

# Memo

**Date:** September 6, 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  
**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. Lot 6, Block 2, Fort Concho Vista Addition, Mary Lou Reyes (\$1,000.00)

**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.

**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

4 (5)

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

**Date:** 9-13-16

**Buyer:** Mary Lou Reyes  
4114 Southland Blvd  
San Angelo, Tom Green County, Texas 76904

**Property:** Lot 6, Block 2, Fort Concho Vista Addition, City of San Angelo, Tom Green  
County, Texas  
Account #13-23600-0002-006-00

**Purchase Price:** Buyer will purchase the Property for the sum of One Thousand Dollars (\$1,000.00).

**Judgment:** Judgment for the foreclosure of a tax lien against the Property entered on August 7, 2009  
in Suit No. B-07-0177-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 Tax Deed dated March 7, 2016, and  
recorded in Instrument 201603262, 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 9-13, 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



# PROPERTY ANALYSIS

## For Tax Resale Property

**Legal Description:** Lot 6, Block 2, Fort Concho Vista Addition, City of San Angelo, Tom Green County, Texas.

**Improved/Unimproved** Unimproved

**Tax Suit Number:** B-07-0177-T

**Location:** 208 W Ave. V

**City of San Angelo, et al.** Esquil Zapata  
vs.

**Tax ID Number:** Acct #13-23600-0002-006-00

**Judgment Date:** August 7, 2009

**Date of Sheriff's Sale:** March 1, 2016

**Sheriff's Deed Recorded:** March 10, 2016

**Years Held in Trust**

**5 mo.**

**Adjudge Value:** \$ 1,837.00

**Urban Redevelopment Program?**

**NO**

**Amount of Offer:** \$ 1,000.00

**Purchaser:** Mary Lou Reyes

	Amounts Due		Priority	% of	Pro Rata	Amounts
	Fees	Judgment	Allocations	Remainder	Allocations	Distributed
Administration Fee	\$500.00		\$500.00	0.00%		\$500.00
Maintenance Fee	\$0.00		\$0.00			\$0.00
District Clerk	\$338.00		\$338.00	60.00%		\$202.80
Sheriff's Fee	\$100.00		\$100.00	60.00%		\$60.00
Attorney Fee	\$375.00		\$375.00	60.00%		\$225.00
Municipal Liens	\$ -	\$0.00				\$0.00
Taxes	\$ -	\$1,024.00			\$12.20	\$12.20
<b>Total</b>	<b>\$1,313.00</b>	<b>\$1,024.00</b>	<b>\$1,313.00</b>		<b>\$12.20</b>	<b>\$1,000.00</b>
<b>Actual Total Amt Due</b>		<b>\$2,337.00</b>				
<b>Amount Remaining</b>						

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