

# Memo

**Date:** August 17, 2009  
**To:** Mr. Michael Brown, County Judge  
**From:** Diana Farris, Property Manager  
**Subject:** Agenda Item for August 25, 2009  
**Contact:** Diana Farris, Property Manager, Purchasing Department, 657-4212  
**Caption:** Consent Item

Execute a Resolution authorizing sale of Tax Lot(s):  
Lots 7, 8, 9, and 10, Block 7, Avondale Addition  
Suit #B-05-0149-T

**Summary:** The subject property was auctioned in March 2008, with no offers received. Subsequently, the property was struck off to the City as Trustee for itself and the other taxing entities.

The size of each lot(s) is 25' x 130' and is located at 1717 Magnolia Street  
(See attached map)

The City has received an offer from Arabela Vasquez & Leilah Reann Garcia, both are single people, in the amount of \$4,000.00 for the purchase of the property. This offer will satisfy the court costs and a portion of the taxes.

**History:** Listed below is a breakdown of amounts owed.

Taxes:	\$ 4,627.17
Sheriff Fees	\$ 100.00
District Clerk	\$ 432.00
Attorney Fees	\$ 275.00
Administration	\$ 350.00
	\$ 5,784.17

**Financial Impact:** Property reinstated back onto tax roll.

**Other Information/Recommendation:** It is recommended that the offer be accepted.

**Attachments:** Resolution

**Publication:** The subject property was auctioned in March 2008, with no offers received.

**City of San Angelo:** The City Council has approved the sale of the property. This matter is now being forwarded to you for approval on your next agenda.

**Please return the signed Resolution to:**  
**Attention: Diana Farris, Property Manager,**  
**Purchasing Department, City of San Angelo**  
**P.O. Box 1751, San Angelo, Texas 76902**

**RESOLUTION AUTHORIZING TAX RESALE**  
**OF THE COUNTY COMMISSIONERS OF**  
**TOM GREEN COUNTY**

**Date:**

9-1-09

**Buyer:**

Arabela Vasquez & Leilah Reann Garcia, both single people  
311 N Bell Street, Lot 19  
San Angelo, TX 76903

**Property:**

Lots 7, 8, 9, and 10, Block 7, Avondale Addition, an addition to the City of San Angelo, Tom Green County, Texas, as described in Volume 548, Page 484, Deed Records of Tom Green County, Texas.

**Purchase Price:**

Buyer will purchase the Property for the sum of Four Thousand and NO/100 Dollars (\$ 4,000.00)

**Judgment**

The Judgment for the foreclosure of a tax lien against the Property entered on November 8, 2007 in Suit No. B-05-0149-T by the 119<sup>th</sup> District Court of Tom Green County, Texas.

**Sheriff's Deed:**

Sheriff's Tax Deed dated March 31, 2008, filed of record on April 7, 2008, and recorded on Instrument #649602 of the Official Public Records of Real Property, Tom Green County, Texas.

WHEREAS, the City of San Angelo, a Texas home rule municipal corporation, acquired full legal title to the Property -- both for its own benefit and as Trustee for all other taxing authorities entitled to receive proceeds from the sale of the Property under the terms of the Judgment -- by the Sheriff's Tax Deed.

WHEREAS, Tom Green County, a political subdivision of the State of Texas, is one of the taxing authorities entitled to receive proceeds from the sale of the Property under the terms of the Judgment.

WHEREAS, the City of San Angelo now desires to sell the Property to Buyer, and Buyer desires to purchase the Property from the City of San Angelo, in a private sale for the Purchase Price, an amount that is less than the lesser of (1) the market value specified in the Tax Warrant or (2) the total amount of the Judgment.

WHEREAS, Texas Tax Code §34.05(i) requires that Tom Green County consent to any sale of the Property upon such terms; and

WHEREAS, Tom Green County desires to consent to the sale of the Property to Buyer as proposed by the City of San Angelo and Tom Green County makes this Certificate of Resolution

for the purpose of evidencing Tom Green County's resolution to consent to the sale of the Property to Buyer for the Purchase Price;

NOW, THEREFORE, the Commissioners of Tom Green County convened on 9-1-, 2009, for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer. Following a full evaluation of the matter and review of the proposed sale, upon motion duly made, seconded and unanimously carried, it was:

RESOLVED, that Tom Green County Commissioners authorizes the City of San Angelo to sell the Property to Buyer for the Purchase Price, in accordance with §34.05(i) of the Texas Tax Code;

and further,

RESOLVED, that Judge Brown, Judge of Tom Green County, is hereby authorized and directed to execute any and all instruments on behalf of Tom Green County that may be appropriate or necessary to effectuate the sale of the Property to Buyer as contemplated herein.

Tom Green County, a political  
Subdivision of the State of Texas

By: *MA Brown*  
Judge Brown, Judge of Tom Green County

STATE OF TEXAS                   §  
                                                  §  
COUNTY OF TOM GREEN       §

This instrument was acknowledged before me on 9-1, 2009,  
by Michael D. Brown, County Judge of  
Tom Green County, a political subdivision of the State of Texas, on behalf of Tom Green  
County.



*Elizabeth McGill*  
Notary Public, State of Texas  
Elizabeth McGill  
County Clerk  
Tom Green County, Texas