

# Memo

**Date:** October 5, 2012  
**To:** Mr. Michael Brown, County Judge  
**From:** Diana Farris, Property Manager, 657-4212  
**Subject:** Agenda Item for your next Commissioner's Meeting  
**Caption:** Consent Item

Consideration of adopting a Resolution authorizing the sale and conveying all rights, title, and interests in the following Tax Lot(s):

117 E 43<sup>rd</sup> Street, (Gonzalez), Lot 5, Block 19, Fair Park Addition, \$1,500, Suit No. D-08-0023-T

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

**History:** The attached Property Analysis reflects amounts of delinquent taxes, accrued penalties, interest, attorney fees and costs for delinquent years of, together with additional penalties and interest at the rates prescribed by Chapter 33, Tex. Property.

**Financial Impact:** Upon approval: (1) The City will retain a \$500 Administration Fee per parcel, (2) The balance will be distributed in compliance with the Sheriff's Return, and (3) Properties will be reinstated back onto tax roll.

**Other Information/Recommendation:** The subject parcel is unimproved property. No outstanding account balances exist for the above Prospective Buyer and it is recommended the above offer be accepted.

**Attachments:** Resolution and Property Analysis

**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

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

**Date:**

*February 12, 2013*

**Buyer:**

CARLOS GONZALEZ, A SINGLE PERSON  
725 AMBERTON PARKWAY  
SAN ANGELO, TOM GREEN COUNTY, TEXAS 76901

**Property:**

Lot 5, Block 19, Fair Park Addition, an addition to the City of San Angelo, Tom Green County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 97, Map Records of Tom Green County, Texas.  
Acct. #09-22500-0019-005-00

**Purchase Price:**

Buyer will purchase the Property for the sum of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00).

**Judgment:**

Judgment for the foreclosure of a tax lien against the Property entered on September 8, 2009 in Suit No. D-08-0023-T, by the 391<sup>st</sup> District Court of Tom Green County, Texas.

**Sheriff's Deed:**

Grantor 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 Sheriff's Deed dated March 22, 2010, and recorded in Instrument Number 684006, 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; and

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; and

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; and

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.

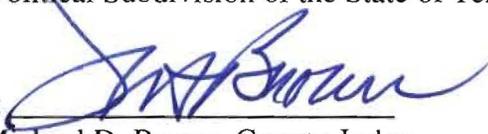
NOW, THEREFORE, the Commissioners of Tom Green County convened on February 12, 2012, for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer. Following a full 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 Michael D. Brown, County 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.

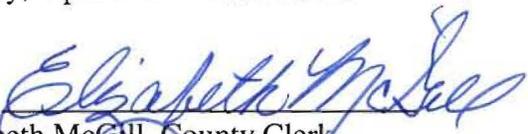
**TOM GREEN COUNTY**  
A Political Subdivision of the State of Texas

By:   
Michael D. Brown, County Judge  
Tom Green County, Texas

STATE OF TEXAS                   §  
  §  
COUNTY OF TOM GREEN       §

This instrument was subscribed and acknowledged before me on February 12, 2012, by Michael D. Brown, County Judge, of Tom Green County, a political subdivision of the State of Texas, on behalf of Tom Green County.



Attest:   
Elizabeth McGill, County Clerk  
Tom Green County, Texas

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County Clerk  
Tom Green County, Texas