

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

RESOLUTION AUTHORIZING TAX RESALE

WHEREAS, by Sheriff's Sale conducted on 3rd day of May, 2016, the property described below was struck-off to Upshur County, Trustee, pursuant to a delinquent tax foreclosure decree of the 115th Judicial District Court, Upshur County, Texas, and

WHEREAS, the sum of \$37,000.00 has been tendered by Ken Hayley of Upshur County for the purchase of said property pursuant to Section 34.05, Texas Tax Code Ann. (Vernon, 1982);

NOW, THEREFORE, BE IT RESOLVED by the Commissioners Court of Upshur County that its County Judge Dean Fowler, be and that they are hereby authorized to execute a tax resale deed on behalf of this district conveying to Ken Hayley all of the right, title, and interest of Upshur County, and all other taxing units interested in the tax foreclosure judgment in the following described real property located in Upshur County, Texas

SUIT NO. 08-87TX

UPSHUR COUNTY, ET AL
VS.
AMANCIO MARTINEZ, JR, ET AL

1.731 acres, more or less, being a portion of Lots 1, 2 and 16, Block 37, Original Townsite, City of Big Sandy, as described in a deed dated January 3, 2001, from Lisa Ann Martinez to Amancio Martinez, Jr., Volume 395, Page 469, Deed Records of Upshur County, Texas, including a mobile home, Label #s TEX0455808 & TEX455807, Serial #s PH057308A & PH053707B, as described on the tax rolls of Upshur County, Texas. (Acct #18326)

PASSED AND APPROVED this 15 day of NOVEMBER, 2016.

Dean Fowler

Dean Fowler
County Judge

ATTEST:

Tim Rom

County Clerk

Those Voting Aye Were:

PAULA GENTRY
DON GROSS
FRANK BERKA
MEICE SPENCER

Those Voting Nay Were:

FILED
TERRI ROSS
COUNTY CLERK
2016 NOV 15 AM 9:13
UPSHUR COUNTY, TX.
BY *[Signature]*
DEPUTY

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TAX RESALE DEED

STATE OF TEXAS

X

X

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF UPSHUR

X

That Upshur County, Trustee, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of said governing body which is duly recorded in its official Minutes, hereinafter called grantor, for and in consideration of the sum of \$37,000.00 cash in hand paid by

**Ken Hayley
P.O. Box 408
Winona, TX 75792**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents does quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. 08-87TX, Upshur County, Et Al vs. Amancio Martinez, Jr., Et Al, in the district court of said county, said property being located in Upshur County, Texas, and described as follows:

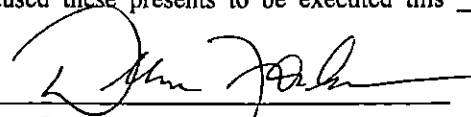
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TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantor, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, 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 the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF Upshur County has caused these presents to be executed this 15 day of NOVEMBER, 2016.

By: 
Dean Fowler
County Judge
Upshur County

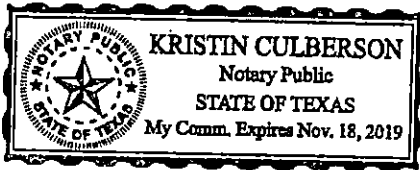
STATE OF TEXAS

X

COUNTY OF UPSHUR

X

This instrument was acknowledged before me on this 15 day of NOVEMBER, 2016, by Dean Fowler, County Judge, of Upshur County.



Kristin Culberston
Notary Public, State of Texas

After recording return to:

Ken Hayley
P.O. Box 408
Winona, TX 75792

FILED
TERRI ROSS
COUNTY CLERK
2016 NOV 15 AM 9:13
UPSHUR COUNTY, TX.
BY *[Signature]*
DEPUTY