STATE OF TEXAS

COUNTY OF FREESTONE

RESOLUTION AUTHORIZING RESALE OF PROPERTY HELD IN TRUST BY THE COUNTY OF FREESTONE, TEXAS, TRUSTEE

Whereas, the County of Freestone, Texas collects property taxes for itself and Oakwood Independent School District, ("The Taxing Units"); and

Whereas, in September of 2018, the following property (hereinafter referred to collectively as, "The Property") were the subject of a tax foreclosure sale:

1.0 Acre, more or less, out of Abstract 32, of the S. Sanchez Survey, Freestone County, Texas being that property more particularly described in Volume 277, Page 57, Deed Records, Freestone County, Texas

Whereas, the Property did not receive a bid at the tax sale and was struck off to Freestone County, Texas, Trustee, in Trust, for the use and benefit of itself and Oakwood Independent School District, by virtue of Sheriff's Deed, recorded as Instrument Number 1803488, Official Public Records, Freestone County, Texas; and

Whereas, the Properties have been tax exempt since 2019; and

Whereas, it is in the best interest of the Taxing Units that the Properties be resold in an efficient manner which will maximize the amount realized from the sale of these tracts and return the Property to a taxable status; and

Whereas, Wesley D. Ratcliff, 111 Private Road 294, Oakwood, Texas 75855, has offered to purchase the Property for $387.00, which amount is less than the total amount of the judgments against the Property, and

Whereas, Section 34.05 of the Texas Tax Code provides for the private sale of property acquired by a taxing unit;

WHEREFORE, BE IT RESOLVED that the County of Freestone, Texas, accepts the offer to purchase the Properties for $387.00, and shall resell all of the interest of the Taxing Units in the Properties described below to Wesley D. Ratcliff, 111 Private Road 294, Oakwood, Texas 75855

Property to be sold:
1.0 Acre, more or less, out of Abstract 32, of the S. Sanchez Survey, Freestone County, Texas, being that property more particularly described in Volume 277, Page 57, Deed Records, Freestone County, Texas (Tax Account #00032-00041-00000-000000/7356)

BE IT FURTHER RESOLVED that the County Judge of The County of Freestone, Texas, on the 3rd day of June, 2026, is authorized to execute a Deed Without Warranty conveying the properties sold pursuant to this Resolution.

THIS RESOLUTION WAS ADOPTED this 3rd day of June, 2026, by the Commissioners Court of Freestone County, Texas

Lloyd Lane, County Judge
Freestone County, Texas

Renee Gregory
Attested: County Clerk

FILED FOR RECORD
At 9 o'clock A M
JUN 03 2026
RENEE GREGORY
Clerk County Court, Freestone County, Texas
By Renee Gregory