

**RESOLUTION AUTHORIZING TAX RESALE**  
**FOR THE PURPOSE OF URBAN REDEVELOPMENT**  
**OF THE COUNTY COMMISSIONERS OF**  
**TOM GREEN COUNTY**

**Date:**

*Jan. 19, 2016*

**Buyer:**

Galilee Community Development Corporation  
1404 S. Oakes Street  
San Angelo, Tom Green County, Texas 76903

**Property:**

Lot 6, Block 3, Leon Heights Addition, an addition to the City of San Angelo, Tom Green County, Texas, according to a map or plat thereof, recorded in Volume 1, Page 155, Plat Records of Tom Green County, Texas. Acct. #17-31400-003-006-00

**Purchase Price:**

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

**Judgment:**

Judgment for the foreclosure of a tax lien against the Property entered on June 30, 2009, in Suit No. B-05-0251-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 Judgment — by Sheriff's Deed dated June 30, 2011, and recorded in Instrument Number 705028, 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 Congress of the United States of America has authorized under Title 1 of the Housing and Community Development Act of 1974, Public Law 93-383, as amended; 42 U.S.C. Sec 5301, as amended through the Housing and Community Development Act of 1992, establishes a program of community development block grants for the specific purpose of developing viable communities by providing decent housing and suitable living environments and expanding economic opportunities principally for persons of low and moderate income; and

WHEREAS, under the Tex. Tax Code §34.051 a municipality is authorized to resell tax foreclosed property for less than the market value specified in the judgment of foreclosure or less than the total amount of the judgments against the property if consent to the conveyance is evidenced by and Interlocal agreement between the municipality and each taxing unit that is a party to the judgment; and

WHEREAS, the CITY OF SAN ANGELO, TEXAS, a municipal corporation situated in Tom Green County, TOM GREEN COUNTY, a political subdivision of the State of Texas, SAN ANGELO INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of Texas, TOM GREEN COUNTY APPRAISAL DISTRICT, successor in interest to COUNTY EDUCATION DISTRICT #9, entered into an Interlocal Agreement executed on November 17, 1998; and

WHEREAS, the City of San Angelo Neighborhood & Family Services Department authorizing the sale of the above described parcel and declares the agency mentioned below meet the specified criteria outlined under the Urban Redevelopment Program; and

WHEREAS, the City Council has determined that it is in the best interest of the City of San Angelo as Trustee to sell said lots(s) for said amounts that are less than the lesser of the market values specified in the Judgments of foreclosure or the amounts of the judgments against said properties;

NOW, THEREFORE, the Commissioners of Tom Green County convened on January 19, 2016, 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 GALILEE COMMUNITY DEVELOPMENT CORPORATION, a Texas nonprofit corporation, a qualified home builder, for the consideration of Seven Hundred Fifty Dollars (\$750.00), is hereby authorized and approved;

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.

TOM GREEN COUNTY  
A Political Subdivision of the State of Texas

Attest:

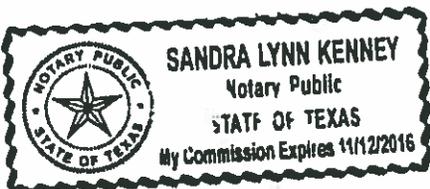
*Elizabeth McGill* by  
*Gary M. Woulter* Chief Clerk  
Elizabeth McGill, County Clerk  
Tom Green County, Texas



*Stephen C. Floyd*  
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 Jan. 19, 2016, 2016, by **STEPHEN C. FLOYD**, County Judge, of **TOM GREEN COUNTY**, a political subdivision of the State of Texas, on behalf of Tom Green County.



*Sandra L. Kenney*  
Notary Public, State of Texas

# Memo

**Date:** January 5, 2016  
**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

Consideration of adopting a Resolution authorizing the sale and conveying all rights, title, and interests in the following Tax Lot(s) under the Urban Redevelopment Program:

1. Lot 6, Block 3, Leon Heights Addition, 711 W. 19<sup>th</sup> St.; Galilee Community Development Corporation (\$750.00)

**Summary:** The subject property were auctioned with no offers received. Subsequently, the property was struck off to the City as Trustee for itself and the other taxing entities.

Under the Tex. Tax Code §a municipality is authorized to resell tax foreclosed property for less than the market value specified in the judgment of foreclosure or less than the total amount of the judgements against the property if consent to the conveyance is evidenced by and Interlocal agreement between the municipality and each taxing unit that is a party to the judgment.

The CITY OF SAN ANGELO, Texas, a municipal corporation situated in Tom Green County, TOM GREEN COUNTY, a political subdivision of the State of Texas, SAN ANGELO INDEPENDENT SCHOOL DISTRICT, a political subdivision of the State of Texas, TOM GREEN COUNTY APPRAISAL DISTRICT, successor in interest to County education District #9, entered into an Interlocal Agreement executed on November 17, 1998.

The City of San Angelo Family Support Division declares Galilee Community Development Corporation meets the specified criteria outlined under the Urban Redevelopment Program.

**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) Property will be reinstated back onto tax roll.

**Other Information/Recommendation:** The subject parcel is an 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. This matter is now being forwarded to you for approval on your next agenda

# PROPERTY ANALYSIS

## For Tax Resale Property

**Legal Description:** Lot 6, Block 3, Leon Heights Addition, an addition to the City of San Angelo, Tom Green County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 155, Plat Records of Tom Green County, Texas.

**Improved/Unimproved:** Unimproved  
**Tax Suit Number:** B-05-0251-T  
**Location:** 711 W. 19th Street  
**City of San Angelo, et al., vs.** Pansy M. Warren  
**Tax ID Number:** 17-31400-0003-006-00  
**Judgment Date:** June 30, 2009  
**Date of Sheriff's Sale:** June 7, 2011  
**Sheriff's Deed Recorded:** June 30, 2011

**Years Held in Trust** 4 Yrs 5 Mo.  
**Urban Redevelopment Program?** NO

**Adjudge Value:** \$ 3,230.00  
**Amount of Offer:** \$ 750.00

**Buyer:** Galilee Community Development Corporation

	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	\$405.00		\$405.00	13.00%		\$52.75
District Clerk	\$840.00		\$840.00	13.00%		\$109.25
Sheriff's Fee	\$100.00		\$100.00	13.00%		\$13.00
Attorney Fee	\$377.00		\$377.00	13.00%		\$49.00
Municipal Liens				0.00%	\$0.00	\$0.00
Taxes	\$ -	\$3,718.31		0.00%	\$0.00	\$26.00
<b>Total</b>	<b>\$2,222.00</b>	<b>\$3,718.31</b>	<b>\$2,222.00</b>	<b>100.00%</b>	<b>\$0.00</b>	<b>\$750.00</b>
<b>Actual Total Amt Due</b>		<b>\$5,940.31</b>				
<b>Amount Remaining</b>			<b>\$ (1,472.00)</b>			

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