

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

Date:

10-25-16

Parcel 1:

- Buyer:** Jose I. Cerda, a married man
801 W. 17th Street
San Angelo, Tom Green County, Texas 76903
- Property:** Lot 4, Block 12, Mineola Addition, an addition to the City of San Angelo, Tom Green County, Texas, as described in Volume 167, Page 397, Deed Records of Tom Green County, Texas
Account #20-34900-0012-004-00
- 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 8, 2009, in Suit No. B-06-0216-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 18, 2010, and recorded in Instrument 693693, Official Public Records, Tom Green County, Texas.

Parcel 2:

- Buyer:** Habitat for Humanity of San Angelo, Inc.
401 North Chadbourne
San Angelo, Tom Green County, Texas 76903
- Property:** Lot 3, Block 70, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 570, Page 499, Deed Records of Tom Green County, Texas.
Acct. #19-34200-0070-003-00
- Purchase Price:** Buyer will purchase the Property for the sum of One Thousand Eight Hundred Dollars (\$750.000).
- Judgment:** Judgment for the foreclosure of a tax lien against the Property entered on January 13, 2010, in Cause No. B-08-0003-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 August 12, 2010, and recorded in Instrument Number 690720, Official Public Records, Tom Green County, Texas.

Parcel 3:

- Buyer:** Habitat for Humanity of San Angelo, Inc.
401 North Chadbourne
San Angelo, Tom Green County, Texas 76903
- Property:** Lot 12, Block 70, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 599, Page 849, Deed Records of Tom Green County, Texas.
Acct. #19-34200-0070-012-00
- Purchase Price:** Buyer will purchase the Property for the sum of One Thousand Eight Hundred Dollars (\$750,000).
- Judgment:** Judgment for the foreclosure of a tax lien against the Property entered on January 13, 2010, in Cause No. B-04-0050-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 August 12, 2006, and recorded in Instrument Number 609005, 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 _____, 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.

Attest

Elizabeth McGill, County Clerk
Tom Green County, Texas



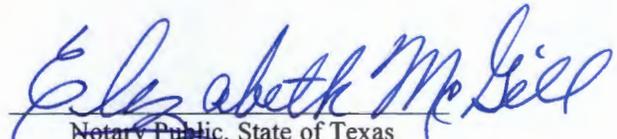
TOM GREEN COUNTY
A Political Subdivision of the State of Texas

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

STATE OF TEXAS §
§
COUNTY OF TOM GREEN §

This instrument was subscribed and acknowledged before me on October 25, 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.




Notary Public, State of Texas



Memo

Date: October 18, 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. Mineola Addition, Lot 4, Block 12; 835 W 16th St.; Cerda (\$750)
2. Miles Addition, Lot 3, Block 70; 211 W. 13th St; Habitat for Humanity (\$750)
3. Miles Addition, Lot 12, Block 70; 214 W 12th St; Habitat for Humanity (\$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

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 4, Block 12, Mineola Addition, an addition to the City of San Angelo, Tom Green County, Texas, as described in Volume 167, Page 397, Deed Records of Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: B-06-0216-T
Location: 835 W 16th Street
City of San Angelo, et al. vs. Michelle Sampson

Tax ID Number: Acct #20-34900-0012-004-00
Judgment Date: June 8, 2009
Date of Sheriff's Sale: October 5, 2010
Sheriff's Deed Recorded: October 19, 2010

Years Held in Trust 6 yrs
Urban Redevelopment Program? NO

Adjudge Value: \$ 2,288.00
Amount of Offer: \$ 750.00
Purchaser: Jose I. Cerda

	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	\$540.00		\$540.00	13.00%		\$70.20
District Clerk	\$144.00		\$144.00	13.00%		\$18.72
Sheriff's Fee	\$100.00		\$100.00	13.00%		\$13.00
Attorney Fee	\$196.00		\$196.00	13.00%		\$25.48
Municipal Liens	\$ -					\$0.00
Taxes	\$ -	\$1,848.00		6.63%		\$122.60
Total	\$1,480.00	\$1,848.00	\$1,480.00		\$0.00	\$750.00
Actual Total Amt Due		\$3,328.00				
Amount Remaining						

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

PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 3, Block 70, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 570, Page 499, Deed Records of Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: B-08-0003-T
Location: 211 W. 13th
City of San Angelo, et al. vs.: Unknown Heirs of Ralph Bermea, deceased
Tax ID Number: Acct #19-34200-0070-003-00
Judgment Date: January 13, 2010
Date of Sheriff's Sale: August 3, 2010
Sheriff's Deed Recorded: August 13, 2010

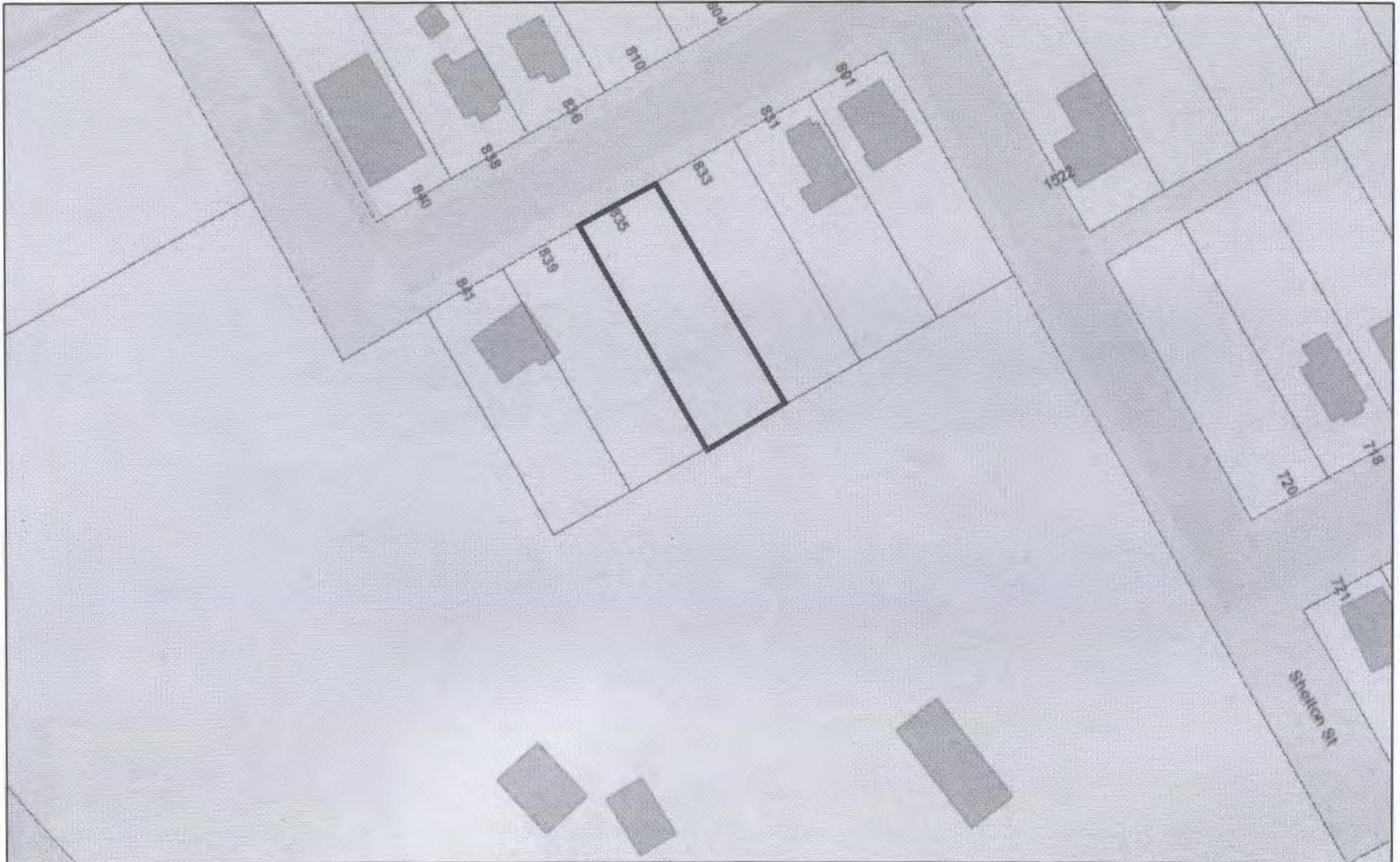
Years Held in Trust **6 yrs**
Urban Redevelopment Program? **NO**

Adjudge Value: \$ 3,000.00
Amount of Offer: \$ 750.00
Purchaser: Habitat for Humanity

	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	\$540.00		\$540.00	10.11%		\$54.59
District Clerk	\$507.00		\$507.00	10.11%		\$51.25
Sheriff's Fee	\$100.00		\$100.00	10.11%		\$10.11
Attorney Fee	\$365.00		\$365.00	10.11%		\$36.90
Municipal Liens		\$4,142.42		2.01%		\$83.26
Taxes		\$689.23		2.01%		\$13.88
Total	\$2,012.00	\$4,831.65	\$2,012.00		\$0.00	\$750.00
Actual Total Amt Due		\$6,843.65				
Amount Remaining						

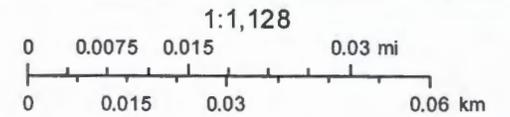
Offer will satisfy a portion of the court costs and Taxes, according to the Judgment.

835 W 16th St/Mineola Addtn, Blk 12, Lot 4



October 6, 2016

 Ownership Parcels



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 12, Block 70, Miles Addition, an Addition to the City of San Angelo, Tom Green County, Texas, as described in Volume 599, Page 849, Deed Records of Tom Green County, Texas.

Improved/Unimproved Unimproved

Tax Suit Number: B--04-0050-T

Location: 214 W. 12th Street

City of San Angelo, et al. J. C. Cornelius
vs.

Tax ID Number: Acct #19-34200-0070-012-00

Judgment Date: February 10, 2006

Date of Sheriff's Sale: April 4, 2006

Sheriff's Deed Recorded: April 11, 2006

Years Held in Trust

10 yrs 6 mo

Adjudge Value: \$ 2,680.00

Urban Redevelopment Program?

NO

Amount of Offer: \$ 750.00

Purchaser: Habitat for Humanity

	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	\$945.00		\$945.00	12.00%		\$113.40
District Clerk	\$354.00		\$354.00	12.00%		\$42.48
Sheriff's Fee	\$100.00		\$100.00	12.00%		\$12.00
Attorney Fee	\$332.00		\$332.00	12.00%		\$39.84
Municipal Liens				2.00%		\$0.00
Taxes		\$1,894.20		2.23%		\$42.28
Total	\$2,231.00	\$1,894.20	\$2,231.00		\$0.00	\$750.00
Actual Total Amt Due		\$4,125.20				
Amount Remaining						

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

211 W 13th St/ Lot 3, BIK 70 Miles



October 5, 2016

□ Ownership Parcels

