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Charles Austin "Chip" Sutton

August 31, 2016

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 Property**

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 Efrain Dimas, Jr. This tax resale bid is for the purchase of a tax resale property owned by the City of Rosenberg as trustee for itself and for Fort Bend County, the Fort Bend County Drainage District and Lamar Consolidated Independent School District and as a result of the failure of the property to sell at the tax sale on the courthouse steps.

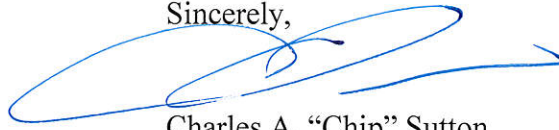
In order for the property to be sold for less than the entire amount of taxes and costs owed, the formal approval of all taxing entities, including Fort Bend County and the Fort Bend County Drainage District, is required pursuant to Texas Property Tax Code Section 34.05. The tax resale bid has been previously approved by the City of Rosenberg and Lamar Consolidated Independent School District. I have enclosed with this letter, a map and photo of the subject property, a bid analysis, proposed resolutions and orders for the County and Drainage District, and the proposed tax resale deed prepared by the law firm for the City of Rosenberg.

I would respectfully request that this tax resale bid be placed on the agendas of the Fort Bend County Commissioners' Court and the Fort Bend County Drainage District meetings to be held on September 13, 2016. A suggested wording of the agenda items is as follows:

Consider approval of a bid by Efrain Dimas, Jr. to acquire a tax resale property described as: Lot Thirty-Eight (38), Block One (1), Riverside Terrace, Section 1, an addition to the City of Rosenberg, located in Fort Bend County, Texas and being more particularly described in Volume 405, Page 329 of the Deed Records of Fort Bend County, Texas (Account #7610-01-001-0380-901)

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,

A handwritten signature in blue ink, appearing to read 'Charles A. Sutton', with a large, sweeping flourish extending to the right.

Charles A. "Chip" Sutton  
Attorney at Law

## Bid Analysis

Cause No. 10-DCV-179605  
Judgment Date: 02/12/2013

Account No(s). 7610010010380901  
Struck Off Date: 07/02/2013

Description:

GEO: 7610010010380901  
LOT THIRTY EIGHT (38), BLOCK ONE (1), RIVERSIDE TERRACE, SECTION 1, AN ADDITION TO THE CITY OF ROSENBERG, LOCATED IN FORT BEND COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN VOLUME 405, PAGE 329 OF THE DEED RECORDS OF FORT BEND COUNTY, TEXAS. (ACCOUNT NUMBER 7610-01-001-0380-901)

Bid Amount \$4,000.00

Name of Bidder Efrain Dimas, Jr.

### Judgment/ Opening Bid Information

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Amount Due</u>
City of Rosenberg	1988-2012	\$1,492.63 (22%)
Lamar Consolidated Independent School District, Fort Bend County General Fund And Fort Bend County Drainage District	1988-2012	\$5,415.06 (78%)

*Total (7610010010380901)*

\$6,907.69

### **TOTAL AMOUNT DUE AT TIME OF TAX SALE:**

\$6,907.69

### Property Value (at time of Judgment)

Account No. 7610010010380901

\$10,030.00

### Costs

Court Costs	\$464.00
Publication Fee (PBFCM)	\$181.29
Publication Fee (PBFCM)	\$244.40
Constable Fee & Commission (Constable Constable Rob Cook)	\$410.00
Recording Fee (Struckoff Deed- PBFCM)	\$25.00
Recording Fee (Resale Deed- PBFCM)	\$25.00
Research Fee (PBF)	\$250.00
Ad Litem Fee (PBF)	\$975.00

Total costs: \$2,574.69

### Proposed Distribution

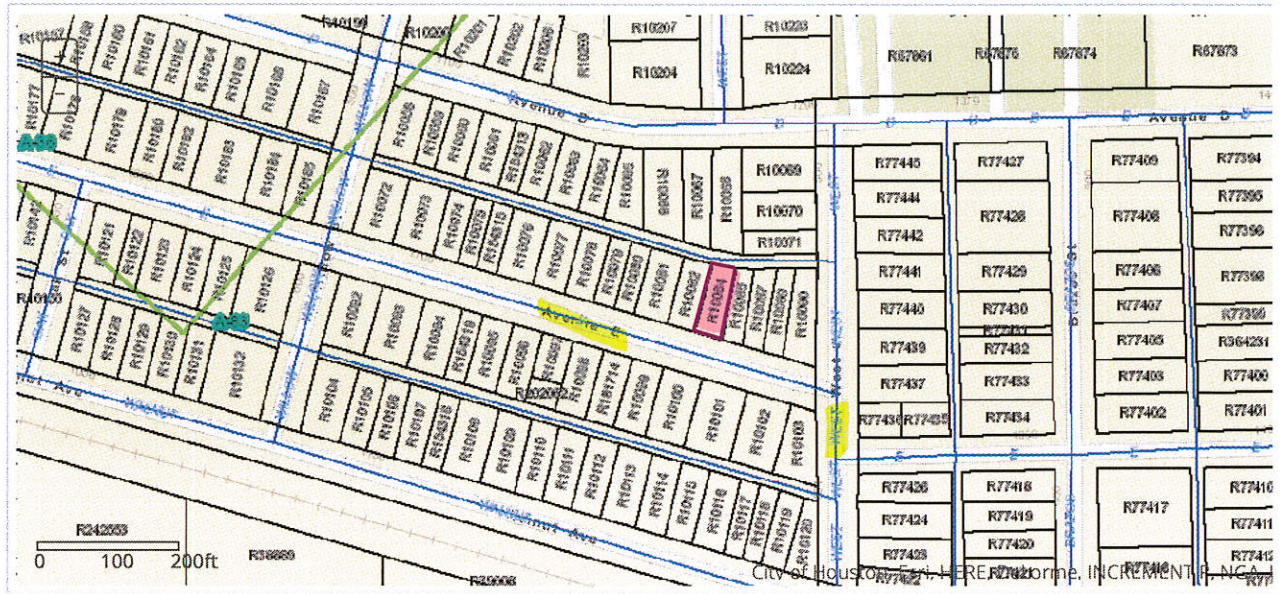
Bid Amount \$4,000.00 - Costs \$2,574.69 - Post Jdmt \$247.53 (April, 2016 for 2013 Tax Years)

**(ACCOUNT NO. 7610010010380901) Net to Distribute \$1,177.78**

City of Rosenberg	\$259.11
Lamar Consolidated Independent School District, Fort Bend County General Fund And Fort Bend County Drainage District	\$918.67

**\*\*Please zero out all remaining balances for 1988-2012 tax years.**

Property Owner Property Address 2016 Assessed Value  
 R10084 CITY OF ROSENBERG AVENUE E \$10,030



**DISCLAIMER**

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Google earth



\*  $\frac{1}{2}$  of vacant area