

Memo

Date: May 6, 2015
To: Stephen C. Floyd, County Judge
From: Cindy S Preas, Real Estate Manager, City of San Angelo
Subject: Agenda Item for your next Commissioner's Meeting
Caption: Consent Item
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Consideration of adopting a Resolution authorizing the sale and conveying all rights, title, and interests in the following Tax Lot(s):

- A. 0.473 Acres, part of James Williams Survey 121 ½, Abstract 5670; 110 E 21st St; Dennis Baker; (\$2,000)
- B. E 10' Lot 17, W 20' of Lot 18, Block 59, Miles Addition; 30 E. 12th St; Maria Luna Fernandez; (\$2,500)
- C. N 10' of Lot 4 & N 10' of W 5' Lot 5, Block 1, Morgan Addition; Clela G. Fellers (\$500)

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 for less than the adjudged value. 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:

May 12, 2015

Parcel A:

Buyer: Dennis Baker, a married person
114 East 21st Street
San Angelo, Tom Green County, Texas 76903

Property: 0.473 Acres, more or less, out of and a part of the James Williams Survey #121½, Abstract 5670, being more particularly described in Volume 683, Page 203, Deed Records of Tom Green County, Texas.
Acct. #38-5670-0177-000-00

Purchase Price: Buyer will purchase the Property for the sum of Two Thousand Dollars (\$2,000.00).

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on February 22, 1999, in Suit No. B-96-0136-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 540, Official Public Records, Tom Green County, Texas.

Parcel B:

Buyer: Cleta G. Fellers, a single person
32 E 19th Street.
San Angelo, Tom Green County, Texas 76903

Property: The North 10 feet of Lot 4 and the North 10 feet of the West 5 feet of Lot 5, Block 1, Morgan Addition, and addition to the City of San Angelo, Tom Green County, Texas, according to the map or plat thereof, recorded in Cabinet "G", Slide 58, Plat Records of Tom Green County, Texas. Acct. #20-35800-0001-004-00

Purchase Price: Buyer will purchase the Property for the sum of Five Hundred Dollars (\$500.00).

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on June 14, 2007, in Suit No. B-06-0169-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 October 21,

2008, and recorded in Instrument 660133, Official Public Records, Tom Green County, Texas.

Parcel C:

- Buyer:** Maria Luna Fernandez, a single person
1305 Volney Street
San Angelo, Tom Green County, Texas 76903
- Property:** East 10 feet of Lot 17, West 20 feet of Lot 18, Block 59, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Volume 862, Page 409, Official Public Records of Real Property, Tom Green County, Texas.
Acct. #19-34200-0059-019-00
- Judgment:** Judgment for the foreclosure of a tax lien against the Property entered on January 9, 2014, in Suit No. C-12-0139-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 June 10, 2014, and recorded in Instrument 201407437, 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 May 13, _____, 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,

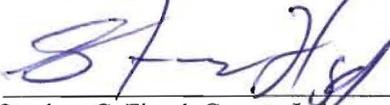
RESOLVED, that Stephen C. Floyd, County Judge of Tom Green County, is hereby authorized and directed to execute any and all instruments on behalf of Tom Green County that may be appropriate or necessary to effectuate the sale of the Property to Buyer as contemplated herein.

Attest:


Elizabeth McGill, County Clerk
Tom Green County, Texas

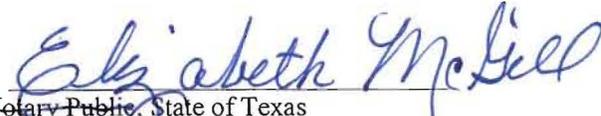


TOM GREEN COUNTY
A Political Subdivision of the State of Texas

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

STATE OF TEXAS §
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COUNTY OF TOM GREEN §

This instrument was subscribed and acknowledged before me on May 12, 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

