

# Memo

**Date:** July 1, 2014

**To:** Steve Floyd, County Judge

**From:** Cindy S Preas, Real Estate Administrator, City of San Angelo, 657-4407

**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):

- a. **2015 Magnolia Street**, (Salazar), Lot 7, Block 10, Avondale, \$750, Suit No. B-99-0081-T
- b. **2011 Magnolia Street**, (Salazar), Lots 8 & 9, Block 10, Avondale, \$750, Suit No. B-05-0207-T

**Summary:** The subject properties were 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 parcels are unimproved property. No outstanding account balances exist for the above Prospective Buyers and it is recommended the above offers be accepted.

**Attachments:** Resolution and Property Analysis

**City of San Angelo:** The City Council has approved the sale of the properties. 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 8, 2014

**Buyer:** KRIS AMOS SALAZAR  
3326 Rock Brook Drive, Apt 301  
San Angelo, Tom Green County, Texas 76904

**Property:** Lot 7, Block 10, Avondale Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 1, Page 86, Plat Records of Tom Green County, Texas.  
Account #02-12400-0010-007-00

**Purchase Price:** Buyer will purchase the Property for the sum of Seven Hundred Fifty Dollars (\$750.00).

**Tax Warrant:** Tax Warrant for the foreclosure of a tax lien against the Property entered on October 26, 1999 in Suit No. B-99-0081-T, by the 340<sup>th</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 Tax Warrant — by Sheriff's Deed dated January 5, 2000, and recorded in Volume 751, Page 622, 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.

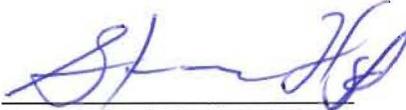
NOW, THEREFORE, the Commissioners of Tom Green County convened on July 8<sup>th</sup>, 2014, for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer. Following 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 Steve Floyd, 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:   
Steve Floyd, County Judge  
Tom Green County, Texas

STATE OF TEXAS                   §  
   §  
COUNTY OF TOM GREEN       §

This instrument was subscribed and acknowledged before me on July 8<sup>th</sup>, 2014, by **STEVE FLOYD**, 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:** Lot 7, Block 10, Avondale Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 1, Page 86, Plat Records of Tom Green County, Texas.  
Account #02-12400-0010-007-00

**Improved/Unimproved:** Unimproved

**Tax Suit Number:** B-99-0081-T

**Location:** 2015 Magnolia Street

**Parcel Size/Dimensions:** 25' X 130'

**City of San Angelo vs.:** Emma & W.W. Cobb Account #UNKNOWN

**Tax ID Number:** 02-12400-0010-007-00

**Tax Warrant:** October 26, 1999

**Date of Sheriff's Sale:** December 7, 1999

**Sheriff's Deed Recorded:** January 6, 2000

**Years Held in Trust:** 14 YRS

**Adjudge Value:** \$ 900.00

**Sold under Urban Redevelopment?:** NO

**Amount of Offer:** \$ 750.00

|                             | Amounts Due |             | Priority Allocations | % of Remainder | Pro Rata Allocations | Amounts Distributed |
|-----------------------------|-------------|-------------|----------------------|----------------|----------------------|---------------------|
|                             | Fees        | Judgment    |                      |                |                      |                     |
| <b>Administration Fee</b>   | \$ 500.00   |             | \$ 500.00            | 0.00%          |                      | \$ 500.00           |
| <b>Maintenance Fee</b>      | \$ 2,240.00 |             |                      | 0.00%          |                      | \$ -                |
| <b>District Clerk</b>       | \$ -        |             | \$ -                 | 0.00%          |                      | \$ -                |
| <b>Sheriff's Fee</b>        | \$ 40.00    |             | \$ 40.00             | 0.00%          |                      | \$ 40.00            |
| <b>Attorney Fee</b>         | \$ 201.00   |             | \$ 201.00            | 0.00%          |                      | \$ 201.00           |
| <b>Municipal Liens</b>      |             | \$ -        |                      | 0.00%          | \$ -                 | \$ -                |
| <b>Taxes</b>                |             | \$ 665.20   |                      | 100.00%        | \$ 9.00              | \$ 9.00             |
| <b>Total</b>                | \$ 2,981.00 | \$ 665.20   | \$ 741.00            | 100.00%        | \$ 9.00              | \$ 750.00           |
| <b>Actual Total Amt Due</b> |             | \$ 3,646.20 |                      |                |                      |                     |
| <b>Amount Remaining</b>     |             |             | \$ 9.00              |                |                      |                     |

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

**Date:**

*July 8, 2014*

**Buyer:**

KRIS AMOS SALAZAR  
3326 Rock Brook Drive, Apt 301  
San Angelo, Tom Green County, Texas 76904

**Property:**

Lots 8 & 9, Block 10, Avondale Addition, City of San Angelo, Tom Green County, Texas.  
Account #02-12400-0010-008-00, #02-12400-0010-009-00

**Purchase Price:**

Buyer will purchase the Property for the sum of Seven Hundred Fifty Dollars (\$750.00).

**Tax Warrant:**

Tax Warrant for the foreclosure of a tax lien against the Property entered on October 26, 1999 in Suit No. B-07-0207-T, by the 119<sup>th</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 Tax Warrant — by Sheriff's Deed dated June 30, 2011, and recorded in Instrument Number 705029, 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

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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.

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and further,

RESOLVED, that Steve Floyd, 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: [Signature]  
Steve Floyd, County Judge  
Tom Green County, Texas

STATE OF TEXAS                   §  
COUNTY OF TOM GREEN       §

This instrument was subscribed and acknowledged before me on July 8, 2014, by **STEVE FLOYD**, County Judge, of **TOM GREEN COUNTY**, a political subdivision of the State of Texas, on behalf of Tom Green County and by authority of its governing body.

Attest: [Signature]  
Elizabeth McGill, County Clerk  
Tom Green County, Texas



# PROPERTY ANALYSIS

## For Tax Resale Property

**Legal Description:** Lots 8 & 9, Block 10, Avondale Addition, City of San Angelo, Tom Green County, Texas.  
 Account #02-12400-0010-008-00  
 #02-12400-0010-009-00

**Improved/Unimproved** Unimproved

**Tax Suit Number:** B-05-0207-T

**Location:** 2011 Magnolia Street

**Parcel Size/Dimensions:** 50' X 130'

**City of San Angelo vs.** Christina Martinez Account #UNKNOWN

**Tax ID Number:** 02-12400-0010-008-00 02-12400-0010-009-00

**Judgment** April 9, 2008

**Date of Sheriff's Sale:** June 7, 2011

**Sheriff's Deed Recorded:** June 30, 2011

**Years Held in Trust:** 2.5 YRS

**Adjudge Value:** \$ 1,577.00

**Sold under Urban Redevelopment?:** NO

**Amount of Offer:** \$ 750.00

|                             | Amounts Due        |                    | Priority         | % of         | Pro Rata    | Amounts          |
|-----------------------------|--------------------|--------------------|------------------|--------------|-------------|------------------|
|                             | Fees               | Judgment           |                  |              |             |                  |
| Administration Fee          | \$ 500.00          |                    |                  | 0.00%        |             | \$ 500.00        |
| Maintenance Fee             | \$ 400.00          |                    |                  | 0.00%        |             | \$ -             |
| District Clerk              | \$ 181.00          |                    |                  | 0.00%        | 27.76%      | \$ 70.00         |
| Sheriff's Fee               | \$ 100.00          |                    |                  | 0.00%        | 15.34%      | \$ 38.00         |
| Attorney Fee                | \$ 371.00          |                    |                  | 0.00%        | 56.90%      | \$ 142.00        |
| Municipal Liens             |                    | \$ -               |                  | 0.00%        | \$ -        | \$ -             |
| Taxes                       |                    | \$ 925.00          |                  | 0.00%        |             | \$ -             |
| <b>Total</b>                | <b>\$ 1,552.00</b> | <b>\$ 925.00</b>   | <b>\$ -</b>      | <b>0.00%</b> | <b>\$ -</b> | <b>\$ 750.00</b> |
| <b>Actual Total Amt Due</b> |                    | <b>\$ 2,477.00</b> |                  |              |             |                  |
| <b>Amount Remaining</b>     |                    |                    | <b>\$ 750.00</b> |              |             |                  |

**Offer will not satisfy all costs under the Judgment.**