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December 11, 2015

Randy Armstrong  
President, Board of Trustees  
White Settlement ISD  
401 South Cherry Lane  
White Settlement, TX 76108

RE: Offer to Purchase Property Struck-Off for Taxes  
E30703-13/Tarrant County VS Jody Spence Gault, et al  
Los 31 & 32 less the West 10 Feet, Block 3; Altadena Heights  
901 S. Cherry Ln.; Account No.00022020

Dear Mr. Armstrong:

Enclosed you will find information for the sale of the above mentioned property which was struck off to the City of White Settlement at a tax foreclosure sale on April 1, 2014. The appraised value of the property on the date of Judgment was \$40,248.00 and the current appraised value is \$40,248.00.

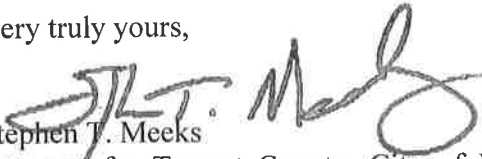
The bid packet was submitted in the amount of \$30,000.00 by Rice Aviation Group, LLC to purchase of the property.

This bid is less than the amount due for taxes and related fees and will require the approval of all of the taxing entities in order to convey the property. The attached explanation includes the bid received on the property and a breakdown of the amount due to each entity if the bid is accepted.

Enclosed are the Resolution and the Deed for signature, should the Board consent to the sale. Please consider placing this item on your next agenda for the Board. The Board may discuss this originally in executive session but must vote on it during open session. If the bid is approved, please mail us a copy of the Resolution or the minutes showing approval, as well as the original signed Deed.

If you have any questions or need additional information, please contact me at your convenience.

Very truly yours,

  
Stephen T. Meeks

Attorney for Tarrant County, City of White Settlement and White Settlement Independent School District

STM/nr  
Enclosures

Cause No.153-E30703-13  
TARRANT COUNTY, ET AL VS JODY SPENCE GAULT, ET AL

Struck off to the City of White Settlement on April 1, 2014 for \$40,248.00

**Account number:** 00022020

**Property Description:** LOTS 31 & 32 Less the West 10 Feet, BLOCK 3, ALTADENA HEIGHTS ADDITION (land only)

**Location:** 901 S CHERRY LANE

**Buyers:** Rice Aviation Group, LLC

**Intended Use of Property:** Build on or have as an investment

**CURRENT VALUE:** \$40,248.00

**OFFER:** \$30,000.00

<b>Total Amount of Bid offered:</b>	\$ 30,000.00
<b>Less Court Costs</b>	\$ 886.00

Remaining balance of **\$29,114.00**, to be prorated to taxing entities as follows:

Judgment Yrs: 1986-2002, 2004-2012	Judg Amt	ProRata Share of Judg	Amt Realized if Bid is accepted
Tarrant County	\$23,359.83	(19.28%)	\$ 5,613.18
City of White Settlement	\$33,446.81	(27.60%)	\$ 8,035.46
White Settlement ISD	\$64,359.83	(53.12%)	+ \$15,465.36
			=====
			\$29,114.00

**Post Judgment Amount Due (TO BE PAID IN ADDITION TO BID AMOUNT)**

**2014 TAX YEAR**

Tarrant County	\$ 96.04
White Settlement	\$ 103.43
White Settlement ISD	\$ 230.60
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**\$430.07 if paid in December, 2015**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT,  
APPROVING THE SALE OF CERTAIN REAL PROPERTY**

WHEREAS, WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT, for itself and the use and benefit of CITY OF WHITE SETTLEMENT and TARRANT COUNTY, ET AL has acquired title to a certain tract of real estate at a Tax Sale held on April 1, 2014 in Cause No. E30703-13, Tarrant County, et al vs. Jody Spence Gault, et al and

WHEREAS, Section 34.05(a), Texas Property Tax Code, authorizes the White Settlement Independent School District, by and through its governing body, to resale the property; and

WHEREAS, it is in the best interest of the White Settlement Independent School District and its taxpayers to return this property to a productive use; and

WHEREAS, an offer has been made by RICE AVIATION GROUP, LLC, to purchase the property for the sum of Thirty Thousand and 00/100 Dollars (\$30,000.00) for judgment years 1986-1991, 1993-2002, 2004-2012;

NOW THEREFORE, BE IT RESOLVED by the Board of Trustees of the White Settlement Independent School District, that the President of the Board of Trustees is authorized to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale for the sum of \$30,000.00, as authorized by Section 34.05, Texas Property Tax Code. The liens foreclosed by the judgment are extinguished by virtue of the conveyance.

LOTS 31 & 32 LESS THE WEST 10 FEET, BLOCK 3, OUT OF THE ALTADENA HEIGHTS, SITUATED IN THE CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN DOCUMENT #D201138420 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

ACCOUNT NUMBER: 00022020; ALSO KNOWN AS 901 S. CHERRY LANE, WHITE SETTLEMENT, TX 76108

PRESENTED and PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by a vote of \_\_\_\_\_ Ayes and \_\_\_\_\_ Nays by the White Settlement Independent School District, Tarrant County, Texas.

BY: \_\_\_\_\_  
Randy Armstrong, President  
Board of Trustees

ATTEST:

BY: \_\_\_\_\_  
John Bradley, Secretary  
Board of Trustees

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.

**TAX RESALE DEED**

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF TARRANT

That CITY OF WHITE SETTLEMENT, WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT, and TARRANT COUNTY, ET AL acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$30,000.00, cash in hand paid by

RICE AVIATION GROUP, LLC  
P.O. BOX 100393  
FORT WORTH, TX 76185

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do 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. E30703-13, in the district court of said county, said property being located in Tarrant County, Texas, and described as follows:

LOTS 31 & 32 LESS THE WEST 10 FEET, BLOCK 3, OUT OF THE ALTADENA HEIGHTS, SITUATED IN THE CITY OF WHITE SETTLEMENT, TARRANT COUNTY, TEXAS AND LOCATED WITHIN THE WHITE SETTLEMENT INDEPENDENT SCHOOL DISTRICT, AS SHOWN BY A DEED OF RECORD IN DOCUMENT #D201138420 OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

ACCOUNT NUMBER: 00022020; ALSO KNOWN AS 901 S CHERRY LANE, WHITE SETTLEMENT, TX 76108

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 grantors, 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.

All liens foreclosed by the judgment are discharged and extinguished by virtue of this conveyance. Post Judgment taxes and any prorated taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to 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.

This deed is given without any warranty of title. Grantors make no warranties, express or implied, regarding the above described property.

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IN TESTIMONY WHEREOF CITY OF WHITE SETTLEMENT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

BY: \_\_\_\_\_

**Ronald A. White**  
**Mayor**  
**City of White Settlement**

STATE OF TEXAS X

COUNTY OF TARRANT X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Ronald A. White, Mayor of City of White Settlement.

\_\_\_\_\_  
**Printed Name:**  
**Notary Public, State of Texas**  
**My Commission Expires:**