

Memo

Date: February 26, 2015
To: Stephen C. Floyd, County Judge
From: Cindy S. Preas, Real Estate Administrator, City of San Angelo
Subject: Agenda Item for your next Board 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):

Carlos Gonzalez, (\$1,300.00):

Lot 11, Block 48, Fairview Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Volume 303, Page 450, Deed Records, Tom Green County, Texas. Acct. #10-22600-0048-011-00

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 amount 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 properties. 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: *March 3, 2015*

Buyer: CARLOS GONZALEZ
8618 N US HWY 67
San Angelo, Tom Green County, Texas 76905

Property: Lot 11, Block 48, Fairview Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Volume 303, Page 450, Deed Records, Tom Green County, Texas.
Acct. #10-22600-0048-011-00

Purchase Price: Buyer will purchase the Property for the sum of One Thousand Three Hundred Dollars (\$1,300.00).

Tax Warrant: Tax Warrant for the foreclosure of a tax lien against the Property entered on June 23, 2014, in Suit No. D-12-0187-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 Tax Warrant — by Sheriff's Deed dated October 20, 2014, and recorded in Instrument 201413916, 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 March 3rd, 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;

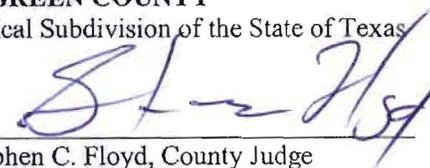
and further,

RESOLVED, that Stephen C. 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


Stephen C. Floyd, County Judge
Tom Green County, Texas

STATE OF TEXAS

COUNTY OF TOM GREEN

This instrument was subscribed and acknowledged before me on March 3rd, 2015, by **STEPHEN C. 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: Lot 11, Block 48, Fairview Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Volume 303, Page 450, Deed Records, Tom Green County, Texas.

Improved/Unimproved: Unimproved

Tax Suit Number: D-12-0187-TAX

Location: 6373 Ranch Lane

City of San Angelo, et al., vs. Unknown Heirs of C. W. Matheny, Deceased

Tax ID Number: 10-22600-0048-011-00

Judgment Date: September 5, 2014

Date of Sheriff's Sale: October 7, 2014

Sheriff's Deed Recorded: October 20, 2014

Years Held in Trust 4 months

Adjudge Value: \$ 1,500.00 **Urban Redevelopment Program?** NO

Amount of Offer: \$ 1,300.00

	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			\$0.00	0.00%		\$0.00
District Clerk	\$296.00		\$296.00	0.00%		\$296.00
Sheriff's Fee	\$100.00		\$100.00	0.00%		\$100.00
Attorney Fee	\$401.00		\$401.00	0.00%		\$401.00
Municipal Liens		\$1,556.11		57.83%	\$1.73	\$1.73
Taxes	\$ -	\$1,134.84		42.17%	\$1.27	\$1.27
Total	\$1,297.00	\$2,690.95	\$1,297.00	100.00%	\$3.00	\$1,300.00
Actual Total Amt Due		\$3,987.95				
Amount Remaining			\$ 3.00			

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