

Memo

Date: July 5, 2013
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
Caption: Consent Item

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

1916 Shelton, (Orona), S ½ of Lot 12, Block 3, Home Acres, \$2,500, Suit No. B-00-0043-T

Summary: The subject property was auctioned with no offers received. Subsequently, the property was 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) Property 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: July 16, 2013

Buyer: JORGE ORONA, a single person
930 E 39th Street
San Angelo, Tom Green County, Texas 76903

Property: The South one-half of Lot 12, Block 3, Home Acres Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 288, Page 55, Deed Records of Tom Green County, Texas.
Account #15-28100-0003-029-00

Purchase Price: Buyer will purchase the Property for the sum of Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00).

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on January 6, 2004 in Suit No. B-00-0043-T, by the 119th 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 November 17, 2011, and recorded in Instrument Number 710996, 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.

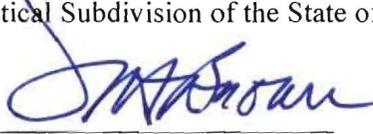
NOW, THEREFORE, the Commissioners of Tom Green County convened on July 16, 2013, for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer. Following a full evaluation 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,

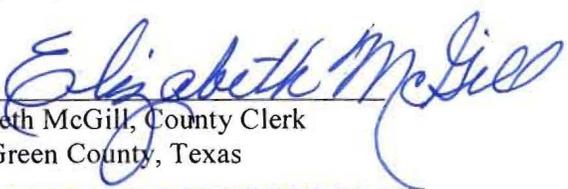
RESOLVED, that Michael D. Brown, County Judge of Tom Green County, is hereby authorized and directed to execute any and all instruments on behalf of Tom Green County that may be appropriate or necessary to effectuate the sale of the Property to Buyer as contemplated herein.

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 July 16th, 2013, 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



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: The South one-half of Lot 12, Block 3, Home Acres Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 288, Page 55, Deed Records of Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: B-00-0043-T
Location: 1916 Shelton
Parcel Size/Dimensions: 87' x 250'
City of San Angelo vs. Eddie May Brown Account #5610 and R.J. Brown Account #8515
Tax ID Number: #15-28100-0003-029-00
Judgment Date: January 6, 2004
Date of Sheriff's Sale: November 1, 2011
Sheriff's Deed Recorded: November 17, 2011

Years Held in Trust **1 1/2 YRS**

Adjudge Value: \$ 5,200.00 **Purchased under Urban Redevelopment** **No**
Amount of Offer: \$ 2,500.00

	Amounts Due		Priority Allocations	% of Remainder	Pro Rata Allocations	Amounts Distributed
	Fees	Judgment				
Administration Fee	\$500.00		\$500.00	0.00%		\$500.00
Maintenance Fee	\$350.00		\$350.00	0.00%		\$ 350.00
District Clerk	\$34.00		\$34.00	0.00%	\$ -	\$34.00
Sheriff's Fee	\$100.00		\$100.00	0.00%	\$ -	\$100.00
Attorney Fee	\$208.00		\$208.00	0.00%	\$ -	\$208.00
Municipal Liens		\$794.06		10.82%	\$141.50	\$141.50
Taxes		\$6,546.19		89.18%	\$1,166.50	\$1,166.50
Total	\$1,192.00	\$7,340.25	\$1,192.00	100.00%	\$ 1,308.00	\$2,500.00
Actual Total Amt Due		\$8,532.25				
Amount Remaining			\$ 1,308.00			

Offer will satisfy all court costs and a small portion of the taxes and liens.