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Memo

Date: January 21, 2015
To: Steve Floyd, County Judge
From: Cindy S Preas, Real Estate Administrator, City of San Angelo
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):

1. *Galilee Community Development Corporation*, a non-profit corporation (\$1,500.00): Lot 1, Block 2, Broadmore Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 1054, Page 377, Official Public Records of Real Property, Tom Green County, Texas. Acct. #04-15100-0002-001-00
2. *Galilee Community Development Corporation*, a non-profit corporation (\$1,500.00): Lot 2, Block 2, Broadmore Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Volume 142, Page 153, Official Public Records of Real Property, Tom Green County, Texas. Acct. #04-15100-0002-002-00
3. *Galilee Community Development Corporation*, a non-profit corporation (\$1,500.00): North half of Lot 6 and North half of West half of Lot , Block 74, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 616, Page 445, Official Public Records of Real Property, Tom Green County, Texas. Acct. #19-34200-0074-004-00
4. *Galilee Community Development Corporation*, a non-profit corporation (\$1,500.00): The South 1/2 of Lot 6 and the South 1/2 of the West 1/2 of Lot 5, Block 74, Miles Addition to the City of San Angelo, Tom Green County, Texas as described in Volume 752, Page 644, Deed Records, Tom Green County, Texas. Acct. #19-34200-0074-003-00

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:** 01-27-2015
- Buyer:** Galilee Community Development Corporation, a non-profit corporation
1404 S. Oakes Street
San Angelo, Tom Green County, Texas 76903
- Property:** The South ½ of Lot 6 and the South ½ of the West ½ of Lot 5, Block 74,
Miles Addition to the City of San Angelo, Tom Green County, Texas, as
described in Volume 752, Page 644, Deed Records, Tom Green County,
Texas.
Account #19-34200-0074-003-00
- Purchase Price:** Buyer will purchase the Property for the sum of One Thousand Five Hundred
Dollars (\$1,500.00).
- Judgment:** Judgment for the foreclosure of a tax lien against the Property entered on October
30, 2001 in Suit No. B-99-0015-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
March 25, 2002, and recorded in Volume 902, Page 533, 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.

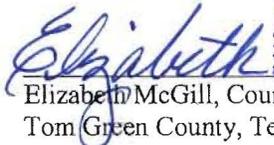
NOW, THEREFORE, the Commissioners of Tom Green County convened on 1-22-15, 2015, for its regularly-scheduled meeting, following proper notice and agenda posting as required by law. At such meeting, the commissioners fully discussed and considered the sale of the Property to Buyer. Following a full evaluation 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,

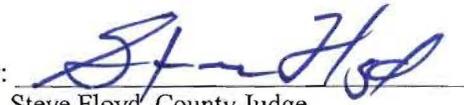
RESOLVED, that Steve Floyd, County Judge of Tom Green County, is hereby authorized and directed to execute any and all instruments on behalf of Tom Green County that may be appropriate or necessary to effectuate the sale of the Property to Buyer as contemplated herein.

Attest:


Elizabeth McGill, County Clerk
Tom Green County, Texas



TOM GREEN COUNTY
A Political Subdivision of the State of Texas

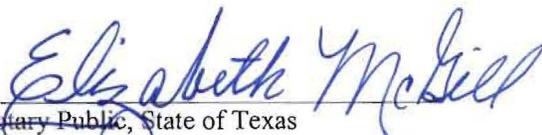

Steve Floyd, County Judge
Tom Green County, Texas

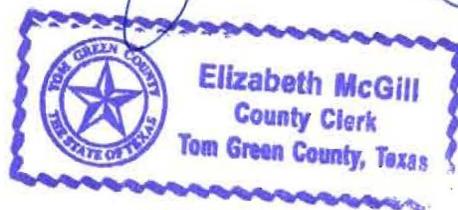
STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was subscribed and acknowledged before me on January 27, 2015, by **STEVE FLOYD**, County Judge, of **TOM GREEN COUNTY**, a political subdivision of the State of Texas, on behalf of Tom Green County.




Notary Public, State of Texas



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: The South 1/2 of Lot 6 and the South 1/2 of the West 1/2 of Lot 5, Block 74, Miles Addition to the City of San Angelo, Tom Green County, Texas, as described in Volume 752, Page 644, Deed Records, Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: B-99-0015-T
Location: 812 N Farr St.
City of San Angelo, et al., Cherie L. Campbell
vs.
Tax ID Number: 19-34200-0074-003-00
Judgment Date: October 30, 2001
Date of Sheriff's Sale: March 5, 2002
Sheriff's Deed Recorded: March 25, 2002

Years Held in Trust **12 Years**

Adjudge Value: \$ 2,817.00 **Urban Redevelopment Program?** **NO**

Amount of Offer: \$ 1,500.00

	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	\$420.00		\$420.00	0.00%		\$420.00
District Clerk	\$54.00		\$54.00	0.00%		\$54.00
Sheriff's Fee	\$40.00		\$40.00	0.00%		\$40.00
Attorney Fee	\$290.00		\$290.00	0.00%		\$290.00
Municipal Liens		\$911.45		37.46%	\$73.41	\$73.41
Taxes	\$ -	\$1,521.93		62.54%	\$122.59	\$122.59
Total	\$1,304.00	\$2,433.38	\$1,304.00	100.00%	\$196.00	\$1,500.00
Actual Total Amt Due		\$3,737.38				
Amount Remaining			\$ 196.00			

Offer will satisfy all court costs and a portion towards the taxes and liens, according to the Judgment.

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

Date:

January 27, 2015

Buyer:

Galilee Community Development Corporation, a non-profit corporation
1404 S. Oakes Street
San Angelo, Tom Green County, Texas 76903

Property:

Lot 1, Block 2, Broadmore Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 1054, Page 377, Official Public Records of Real Property, Tom Green County, Texas.
Account #04-15100-0002-001-00

Purchase Price:

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

Judgment:

Judgment for the foreclosure of a tax lien against the Property entered on December 20, 2012 in Suit No. C-11-0215-TAX, by the 340th 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 October 9, 2013, and recorded in Instrument Number 745307, Official Public Records, 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 1-27-15, 2015, 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

Attest:

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

By: *Steve Floyd*
Steve Floyd, County Judge
Tom Green County, Texas



STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was subscribed and acknowledged before me on January 27, 2015, by **STEVE FLOYD**, 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



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 1, Block 2, Broadmore Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 1054, Page 377, Official Public Records of Real Property, Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: C-11-0215-TAX
Location: 52 E 22nd Street
City of San Angelo, et al., William A. Adamson, et al.

vs.
Tax ID Number: 04-15100-0002-001-00

Judgment Date: December 20, 2012

Date of Sheriff's Sale: October 1, 2013

Sheriff's Deed Recorded: October 9, 2013

	Years Held in Trust	1 year	
Adjudge Value: \$ 3,500.00	Urban Redevelopment Program?	NO	
Amount of Offer: \$ 1,500.00			



	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	\$70.00		\$70.00	0.00%		\$70.00
District Clerk	\$336.00		\$336.00	0.00%		\$336.00
Sheriff's Fee	\$100.00		\$100.00	0.00%		\$100.00
Attorney Fee	\$385.00		\$385.00	0.00%		\$385.00
Municipal Liens		\$1,603.82		59.87%	\$65.25	\$65.25
Taxes	\$ -	\$1,075.18		40.13%	\$43.75	\$43.75
Total	\$1,391.00	\$2,679.00	\$1,391.00	100.00%	\$109.00	\$1,500.00
Actual Total Amt Due		\$4,070.00				
Amount Remaining			\$ 109.00			

Offer will satisfy all court costs and a portion of the taxes and liens, according to the Judgment.

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

Date:

January 27, 2015

Buyer:

Galilee Community Development Corporation, a non-profit corporation
1404 S. Oakes Street
San Angelo, Tom Green County, Texas 76903

Property:

Lot 2, Block 2, Broadmore Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Volume 142, Page 153, Official Public Records of Real Property, Tom Green County, Texas.
Account #04-15100-0002-002-00

Purchase Price:

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

Judgment:

Judgment for the foreclosure of a tax lien against the Property entered on February 12, 2014 in Suit No. D-12-0235-TAX, by the 391st 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 June 10, 2014, and recorded in Instrument Number 201407436, Official Public Records, 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 1-27-15, 2015, 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.

Attest:

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



TOM GREEN COUNTY
A Political Subdivision of the State of Texas

Steve Floyd
Steve Floyd, County Judge
Tom Green County, Texas

STATE OF TEXAS

COUNTY OF TOM GREEN

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This instrument was subscribed and acknowledged before me on January 27, 2015, by **STEVE FLOYD**, 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



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

Date:

January 27, 2015

Buyer:

Galilee Community Development Corporation, a non-profit corporation
1404 S. Oakes Street
San Angelo, Tom Green County, Texas 76903

Property:

North half of Lot 6 and North half of West half of Lot 5, Block 74, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Volume 616, Page 445, Official Public Records of Real Property, Tom Green County, Texas.
Account #19-34200-0074-004-00

Purchase Price:

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

Judgment:

Judgment for the foreclosure of a tax lien against the Property entered on January 15, 2013 in Suit No. C-11-0183-TAX, by the 340th 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 October 20, 2014, and recorded in Instrument Number 201413913, Official Public Records, 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, 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~~ ¹⁻²⁷⁻¹⁵ the Commissioners of Tom Green County convened on 1-27-15, 2015, 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,

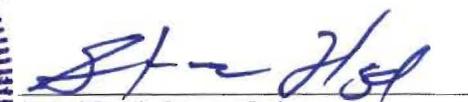
RESOLVED, that Steve Floyd, County Judge of Tom Green County, is hereby authorized and directed to execute any and all instruments on behalf of Tom Green County that may be appropriate or necessary to effectuate the sale of the Property to Buyer as contemplated herein.

Attest:


Elizabeth McGill, County Clerk
Tom Green County, Texas



TOM GREEN COUNTY
Political Subdivision of the State of Texas

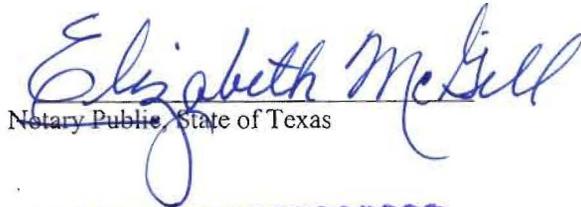

Steve Floyd, County Judge
Tom Green County, Texas

STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was subscribed and acknowledged before me on January 27, 2015, by **STEVE FLOYD**, County Judge, of **TOM GREEN COUNTY**, a political subdivision of the State of Texas, on behalf of Tom Green County.




Notary Public, State of Texas



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: North half of Lot 6 and North half of West half of Lot 5, Block 74, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Volume 616, Page 445, Official Public Records of Real Property, Tom Green County, Texas

Improved/Unimproved: Unimproved

Tax Suit Number: C-11-0183-TAX

Location: 814 N Farr St

City of San Angelo, et al., vs. David Ramos and Josie Brown

Tax ID Number: 19-34200-0074-004-00

Judgment Date: September 5, 2014

Date of Sheriff's Sale: October 7, 2014

Sheriff's Deed Recorded: October 20, 2014

Years Held in Trust **3 months**

Adjudge Value: \$ 2,250.00 **Urban Redevelopment Program?** **NO**

Amount of Offer: \$ 1,500.00

	Amounts Due Fees	Judgment	Priority Allocations	% of Remainder	Pro Rata Allocations	Amounts Distributed
Administration Fee	\$500.00		\$500.00	0.00%		\$500.00
Maintenance Fee			\$0.00	0.00%		\$0.00
District Clerk	\$446.00		\$446.00	0.00%		\$446.00
Sheriff's Fee	\$100.00		\$100.00	0.00%		\$100.00
Attorney Fee	\$395.00		\$395.00	0.00%		\$395.00
Municipal Liens		\$2.16		0.17%	\$0.10	\$0.10
Taxes	\$ -	\$1,306.84		99.83%	\$58.90	\$58.90
Total	\$1,441.00	\$1,309.00	\$1,441.00	100.00%	\$59.00	\$1,500.00
Actual Total Amt Due		\$2,750.00				
Amount Remaining			\$ 59.00			

Offer will satisfy all court costs and a portion towards the taxes, according to the Judgment.