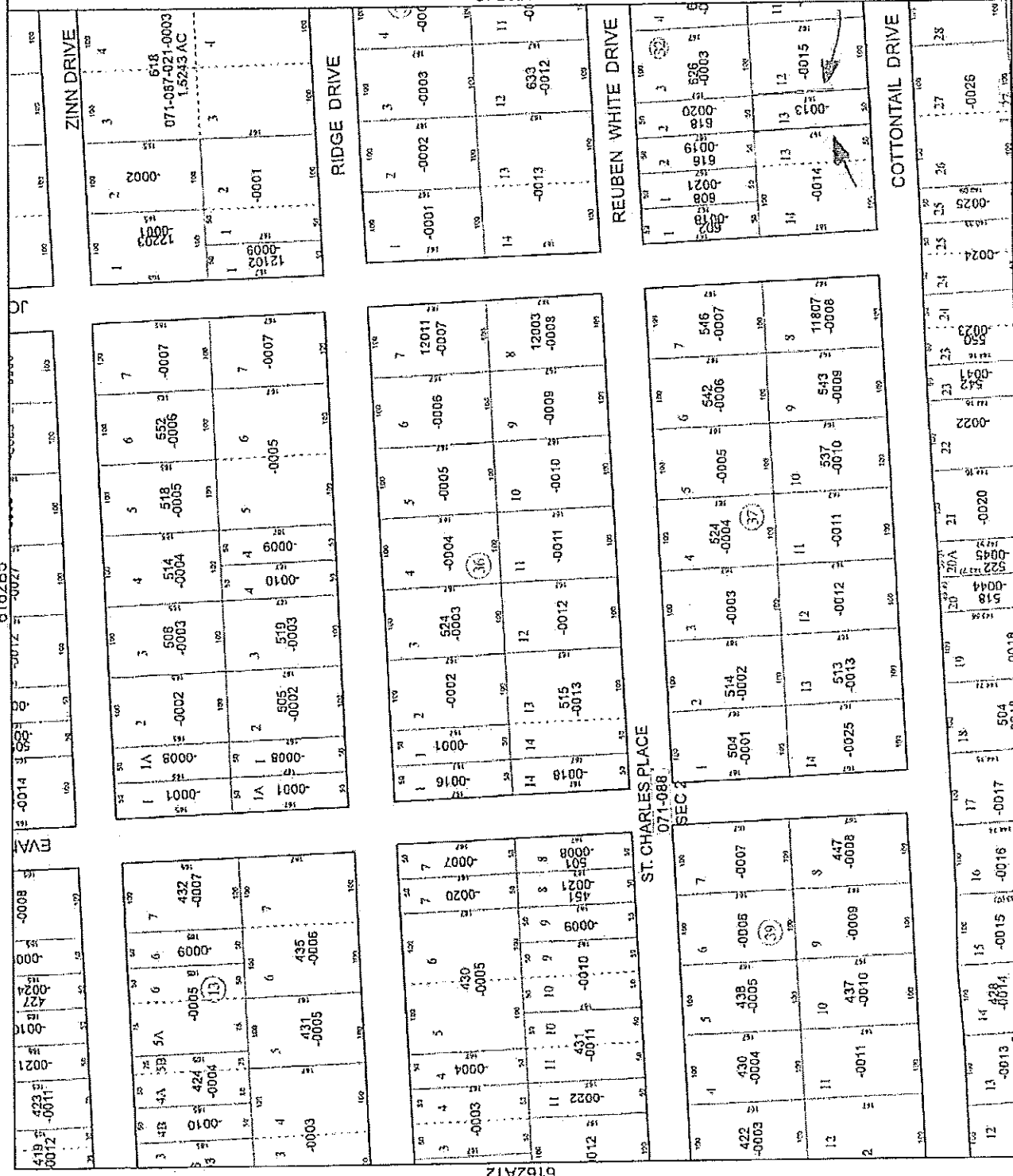
0 100 200
PUBLICATION DATE:
8/18/2015

Geospatial 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.



FACET 6162B

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PRIVATE RESALE BID ANALYSIS

Cause #: 2001-23228
 Bid Amount: \$5,300.00
 Bidder's Name: Charles Lewis Jr.
 Strike Off Date: 09-03-2002
 Style: Crosby ISD vs. Schwartz, Milton

HCAD Acct. #: 072-002-000-0013
 Property Value: \$5,300.00
 Minimum Bid at first sale: \$5,300.00
 Redemption Expired: 04-23-2003
 Amount Accompanying Offer: \$499.14

JUDGMENT INFORMATION

| <u>Tax Entity</u> | <u>Tax Years</u> | <u>Amount Due</u> |
|-------------------------------------|------------------|---------------------------------|
| Crosby ISD | 1980-2000 | \$5,029.08 |
| Harris County (incl. RFD 8 & ESD 5) | 1984-2000 | \$2,006.08 |
| Harris County MUD # 50 | 1993-2000 | \$1,418.35 |
| | | Total: <u>\$8,453.51</u> |

COSTS

| | |
|---|---------------------------------|
| Publication Fee (Tax Sale): (Payable to Daily Court Review) | \$175.00 |
| Ad Litem Fee: (Payable to Marvin S. Greenfield) | \$650.00 |
| Court Costs: (Payable to Chris Daniel include Constable sale fee) | \$681.00 |
| Tax Master Fee: (Payable to Chris Stacy 133rd) | \$50.00 |
| Original Deed Fee: (Payable to PBFCM) | \$11.00 |
| Abstract Fee: (Payable to PBFCM) | \$200.00 |
| | Total: <u>\$1,767.00</u> |

POST JUDGMENT TAXES (paid separately)

| <u>Entity</u> | <u>Tax Year</u> | <u>Amount due March 2016</u> |
|---------------|-----------------|------------------------------|
| Crosby ISD | 2001-2002 | \$499.14 |

OTHER COSTS (paid separately)

| | |
|------------------------------------|---------|
| Resale Dee Fee: (payable to PBFCM) | \$20.00 |
|------------------------------------|---------|

PROPOSED DISTRIBUTION

| | | |
|------------------------------------|-------------------|--------------------------------|
| Bid Amount: | <u>\$5,300.00</u> | Costs: <u>\$1,767.00</u> |
| Net to Distribute: (towards taxes) | <u>\$3,533.00</u> | Post Judgment: <u>\$499.14</u> |

DISBURSE MONIES AS FOLLOWS:

| | | |
|------------------------------------|------------|--|
| Crosby ISD | \$2,101.82 | Pro-rata amount for judgment years 1980-2000 based on September 2002 P/I |
| Crosby ISD | \$499.14 | pay post judgment years 2001-2002 based on March 2016 P/ I |
| Harris County (inc. RFD 8 & ESD 5) | \$838.41 | Pro-rata amount for judgment years 1984-2000 based on September 2002 P/I |
| Harris County MUD # 50 | \$592.78 | Pro-rata amount for judgment years 1993-2000 based on September 2002 P/I |
| PBFCM | \$1,787.00 | 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. 2001-23228 have caused these presents to be executed this _____ day of _____ 2016.

CROSBY INDEPENDENT SCHOOL DISTRICT, TRUSTEE,
FOR THE USE AND BENEFIT OF ITSELF AND ALL OTHER
TAXING UNITS THAT ESTABLISHED TAX LIENS IN
CAUSE NO. 2001-23228

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 _____, 2016.

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: Charles Lewis, Jr.
524 Pecan
Crosby, TX 77532

Account No.: 072-002-000-0013 / Address: Myrtle Ave / Legal Description: Tr 12A-1 Arcadian Gardens Sec 2 / Cause No.: 2001-23228 Crosby ISD -vs- Schwartz



**FACET
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**Harris
County
Appraisal
District**



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PUBLICATION DATE:
8/3/2015
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