

# Memo

**Date:** July 22, 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. **1714 Hudson;** Lot 1, Block 2, Mineola Addition; Galilee Community Development Corporation (\$1,500)

**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) Properties 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 Buyers 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 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:**

July 28, 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, Mineola Addition, City of San Angelo, Tom Green County, Texas, as described in a deed recorded in Volume 436, Page 683, Official Public Records of Real Property, Tom Green County, Texas. Account #20-34900-0002-001-00

**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 April 22, 2013 in Suit No.D-12-0120-TAX, by the 391<sup>st</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 Judgment — by Sheriff's Deed dated October 20, 2014, and recorded in Instrument Number 201413918, 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.

