

THE STATE OF TEXAS
COUNTY OF FORT BEND

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§
§

KNOW ALL MEN BY THESE PRESENTS:

RESOLUTION AND ORDER

WHEREAS, Needville Independent School District, Trustee for itself and other taxing authorities ("taxing authorities") including the Fort Bend County, foreclosed on the below described property ("the property") through a delinquent tax lawsuit and judgment:

AN APPROXIMATELY 3.804 ACRE TRACT OF LAND IN ABSTRACT 243, FORT BEND COUNTY, TEXAS, BEING THE TRACT SHOWN ON THE MAPS OF THE FORT BEND COUNTY APPRAISAL DISTRICT AS ACCOUNT 0243000000830906 AND ALSO SOMETIMES CALLED DRILLING SIGHT NO. 1 (CALLED 5.115 ACRES) ALONG WITH THE ADJOINING UNNAMED STRIP OF LAND BETWEEN DRILLING SITE NO. 1 AND LOT 46 OF THE UNRECORDED GAYLE SUBDIVISION, A SUBDIVISION OF 320 ACRES.

WHEREAS, Fort Bend County remains unpaid after exhausting all legal means to satisfy the collection of the delinquent taxes due and owing to Fort Bend County, including conducting a public auction of the property by the Fort Bend County Constable on the Fort Bend County Courthouse steps whereby the property was struck off to the taxing authorities and;

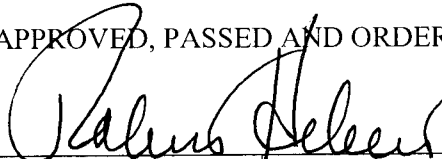
WHEREAS, Being no bids for the property at the tax sale on July 6, 2010, Needville Independent School District, Trustee for itself and other taxing authorities including Fort Bend County, now holds title to the property in trust to secure the payment of taxes, penalties, interest and costs owed to all taxing authorities participating in the foreclosure judgment;

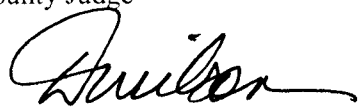
WHEREAS, Needville Independent School District, Fort Bend County and Wharton County Junior College have received a reasonable offer of \$10,000.00 from Juan Zavala. The \$10,000.00 will be divided among the taxing authorities in an amount equal to their interest in the tax foreclosure suit.

NOW, THEREFORE, IT IS ORDERED by Fort Bend County:

1. That all of the above paragraphs are true, correct and in the best interest of Fort Bend County and as such they are hereby incorporated in full and made part of this Resolution;
2. That Fort Bend County accepts this offer and authorizes the County Judge of Fort Bend County to sign and execute the deed on behalf of Fort Bend County to transfer all of Fort Bend County's title and interest in the property to the person submitting the offer to purchase the property.
3. That the conveyance of all the title and interest of the tax authorities in the property is contingent on the acceptance of the offer by the Board of Trustees of Needville Independent School District.

APPROVED, PASSED AND ORDERED this the 24 day of May 2011.


Robert Hebert, County Judge

ATTEST: 
Dianne Wilson, County Clerk



Bid Analysis

Cause No. 00-DCV-115533A

Account No. 0243000000830906

Description An approximately 3.804 acre tract of land in Abstract 243, Fort Bend County, Texas, being the tract shown on the maps of the Fort Bend County Appraisal District as account 0243000000830906 and also sometimes called Drilling Site No. 1 (called 5.115 acres) along with the adjoining unnamed strip of land between Drilling Site No. 1 and Lot 46 of the unrecorded Gayle Subdivision, a subdivision of 320 acres.

Bid Amount \$10,000.00

Name of Bidder Juan Zavala

Judgment Information

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Amount Due</u>
Needville Independent School District	1992-2009	\$8,438.00 (64%)
Needville Education District	1992	\$360.93 (3%)
Fort Bend County	1992-2009	\$3,475.56 (26%)
Wharton County Junior College	1992-2009	\$939.32 (7%)

Total (0243000000830906)

\$13,213.81

TOTAL AMOUNT DUE AT TIME OF Tax Sale:

\$13,213.81

Property Value (at time of Judgment)

Account No. 0243000000830906

\$19,020.00

Proposed Distribution

Bid Amount \$10,000.00 - Costs \$0.00 - Post Jdmt \$0.00

(ACCOUNT NO. 0243000000830906) Net to Distribute \$10,000.00

Needville Independent School District	<u>\$6,400.00</u>
Needville Education District	<u>\$300.00</u>
Fort Bend County	<u>\$2,600.00</u>
Wharton County Junior College	<u>\$700.00</u>

*all remaining balances can be zeroed out

OFFICIAL BID FORM-TAX RESALE PROPERTY

NEEDVILLE INDEPENDENT SCHOOL DISTRICT

You may bid on any or all of the parcels available. Please enter the amount you wish to bid. The school district reserves the right to accept or reject any or all bids. No title insurance or survey will be provided. Property is being sold "as is", "where is" and "without warranty".

Cause No.	Account No.	Total Amount of Bid	Amount of P/J Taxes (included in Offer, if any)
00-DCV-115533A	0243000000830906	\$10,000.00	Will pay in full if Bid is Accepted

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Tax Code. I further understand that I will become immediately responsible for post-judgment taxes if I am the successful bidder on the property. I further understand that post-judgment taxes on the property, the subject of this bid, amount to \$_____ as of _____ for Needville Independent School District and also understand that such taxes increase each month and additional post-judgment taxes may be due to other tax entities as well. I agree to indemnify the school district and its attorney and agent from any action or damages arising from the purchase of this property and agree to submit any dispute to the American Arbitration Association for resolution.

Juan Zavala

Bidder's Name (Please Print or Type) (Name wanted on deed)

16874 W. Maghitto Circle

Bidder's Address (address wanted on deed)

Tomball

City

77377

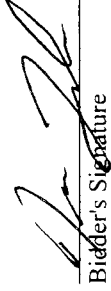
Zip

281-755-7883

Bidder's Telephone

2/21/11

Date

 Bidder's Signature

**Bidder is aware that in the event that offer is approved, notification will be sent to address on this form within 2-3 weeks from date of approval. Bidder then has 30 days to send in the full amount of the offer.

**IF the funds are not received within that time frame, your offer will be voided and the property will be available for sale.

NOTICE OF CONFIDENTIALITY RIGHT:

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.

THE STATE OF TEXAS	§	
	§	RESALE DEED
COUNTY OF FORT BEND	§	

KNOW ALL MEN BY THESE PRESENTS that the NEEDVILLE INDEPENDENT SCHOOL DISTRICT for itself and as Trustee for the use and benefit of the FORT BEND COUNTY EDUCATION DISTRICT, FORT BEND COUNTY, WHARTON COUNTY JR. COLLEGE, FORT BEND LATERAL ROAD & FLOOD CONTROL, AND FORT BEND COUNTY DRAINAGE DISTRICT, acting by and through its duly elected official ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of the sum of TEN THOUSAND DOLLARS (\$10,000.00), in hand paid by JUAN ZAVALA ("GRANTEE") the receipt of which is hereby acknowledged and confessed, has granted and conveyed and by these presents do grant and convey unto said grantee all right, title and interest of the NEEDVILLE INDEPENDENT SCHOOL DISTRICT for itself and as Trustee for the use and benefit of the FORT BEND COUNTY EDUCATION DISTRICT, FORT BEND COUNTY, WHARTON COUNTY JR. COLLEGE, FORT BEND LATERAL ROAD & FLOOD CONTROL, AND FORT BEND COUNTY DRAINAGE DISTRICT, in the property herein conveyed, acquired by tax foreclosure sale heretofore held, in Cause No. 00-DCV-115533A, styled NEEDVILLE INDEPENDENT SCHOOL DISTRICT , ET AL VS. GEORGE S. GAYLE III, TRUSTEE, ET AL said property being described as:

AN APPROXIMATELY 3.804 ACRE TRACT OF LAND IN ABSTRACT 243, FORT BEND COUNTY, TEXAS, BEING THE TRACT SHOWN ON THE MAPS OF THE FORT BEND COUNTY APPRAISAL DISTRICT AS ACCOUNT 0243000000830906 AND ALSO SOMETIMES CALLED DRILLING SITE NO. 1 (CALLED 5.115 ACRES) ALONG WITH THE ADJOINING UNNAMED STRIP OF LAND BETWEEN DRILLING SITE NO. 1 AND LOT 46 OF THE UNRECORDED GAYLE SUBDIVISION, A SUBDIVISION OF 320 ACRES. (ACCOUNT NO. 0243000000830906).

GRANTOR excludes and excepts from this conveyance any warranties, express or implied, on the property, including, without limitation, any warranties arising by common law or Section 5.023 of the Property Code.

GRANTOR conveys the property:

- (a). "as is", "with all faults" and without any warranty as to condition or environmental hazard,

- (b). subject to all restrictions, easements, rights-of-way leases, oil, gas and mineral leases, royalties, mineral conveyances, and mineral reservations of record, if any, in the office of the County Clerk of said County,
- (c). subject to any right of redemption; and
- (d). subject to rights of parties in possession

GRANTOR disclaims any warranty, guaranty or representation, oral or written, on:

- (a). the nature and condition of the property or other items conveyed hereunder, without limitation, the water, soil and geology,
- (b). the suitability of the property conveyed hereunder for any and all activities and uses which GRANTEE may elect to conduct thereon,
- (c). the existence of any environmental hazards or conditions thereon, (including but not limited to the presence of asbestos or other hazardous materials),
- (d). compliance with applicable environmental laws, rules or regulations; and
- (e). the compliance of the property with any laws, ordinances, or regulations of any governmental entity or body.

By acceptance of this deed, GRANTEE acknowledges and agrees:

- (a). that GRANTOR acquired the property through foreclosure of a tax lien as Trustee and as such has little, if any, knowledge of the physical or economic characteristics of the property,
- (b). GRANTEE has inspected the property and is relying solely on **his** own investigation of the same and not on any information provided or to be provided by on behalf of GRANTOR,
- (c). that any information provided with respect to the property was obtained from a variety of sources, and
- (d). GRANTOR (1) has not made any independent investigation or verification of such information; and (2) does not make any representations as to the accuracy or completeness of such information.
- (e). that if there are any improvements on the property, GRANTOR shall not be responsible for or liable to GRANTEE for any construction defects, errors omissions, or any other conditions affecting the property.

GRANTEE or anyone claiming by, through or under GRANTEE, hereby fully releases GRANTOR, its employees, officers, directors, representatives, attorneys and agents from any and all claims that it may now have or hereafter acquire against GRANTOR, its respective employees, officers, directors, representatives, attorneys and agents for any cost, loss, liability, damage, expense, demand, action or cause of action arising from or related to the conveyance of the premises herein as well as any construction defects, errors, omissions, or other conditions affecting the property and other items conveyed hereunder. GRANTEE further acknowledges and agrees that this release shall be given full force and effect according to each of its express terms and provisions, including, but not limited to, those relating to unknown and suspected claims, damages and causes of action. This covenant releasing GRANTOR shall be a covenant running with the property and shall be binding upon GRANTEE, **his** heirs, successors, beneficiaries and assigns. GRANTOR hereby assigns without recourse or representation of any nature to GRANTEE, effective upon the execution and delivery hereof, any and all claims that GRANTOR may have for any such errors, omissions or defects in the property and other items conveyed hereunder. As a material covenant and condition of this conveyance, GRANTEE agrees that in the event of any such construction defects, errors, omissions or on account of any other conditions affecting the property, GRANTEE shall look solely to GRANTOR'S predecessors or to such contractors and consultants as may have contracted for work in connection with the property and other items conveyed hereunder for any redress or relief. Upon the assignment by GRANTOR of its claims, GRANTEE releases GRANTOR of all right, express or implied, GRANTEE may have against GRANTOR arising out of or resulting from any errors, omissions or defects in the property and other items conveyed hereunder. GRANTEE further understands that some of GRANTOR'S predecessors in interest may be or become insolvent, bankrupt, judgment-proof or otherwise incapable of responding in damages and GRANTEE may have no remedy against such predecessors, contractors or consultants.

GRANTEE hereby further agrees on behalf of **himself** and **his** heirs, successors, beneficiaries and assigns to indemnify, protect, defend, save and hold harmless GRANTOR and GRANTOR'S elected and appointed officials, employees, officers, directors, representatives, attorney and agents from and against any and all debts, duties, obligation, liabilities, suits, claims, demands, cause of action, damages, losses, costs and expenses (including, without limitation, attorneys' fees and expenses and court costs) in any way relating to, connected with or arising out of the property and other items conveyed hereunder or the ownership, leasing, use, operation, maintenance and management thereof from and after the date hereof, including, without limitation, the cost of any removal of hazardous substances or contaminants from the property and other items conveyed hereunder.

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 JUAN ZAVALA, **his** successors, beneficiaries, heirs and assigns forever, so that neither the NEEDVILLE INDEPENDENT SCHOOL DISTRICT for itself and as Trustee for the use and benefit of the FORT BEND COUNTY EDUCATION DISTRICT, FORT BEND COUNTY, WHARTON COUNTY JR. COLLEGE, FORT BEND LATERAL ROAD & FLOOD CONTROL, AND FORT BEND COUNTY DRAINAGE DISTRICT, nor any person claiming under it shall at any

time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for post judgment years and for the current year are assumed by, and are to be paid by GRANTEE.

Executed this _____ day of _____, 2011.

NEEDVILLE INDEPENDENT SCHOOL
DISTRICT FOR ITSELF AND AS TRUSTEE FOR
THE USE AND BENEFIT OF THE FORT BEND
COUNTY EDUCATION DISTRICT

JIM KOCIAN
PRESIDENT, BOARD OF TRUSTEES

THE STATE OF TEXAS §
 §
COUNTY OF FORT BEND §

ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, JIM KOCIAN, President, Board of Trustees, NEEDVILLE 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.

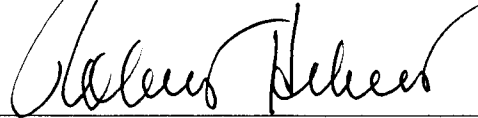
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2011.

SEAL

NOTARY PUBLIC, in and for the
STATE OF TEXAS
My Commission Expires: _____

Executed this 24 day of May, 2011.

FORT BEND COUNTY, FORT BEND LATERAL
ROAD & FLOOD CONTROL, AND FORT BEND
COUNTY DRAINAGE DISTRICT



ROBERT E. HEBERT
COUNTY JUDGE, FORT BEND COUNTY

THE STATE OF TEXAS

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COUNTY OF FORT BEND

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ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, ROBERT E. HEBERT, County Judge, FORT BEND COUNTY, 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.

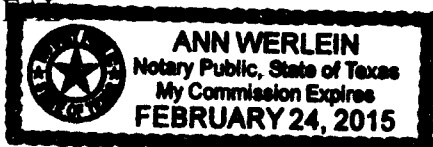
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 24 day of
May, 2011.



NOTARY PUBLIC, in and for the
STATE OF TEXAS

My Commission Expires: Feb 24, 2015

SEAL



Executed this _____ day of _____, 2011.

WHARTON COUNTY JUNIOR COLLEGE

P. D. GERTSON III
CHAIRMAN OF THE BOARD

THE STATE OF TEXAS
COUNTY OF FORT BEND

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ACKNOWLEDGMENT

BEFORE ME, the undersigned authority, on this day personally appeared, P. D. GERTSON III, Chairman of the Board, WHARTON COUNTY JUNIOR COLLEGE, 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.

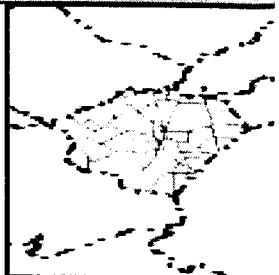
GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ day of _____, 2011.

SEAL

GRANTEE:
Juan Zavala
16874 W. Maglitto Circle
Tomball, TX 77377

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
Kevin Davidson



0243000001610906

East Bend DR

11101050243000

0243000000810906

0243000001430906

0243000001590906

0243000000830706

0243000001452906

0243000001570906

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0243000001490906

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Scale 1:50,000

Scale 1:50,000

NO. 00-DCV-115533A

NEEDVILLE INDEPENDENT
SCHOOL DISTRICT, ET AL
VS.

GEORGE S. GAYLE III, TRUSTEE, ET
AL

§ IN THE 400TH DISTRICT COURT

§ IN AND FOR

§ FORT BEND COUNTY, TEXAS

JUDGMENT

On the 10th day of February, 2010, this cause being called in its regular order, came the Plaintiff Taxing District(s) whether Plaintiff(s), Intervenor(s) or Impleaded Plaintiff(s), to wit:

NEEDVILLE COUNTY EDUCATION DISTRICT
NEEDVILLE INDEPENDENT SCHOOL DISTRICT

Fort Bend County

The Defendant(s) are as follows:

GEORGE S. GAYLE, III TRUSTEE Said Defendant(s) have heretofore appeared and filed a written answer.

Said cause coming on for trial and no jury having been demanded, all parties announced ready. All matters of controversy, both of fact and of law, were submitted to the Court. The Court, after considering the pleadings, evidence, and arguments of counsel, grants judgment as follows:

IT IS ORDERED, ADJUDGED, AND DECREED that the taxing entities which are parties to this suit have valid claims for delinquent taxes, penalties, interest, and costs allowed by law, which claims are secured by tax liens against the property hereinafter described and in the amounts indicated, to wit:

TRACT 1: AN APPROXIMATELY 5.45 ACRE TRACT OF LAND IN ABSTRACT 243, FORT BEND COUNTY, TEXAS, BEING THE TRACT SHOWN ON THE MAPS OF THE FORT BEND COUNTY APPRAISAL DISTRICT AS ACCOUNT 0243000000810906 AND ALSO SOMETIMES CALLED LOT 46 OF THE UNRECORDED GAYLE SUBDIVISION, A SUBDIVISION OF 320 ACRES.

TRACT 2: AN APPROXIMATELY 3.804 ACRE TRACT OF LAND IN ABSTRACT 243, FORT BEND COUNTY, TEXAS, BEING THE TRACT SHOWN ON THE MAPS OF THE FORT BEND COUNTY APPRAISAL DISTRICT AS ACCOUNT 0243000000830906 AND ALSO SOMETIMES CALLED DRILLING SITE NO. 1 (CALLED 5.115 ACRES) ALONG WITH THE ADJOINING UNNAMED STRIP OF LAND BETWEEN DRILLING SITE NO. 1 AND LOT 46 OF THE UNRECORDED GAYLE SUBDIVISION, A SUBDIVISION OF 320 ACRES.

ROUTED TO COURT
RTS TO D. CLERK

2/11/10

3/11/10

00-DCV-115533A
427035



taxing unit	tract	Tax Years	Total
Fort Bend Co.		1988-2009	\$5,067.54
Fort Bend Co.	2	1992-2009	\$4,246.47
Fort Bend Co.	3	1988-90, 1994, 1996-2009	\$9,154.65

TRACT 3: AN APPROXIMATELY 5.11 ACRE TRACT OF LAND IN ABSTRACT 243, FORT BEND COUNTY, TEXAS, BEING THE TRACT SHOWN ON THE MAPS OF THE FORT BEND COUNTY APPRAISAL DISTRICT AS ACCOUNT 0243000001810906 AND ALSO SOMETIMES CALLED LOT 37 OF THE UNRECORDED GAYLE SUBDIVISION, A SUBDIVISION OF 320 ACRES.

Taxing Unit	Tract	Tax Years	Total
NEEDVILLE INDEPENDENT SCHOOL DISTRICT	TRACT 1	1988-2009	\$27,441.42
NEEDVILLE COUNTY EDUCATION DISTRICT	TRACT 1	1991-1992	\$1,890.14
NEEDVILLE INDEPENDENT SCHOOL DISTRICT	TRACT 2	1992-2009	\$8,191.64
NEEDVILLE COUNTY EDUCATION DISTRICT	TRACT 2	1992	\$355.33
NEEDVILLE INDEPENDENT SCHOOL DISTRICT	TRACT 3	1988-2009	\$20,713.67
NEEDVILLE COUNTY EDUCATION DISTRICT	TRACT 3	1991-1992	\$1,071.00

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that Plaintiff taxing unit(s) recover \$0.00 for ascertaining the name, identity, and location of necessary parties and description of property.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the following taxing units, having been joined herein but having failed to plead and prove their claims for delinquent taxes on the above described real property, shall have their tax liens on such property extinguished for all delinquent taxes due, as of the date of this judgment, pursuant to the provisions of Section 33.44 of the Texas Property Tax Code, to wit:

None

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the market value of the hereinabove described property, on the date of trial, is as follows:

Tract Information	Value
TRACT 1	\$47,760.00
TRACT 2	\$19,020.00
TRACT 3	\$62,890.00

IT IS THEREFORE ORDERED, ADJUDGED, AND DECREED that the Plaintiff taxing units, do have and recover from the Defendant(s), as indicated above, the total sum of money due for taxes, penalties, interest, and attorney fees with penalty and interest continuing to accrue at the statutory rate from the date of judgment until paid or sold, plus all costs of court, for which let execution issue, provided, however, that no money judgment is granted against any defendant identified above as IN REM ONLY.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that a tax lien against each of the above-described tracts of land secures the payment of all taxes, penalties, interest, abstractor's fees, attorneys fees, and costs of court, attributable to each of said tracts. Such tax lien(s) are prior and superior to all claims, right, title, interest, or lien(s) asserted by any Defendant(s) herein. Plaintiff(s) shall have foreclosure of said tax lien(s) on each of said tracts of land against the Defendant(s) or any person(s) claiming under said Defendant(s) by any right, title or interest acquired during the pendency of this suit. Further, said tracts of land are ORDERED SOLD to satisfy the amounts secured by such tax lien(s). The clerk of this court is directed to issue an order of sale, commanding that the Sheriff or any Constable of this county seize, levy upon, advertise for sale, and sell said tracts of land to the highest bidder for cash, as under execution, pursuant to the provisions of Chapters 33 and 34 of the Texas Property Tax Code.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the net proceeds of the sale (other than struckoff to taxing units), shall belong and be distributed to all taxing units which were parties to this suit and which have been adjudged to have tax liens against said property, pro rata and in proportion to the amounts of their respective tax liens as established in this judgment. Any excess in the proceeds of sale over and above the amount necessary to satisfy the cost of suit, sale, and other expenses incurred in this suit, shall be paid to the clerk of this Court and be retained by said clerk in accordance with Section 34.03 of the Texas Property Tax Code.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that the clerk of this court shall issue a writ of possession, as authorized by law, to the purchaser at the foreclosure sale or his/her heirs, executors, administrators or assigns.

IT IS FURTHER ORDERED, ADJUDGED, AND DECREED that all parties heretofore named in any pleadings filed by any party and not included in this judgment, and any property set out in previous pleadings but not included in this judgment, are hereby dismissed without prejudice to the right to refile their claims, or to have the claims against them refiled, and any relief previously requested and not herein granted is expressly denied.

Signed this the 10 day of February, 2010.

ARV

ON 3-11-10

JUDGE PRESIDING

FILED

FEB 10 2010

AT

3:41

P.M.

Annie Rebecca Elliott
Clerk District Court, Fort Bend Co., TX

BD

APPROVED:

PERDUE, BRANDON, FIELDER,
COLLINS & MOTT, L.L.P.
1235 North Loop West, Suite 600
Houston, Texas 77008
(713) 862-1860
(713) 862-1429 Fax

By: _____

Michael J. Siwierka
SBOT # 18448350
Yolanda Humphrey
SBOT # 24009764
Jason L. Bailey
SBOT # 00790253
E. Derick Mendoza
SBOT # 24037093

Attorneys for Needville Independent School
District and
Needville County Education District

GEORGE S. GAYLE, III TRUSTEE
4252 Emory
Houston, Texas 77005

By: _____

George S. Gayle, III Trustee



DEED
6 PGS

2010072274

CONSTABLE'S DEED

THE STATE OF TEXAS
COUNTY OF FORT BEND

§
§
§

KNOW ALL MEN BY THESE PRESENTS:

**NOTICE OF CONFIDENTIALITY RIGHTS:
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY
OR ALL 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.**

WHEREAS, by virtue of an Order of Sale out of the District Court of FORT BEND County, Texas, for the 400TH DISTRICT COURT Judicial District in Cause No. 00-DCV-115533A in favor of

NEEDVILLE INDEPENDENT SCHOOL DISTRICT
NEEDVILLE COUNTY EDUCATION DISTRICT

as Plaintiffs,

FORT BEND COUNTY

as Intervenor, and

GEORGE S. GAYLE, III TRUSTEE

and the unknown owner or unknown owners, and any all other persons unknown; including adverse claimants owning or claiming any legal or equitable interest in or lien upon the real property herein described; the heirs and legal representatives known and unknown of the named defendants who may be stockholders of any of the named parties which may be corporations, foreign, domestic, defunct or otherwise, and any successors, heirs or assigns of such corporations, or anyone as Defendants therein on a certain judgment and decree of sale rendered in said Court on the 11th day of March, 2010, which Order of Sale was issued on the 24th day of May, 2010, and delivered to me as CONSTABLE of the County and State aforesaid, commanding any CONSTABLE or constable of the State of Texas to seize and sell as under execution the premises described in said Order of Sale, I, CONSTABLE as aforesaid, did upon the 18th day of May, 2010 in obedience to said Order of Sale, seize and levy upon all the estate, right, title, claim and interest which the said Defendant, on the 11th day of March, 2010 so had of, in and to, and since said time had of, in and to the premises hereinafter described, and on the 6th day of July, 2010 the sale being the 1st Tuesday of said month, between the hours of 10:00 a.m. and 4:00 p.m. as prescribed by law, did sell said premises at public auction in the County of FORT BEND at the door of the Courthouse thereof, in the City of RICHMOND, Texas, having first given public notice of the authority by virtue of which sale was to be made, the time of levy,

the time and place of sale and a description of the property that was to be sold, together with the other information required by law, by causing an advertisement thereof to be published in the English language once a week for three consecutive weeks immediately preceding the date of such sale in the FORT BEND HERALD, a newspaper for such purpose, and having transmitted all such notice as required by law.

WHEREAS, at said sale, there being no sufficient bid received, the said premises were struck off to the Property Fees in trust for the use and benefit of itself and NEEDVILLE INDEPENDENT SCHOOL DISTRICT AND NEEDVILLE COUNTY EDUCATION DISTRICT FORT BEND COUNTY taxing units in said cause adjudged to have a lien against said property, and their successors and assigns;

NOW, WHEREAS, in consideration of the premises, said judgment and Order of Sale and provisions of Section 34.01, Texas Property Tax Code, I, A.J. DORR, CONSTABLE of FORT BEND County, Texas aforesaid, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY, unto the said Property Fees, in trust for the use and benefit of itself and NEEDVILLE INDEPENDENT SCHOOL DISTRICT AND NEEDVILLE COUNTY EDUCATION DISTRICT FORT BEND COUNTY all the right, title, interest and claim which the said defendants had on the 11th day of March, 2010, or at any time afterwards, in and to the premises described in said Order of Sale, viz; the lot, tract or parcel of land lying and situated in FORT BEND County, Texas and described as follows, to wit;

TRACT 1: CPC: 0243000000810906 | An approximately 5.45 acre tract of land in Abstract 243, Fort Bend County, Texas, being the tract shown on the maps of the Fort Bend County Appraisal District as account 0243000000810906 and also sometimes called Lot 46 of the unrecorded Gayle Subdivision, a subdivision of 320 acres.

TRACT 2: CPC: 0243000000830906 | An approximately 3.804 acre tract of land in Abstract 243, Fort Bend County, Texas, being the tract shown on the maps of the Fort Bend County Appraisal District as account 0243000000830906 and also sometimes called Drilling Site No. 1 (called 5.115 acres) along with the adjoining unnamed strip of land between Drilling Site No. 1 and Lot 46 of the unrecorded Gayle Subdivision, a subdivision of 320 acres.

TRACT 3: CPC: 02430000001810906 | An approximately 3.11 acre tract of land in Abstract 243, Fort Bend County, Texas, being the tract shown on the maps of the Fort Bend County Appraisal District as account 02430000001810906 and also sometimes called Lot 37 of the unrecorded Gayle Subdivision, a subdivision of 320 acres.

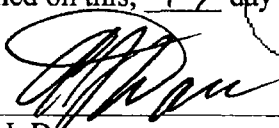
On the 6TH DAY OF JULY, 2010, between the hours of 10 o'clock a.m. and 4 o'clock p.m., at the Courthouse door of FORT BEND County, a sale was held pursuant to said advertisement.

No bid being received, I struck the following described property off to, Property Fees a taxing unit and a party to this suit in trust, for the use and benefit of itself and other taxing units in said suit which have be adjudged to have a lien against said property, to wit:

- TRACT 1: An approximately 5.45 acre tract of land in Abstract 243, Fort Bend County, Texas, being the tract shown on the maps of the Fort Bend County Appraisal District as account 0243000000810906 and also sometimes called Lot 46 of the unrecorded Gayle Subdivision, a subdivision of 320 acres.
- TRACT 2: An approximately 3.804 acre tract of land in Abstract 243, Fort Bend County, Texas, being the tract shown on the maps of the Fort Bend County Appraisal District as account 0243000000830906 and also sometimes called Drilling Site No. 1 (called 5.115 acres) along with the adjoining unnamed strip of land between Drilling Site No. 1 and Lot 46 of the unrecorded Gayle Subdivision, a subdivision of 320 acres.
- TRACT 3: An approximately 5.11 acre tract of land in Abstract 243, Fort Bend County, Texas, being the tract shown on the maps of the Fort Bend County Appraisal District as account 0243000001810906 and also sometimes called Lot 37 of the unrecorded Gayle Subdivision, a subdivision of 320 acres.

and as provided by law I executed to said taxing unit for the use and benefit of itself and other taxing units in said cause which have been adjudged to have a tax lien against said property, a deed to said property, without receiving any proceeds therefor.

This writ is hereby returned on this, 19 day of July, 2010.


A.J. Dorr
Constable of Fort Bend County, Texas

By 
Deputy MIKE BEARD

CONSTABLES FEES

Serving All Process, Selling Property and

Patsy Schultz, RTA
Research Fee (PBF)
Publication Fee (PBF)
Court Costs
Constable Fee
Excess Proceeds
Total Amount of Sale

THE STATE OF TEXAS

COUNTY OF FORT BEND

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BEFORE ME, the undersigned authority, on this day personally appeared A. J. Dorr, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and in the capacity as therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 19th day of July, 2013

Diana M. Salinas
NOTARY PUBLIC in and for the State of Texas

My Commission Expires: 8-12-2013



THE STATE OF TEXAS

COUNTY OF FORT BEND

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BEFORE ME, the undersigned authority, on this day personally appeared Michael Beard known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and in the capacity as therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 19th day of July, 2010



Diana M Salinas
NOTARY PUBLIC in and for the State of Texas

My Commission Expires: 08-12-2013

RETURNED AT COUNTER TO:

Perdue, Brandon, et al
1235 N. Loop West, Ste 600
Houston, TX 77008 ATTN: KEVIN

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dianne Wilson

2010 Jul 30 10:26 AM

DA \$31.00

2010072274

Dianne Wilson COUNTY CLERK
FT BEND COUNTY TEXAS

PerdueBrandonFielderCollins&MottLLP
ATTORNEYS AT LAW



Fort Bend County Property Available For Resale
Includes Tax Sales Through March, 2011

This list only represents property struck-off to Needville Independent School District; other property is struck-off in name of Fort Bend County, but generally not listed. For accounts that are listed as Fort Bend County Tax Trust, please contact Linebarger, Goggan, etal at 281-342-9636 or 713-844-3501 for information on submitting an offer.

For more information, please contact Kevin Davidson, mailing address 1235 North Loop West, Suite 600, Houston, Texas 77008, contact phone number, 713-862-1860 Ext. 269, E-Mail Address kdavidson@pbfc.com.

	PREVIOUS OWNER CASE NUMBER LEGAL DESCRIPTION	MINIMUM BID AT ORIGINAL TAX SALE	APPRAISED VALUE AT TIME OF JUDGMENT	ACCOUNT NUMBER	DATE OF TAX DEED
1.	Needville Independent School District , Et Al vs. George S. Gayle III, Trustee, Et Al Cause # 00-DCV-115533A AN APPROXIMATELY 5.45 ACRE TRACT OF LAND IN ABSTRACT 243, FORT BEND COUNTY, TEXAS, BEING THE TRACT SHOWN ON THE MAPS OF THE FORT BEND COUNTY APPRAISAL DISTRICT AS ACCOUNT 0243000000810906 AND ALSO SOMETIMES CALLED LOT 46 OF THE UNRECORDED GAYLE SUBDIVISION, A SUBDIVISION OF 320 ACRES.	\$47,107.17	\$47,760.00	0243000000810906	7/30/2010
2.	Needville Independent School District , Et Al vs. George S. Gayle III, Trustee, Et Al Cause # 00-DCV-115533A AN APPROXIMATELY 3.804 ACRE TRACT OF LAND IN ABSTRACT 243, FORT BEND COUNTY, TEXAS, BEING THE TRACT SHOWN ON THE MAPS OF THE FORT BEND COUNTY APPRAISAL DISTRICT AS ACCOUNT 0243000000830906 AND ALSO SOMETIMES CALLED DRILLING SITE NO. 1 (CALLED 5.115 ACRES) ALONG WITH THE ADJOINING UNNAMED STRIP OF LAND BETWEEN DRILLING SITE NO. 1 AND LOT 46 OF THE UNRECORDED GAYLE SUBDIVISION, A SUBDIVISION OF 320 ACRES.	\$14,777.41	\$19,020.00	0243000000830906	7/30/2010 2010072274

If you would like to purchase property, see the instructions detailed below.

NOTE: In most cases, taxes become due and owing between the date of judgment and the date of sale (post judgment taxes). All purchases are made subject to those post judgment

taxes. Please contact Kevin Davidson at kdavidson@pbfc.com or call 713-862-1860 Ext. 269 for post judgment tax amounts.

TO PLACE AN OFFER, FILL OUT THE BID FORM AND MAIL IT TO PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P. ADDRESS IS: 1235 N. LOOP WEST, SUITE 600, HOUSTON, TEXAS 77008.

Your offer will be considered by the governing body which meets once a month. If approved, and after your payment is made, the funds will be distributed accordingly and the deed will be signed. Once the deed is recorded in the real property records of Fort Bend County, Texas, it will be mailed to you.

Please [click here](#) for bid form

FOR INFORMATION REGARDING FORT BEND COUNTY PROPERTY ADDRESSES, MAPS, IMPROVEMENTS, ETC.: PLEASE VISIT THE FORT BEND COUNTY APPRAISAL DISTRICT'S WEBSITE:
<http://www.fbcad.org/Appraisal/PublicAccess/>