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Charles Austin "Chip" Sutton

March 27, 2015

Patsy Schultz, Tax Assessor-Collector  
Fort Bend County Tax Office  
1317 Eugene Heimann Circle  
Richmond, Texas 77469

HAND DELIVERED

**RE: Bid to Purchase Tax Resale Properties**

Dear Ms. Schultz:

I am forwarding this letter to your attention regarding a tax resale bid that the law firm for the City of Rosenberg has received from Terry Scott. This tax resale bid is for the purchase of tax resale properties owned by the City of Rosenberg as trustee for itself and for Fort Bend County, Fort Bend County Drainage District, and Lamar Consolidated Independent School District as a result of the failure of the properties to sell at the tax sale on the courthouse steps. In order for the properties to be sold for less than the entire amount of taxes and costs owed, the formal approval of all taxing entities, including Fort Bend County and Fort Bend County Drainage District, is required pursuant to Texas Property Tax Code Section 34.05. I have enclosed with this letter, a bid analysis, map of the subject properties and proposed tax resale deed prepared by the law firm for the City of Rosenberg. This tax resale bid has been previously approved by the City of Rosenberg and Lamar Consolidated Independent School District.

I would respectfully request that this tax resale bid be placed as action items on the agenda of an upcoming Fort Bend County Commissioners' Court and Fort Bend County Drainage District meeting. A suggested wording of the agenda items is "Consider approval of offer to purchase tax resale property."

Please do not hesitate to contact me if you have any questions, need additional information or would like to meet with me with respect to this or any other matter.

Sincerely,



Charles A. "Chip" Sutton  
Attorney at Law

**Bid Analysis**

Cause No. 06-DCV-182775 Account No(s). 7835000380130901 and 7835000380140901

Description:

TRACT 1: GEO NUMBER: 7835000380130901

LOT THIRTEEN (13), BLOCK THIRTY-EIGHT (38), IN THE TOWN OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID TOWN SHOWN OF RECORD IN VOLUME P, PAGE 146 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS.

TRACT 2: GEO NUMBER: 7835000380140901

LOTS FOURTEEN (14) AND FIFTEEN (15) IN BLOCK THIRTY-EIGHT (38) OF THE CITY OF ROSENBERG, FORT BEND COUNTY, TEXAS, ACCORDING TO THE PLAT OF SAID CITY OF ROSENBERG, APPEARING OF RECORD IN VOLUME P, PAGE 146 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS

Bid Amount \$18,000.00

Name of Bidder Terry Scott

**Judgment/ Opening Bid Information**

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Amount Due</u>
7835000380140901: City of Rosenberg	2005-2012	\$3,927.83 (18%)
7835000380130901: City of Rosenberg	2005-2012	\$428.17 (2%)
7835000380140901: Fort Bend County/ Lamar Consolidated Independent School District	2005-2012	\$15,965.52(73%)
7835000380130901: Fort Bend County/ Lamar Consolidated Independent School District	2005-2012	\$1,562.16 (7%)

*Total (7835000380130901 and 7835000380140901)* \$21,883.68

***TOTAL AMOUNT DUE AT TIME OF Tax Sale: \$21,883.68***

Property Value (at time of Judgment)

Account No. 7835000380130901	<u>\$6,340.00</u>
Account No. 7835000380140901	<u>\$58,120.00</u>

**Costs**

Court Costs	<u>\$561.00</u>
Abstract Fees (PBF)	<u>\$500.00</u>
Publication Fee (Fort Bend Herald)	<u>\$457.14</u>
Constable Fee & Commission (Constable Constable Rob Cook)	<u>\$920.00</u>
Ad Litem (PBF)	<u>\$1,200.00</u>
Recording Fee (Struckoff Deed- PBFCM)	<u>\$25.00</u>
Recording Fee (Resale Deed)	<u>\$25.00</u>

Total costs: \$3,688.14

**Proposed Distribution**

Bid Amount \$18,000.00 - Costs \$3,688.14 - Post Jdmt \$2,589.77 (January, 2015 for 2013-2014 Tax Years)

***(ACCOUNT NO. 7835000380130901 and 7835000380140901) Net to Distribute***  
**\$11,722.09**

City of Rosenberg (7835000380130901)	\$2,109.98
City of Rosenberg (7835000380140901)	\$234.44
Fort Bend County/ Lamar-CISD (783500038013090)	\$8,557.13
Fort Bend County/ Lamar-CISD (7835000380140901)	\$820.54

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\*\*Please zero out all remaining balances for 2005-2012 tax years