

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 March, 2015, 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, in Cause No. 12-3TX; and

WHEREAS, the sum of \$3,011.14 has been tendered by Billy N. Fussell and Patricia Y. Nicola 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 Billy N. Fussell and Patricia Y. Nicola 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

1.23 acres, more or less, situated in the James R. Scott HR Survey, Abstract 440, Upshur County, Texas, as described in deed dated December 22, 1975, from Beatrice Stovall etal to Jessie Anthony, in Volume 407, Page 435, Deed Records of Upshur County, Texas. (Account #49758)

PASSED AND APPROVED this 15<sup>th</sup> day of FEBRUARY, 2017.



ATTEST:  
[Signature]  
Upshur County Clerk

[Signature]  
Dean Fowler  
County Judge

FILED  
TERRI ROSS  
CLERK  
2017 FEB 15 AM 10:02  
UPSHUR COUNTY, TX.  
BY [Signature]  
DEPUTY

Those Voting Aye Were:  
PAULA GENTRY  
DON GROSS  
FRANK BERKA  
MICHAEL SPENCER

Those Voting Nay Were:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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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 \$3,011.14 cash in hand paid by

Billy N. Fussell and  
Patricia Y. Nicola  
P.O. Box 9851  
Longview, TX 75608

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. 12-3TX, Upshur County vs. Jessie Anthony, Et Al, in the district court of said county, said property being located in Upshur County, Texas, and described as follows:

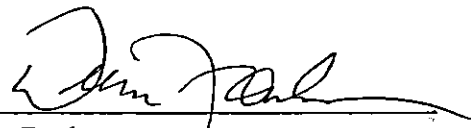
1.23 acres, more or less, situated in the James R. Scott HR Survey, Abstract 440, Upshur County, Texas, as described in deed dated December 22, 1975, from Beatrice Stovall etal to Jessie Anthony, in Volume 407, Page 435, Deed Records of Upshur County, Texas. (Account #49758)

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<sup>th</sup> day of FEBRUARY, 2017.

By:   
Dean Fowler  
County Judge  
Upshur County

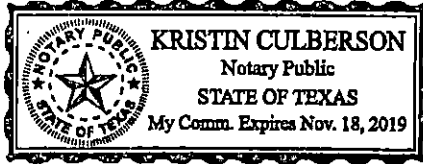
STATE OF TEXAS

X

COUNTY OF UPSHUR

X

This instrument was acknowledged before me on this 15 day of Febe, 2017, by Dean Fowler, County Judge, of Upshur County.



*Kristin Culberston*  
Notary Public, State of Texas

After recording return to:

Billy N. Fussell and  
Patricia Y. Nicola  
P.O. Box 9851  
Longview, TX 75608

FILED  
TERRI ROSS  
COUNTY CLERK  
2017 FEB 15 AM 10:02  
BY *[Signature]*  
UPSHUR COUNTY, TX.  
DEPUTY