

4-I

Memo

Date: October 4, 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
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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):

Lot 4, Block 2, Mineola Annex Addition; Filiberto and Maria Medellin (\$750)

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

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

Date: _____

Buyer: Filiberto Medellin and wife, Maria Medellin
5010 S. County Rd. 1175
Midland, Midland County, Texas 79706

Property: Lot 4, Block 2, Mineola Annex Addition, City of San Angelo, Tom
Green County, Texas.
Acct. #20-35000-0002-005-00

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

Judgment: Judgement for the foreclosure of a tax lien against the Property entered on August
7, 2009, in Suit No. B-07-0209-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
November 7, 2011, and recorded in Instrument Number 710994, 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 October 11th, 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 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.



TOM GREEN COUNTY
A Political Subdivision of the State of Texas

By: 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 October 11, 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.



Elizabeth McGill
Notary Public, State of Texas

Elizabeth McGill
County Clerk
Tom Green County, Texas

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 4, Block 2, Mineola Annex Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 461, Page 402, Deed Records of Tom Green County, Texas.

Improved/Unimproved Unimproved

Tax Suit Number: B-07-0209-T

Location: 612 W 15th Street

City of San Angelo, et al. Homer Pullin
vs.

Tax ID Number: Acct #20-35000-0002-005-00

Judgment Date: August 7, 2009

Date of Sheriff's Sale: November 1, 2011

Sheriff's Deed Recorded: November 17, 2011

Years Held in Trust

4 Yrs. 10 mo

Adjudge Value: \$ 6,167.00

Urban Redevelopment Program?

NO

Amount of Offer: \$ 750.00

Purchaser: Filiberto and Maria Medellin

	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	\$225.00		\$225.00	10.00%		\$22.50
District Clerk	\$338.00		\$338.00	10.00%		\$33.80
Sheriff's Fee	\$100.00		\$100.00	10.00%		\$10.00
Attorney Fee	\$365.00		\$365.00	10.00%		\$36.50
Municipal Liens	\$ -	\$1,045.27		2.74%		\$28.69
Taxes	\$ -	\$4,318.47		2.74%		\$118.51
Total	\$1,528.00	\$5,363.74	\$1,528.00		\$0.00	\$750.00
Actual Total Amt Due		\$6,891.74				
Amount Remaining						

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

612 W. 15th Street



September 26, 2016

 Ownership Parcels

