

Memo

Date: November 1, 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. N 50' Lots 9 & 10, Block 35, Miles Addition; 916 N Irving; Habitat for Humanity (\$1,500)
2. S 1/2 Lots 9 & 10, Block 35, Miles Addition; 914 N Irving; Habitat for Humanity (\$1,500)
3. Lot 7, D H Cathey Addition; Habitat for Humanity (\$750)
4. Lot 7, Block 76, Miles Addition; 126 W. 10th St; Habitat for Humanity (\$750)
5. N 62' Lot 7 & N 62'W 1/2 Lot 8, Block 2, Hillcrest Addition; 117 W 26th St; 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:

11-8-16,

Parcel 1:

Grantee: Habitat for Humanity of San Angelo, Inc., a Texas non-profit corporation
401 North Chadbourne
San Angelo, Tom Green County, Texas 76903

Consideration: Seven Hundred Fifty Dollars (\$750.00)

Property (including any improvements): Lot 7, D. H. Cathey Subdivision, an addition to the City of San Angelo, Tom Green County, Texas, as described in Volume 624, Page 480, Deed Records of Tom Green County, Texas. Acct. #05-17300-0000-007-00

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on March 21, 2007, in Cause No. B-05-0219-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 March 31, 2008, and recorded in Instrument Number 649599, Official Public Records, Tom Green County, Texas.

Parcel 2:

Grantee: Habitat for Humanity of San Angelo, Inc., a Texas non-profit corporation
401 North Chadbourne
San Angelo, Tom Green County, Texas 76903

Consideration: One Thousand Five Hundred Dollars (\$1,500.00)

Property (including any improvements): North 50 feet of Lots 9-10, Block 35, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 231, Page 594, Deed Records of Tom Green County, Texas. Acct. #19-34200-0035-009-00

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on October 26, 2015, in Cause No. C-14-0229-TAX by the 340th 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 July 15, 2016, and recorded in Instrument Number 201611126, Official Public Records, Tom Green County, Texas.

PARCEL 3:

Grantee: Habitat for Humanity of San Angelo, Inc., a Texas non-profit corporation
401 North Chadbourne
San Angelo, Tom Green County, Texas 76903

Consideration: One Thousand Five Hundred Dollars (\$1,500.00)

Property (including any improvements): The South one-half (1/2) of Lots 9 and 10, Block 35, Miles Addition, City of San Angelo, Tom Green County, Texas, according to the plat recorded in Volume 3, Page 169, Plat Records, Tom Green County, Texas. Acct. #19-34200-0035-008-00

Judgment: Tax Warrant rendered for the foreclosure of a tax lien against the Property entered on May 10, 2016, in Cause No. C-15-0061-TAX by the 340th 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 July 15, 2016, and recorded in Instrument Number 201611125, Official Public Records, Tom Green County, Texas.

PARCEL 4:

Grantee: Habitat for Humanity of San Angelo, Inc., a Texas non-profit corporation
401 North Chadbourne
San Angelo, Texas 76903

Consideration: Seven Hundred Fifty Dollars (\$750.00)

Property (including any improvements): Lot 7, Block 76, Miles Addition, City of San Angelo, Tom Green County, Texas, and described in deed recorded in Volume 226, Page 506, Deed Records of Tom Green County, Texas. Acct. #19-34200-0076-007-00

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on February 27, 2006, in Cause No. B-03-0086-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 March 22, 2007, and recorded in Instrument Number 629149, Official Public Records, Tom Green County, Texas.

PARCEL 5:

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

Consideration: Seven Hundred Fifty Dollars (\$750.00)

Property (including any improvements): The North 62.00 feet of Lot 7 and the North 62.00 feet of the West one-half of Lot 8, Block 2, Hillcrest Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 740, Page 10, Official Public Records of Real Property of Tom Green County, Texas. Acct. #15-27500-0002-009-00

Judgment: Judgment for the foreclosure of a tax lien against the Property entered on April 27, 2009, in Cause No. B-07-0242-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 March 22, 2010, and recorded in Instrument Number 684005, 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 11-8-16, 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 November 8, 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



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 7, D. H. Cathey Subdivision , an addition to the City of San Angelo, Tom Green County, Texas, as described in Volume 624, Page 480, Deed Records of Tom Green County, Texas.

Improved/Unimproved Unimproved

Tax Suit Number: B-05-0219-T

Location: 3118 Bowie

City of San Angelo, et al. Juan T. Diaz

vs.

Tax ID Number: Acct #05-17300-0000-007-00

Judgment Date: March 21, 2007

Date of Sheriff's Sale: March 4, 2008

Sheriff's Deed Recorded: April 7, 2008

Years Held in Trust

8 yrs 6 mo

Adjudge Value: \$ 3,265.00

Urban Redevelopment Program?

NO

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	\$765.00		\$765.00	13.00%		\$99.45
District Clerk	\$355.00		\$355.00	13.00%		\$46.15
Sheriff's Fee	\$100.00		\$100.00	13.00%		\$13.00
Attorney Fee	\$275.00		\$275.00	13.00%		\$35.75
Municipal Liens				2.00%		\$0.00
Taxes		\$2,535.00		2.20%		\$55.65
Total	\$1,995.00	\$2,535.00	\$1,995.00		\$0.00	\$750.00
Actual Total Amt Due		\$4,530.00				
Amount Remaining						

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

3118 Bowie St/ Lot 7, D H Cathey Addtn



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: North 50 feet of Lots 9-10, Block 35, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in deed recorded in Volume 231, Page 594, Deed Records, Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: C-14-0229-TAX
Location: 916 N Irving St
City of San Angelo, et al. vs. Unknown Heirs of Nolene McGill Taylor
Tax ID Number: Acct #19-34200-0035-009-00
Judgment Date: October 26, 2015
Date of Sheriff's Sale: July 5, 2016
Sheriff's Deed Recorded: July 15, 2016

Years Held in Trust 3 mo

Adjudge Value: \$ 3,500.00 **Urban Redevelopment Program?** **NO**

Amount of Offer: \$ 1,500.00

Purchaser: Habitat for Humanity

	Amounts Due	Priority	% of	Pro Rata	Amounts
	Fees	Allocations	Remainder	Allocations	Distributed
Administration Fee	\$500.00	\$500.00	0.00%		\$500.00
Maintenance Fee	\$45.00	\$45.00	70.00%		\$31.50
District Clerk	\$300.00	\$300.00	70.00%		\$210.00
Sheriff's Fee	\$100.00	\$100.00	70.00%		\$70.00
Attorney Fee	\$395.00	\$395.00	70.00%		\$276.50
Municipal Liens		\$9,245.26	4.25%		\$392.63
Taxes		\$456.91	4.24%		\$19.37
Total	\$1,340.00	\$9,702.17		\$0.00	\$1,500.00
Actual Total Amt Due		\$11,042.17			
Amount Remaining					

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

916 N Irving/Pt Lts 9-10, Blk 35, Miles Addtn



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: The South one-half (1/2) of Lots 9 and 10, Block 35, Miles Addition, City of San Angelo, Tom Green County, Texas, according to the plat recorded in Volume 3, Page 169, Plat Records, Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: C-15-0061-TAX
Location: 914 N Irving St
City of San Angelo, et al. vs. Jack McGill

Tax ID Number: Acct #19-34200-0035-08-00
Judgment Date: May 10, 2016
Date of Sheriff's Sale: July 5, 2016
Sheriff's Deed Recorded: July 15, 2016

Years Held in Trust 3 mo
Urban Redevelopment Program? NO

Adjudge Value: \$ 4,510.00
Amount of Offer: \$ 1,500.00
Purchaser: Habitat for Humanity

	Amounts Due	Priority	% of	Pro Rata	Amounts
	Fees	Allocations	Remainder	Allocations	Distributed
Administration Fee	\$500.00	\$500.00	0.00%		\$500.00
Maintenance Fee	\$45.00	\$45.00	86.00%		\$38.70
District Clerk	\$207.00	\$207.00	86.00%		\$178.02
Sheriff's Fee	\$100.00	\$100.00	86.00%		\$86.00
Attorney Fee	\$395.00	\$395.00	86.00%		\$339.70
Municipal Liens		\$4,300.77	6.37%		\$274.13
Taxes		\$1,309.71	6.37%		\$83.45
Total	\$1,247.00	\$5,610.48	\$1,247.00	\$0.00	\$1,500.00
Actual Total Amt Due		\$6,857.48			
Amount Remaining					

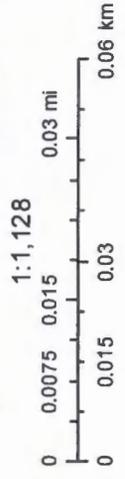
Offer will satisfy a portion of the court costs and Taxes, according to the Judgment.

914 N Irving/S Pt Lts 9-10, Blk 35, Miles Addtn



October 6, 2016

Ownership Parcels



PROPERTY ANALYSIS

For Tax Resale Property

Legal Description: Lot 7, Block 76, Miles Addition, City of San Angelo, Tom Green County, Texas, as described in deed recorded in Volume 226, Page 506, Deed Records of Tom Green County, Texas.

Improved/Unimproved: Unimproved
Tax Suit Number: B--03-0086-T
Location: 126 W. 10th Street
City of San Angelo, et al. vs. James Morrow
Tax ID Number: Acct #19-34200-0076-007-00
Judgment Date: February 27, 2006
Date of Sheriff's Sale: March 6, 2007
Sheriff's Deed Recorded: March 27, 2007

Years Held in Trust **9 yrs 6 mo**
Urban Redevelopment Program? **NO**

Adjudge Value: \$ 2,500.00
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	\$855.00		\$855.00	12.00%		\$102.60
District Clerk	\$450.00		\$450.00	12.00%		\$54.00
Sheriff's Fee	\$100.00		\$100.00	12.00%		\$12.00
Attorney Fee	\$345.00		\$345.00	12.00%		\$41.40
Municipal Liens				0.00%		\$0.00
Taxes		\$3,743.03		1.07%		\$40.00
Total	\$2,250.00	\$3,743.03	\$2,250.00		\$0.00	\$750.00
Actual Total Amt Due		\$5,993.03				
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: The North 62.00 feet of Lot 7 and the North 62.00 feet of the West one-half of Lot 8, Block 2, Hillcrest Addition, City of San Angelo, Tom Green County, Texas, as described in Volume 740, Page 10, Official Public Records of Real Property of Tom Green County, Texas.

Improved/Unimproved Unimproved

Tax Suit Number: B-07-0242-T

Location: 117 W. 26th Street

City of San Angelo, et al. Janie Valdez
vs.

Tax ID Number: Acct #15-27500-0002-009-00

Judgment Date: April 27, 2009

Date of Sheriff's Sale: March 2, 2010

Sheriff's Deed Recorded: March 25, 2010

Years Held in Trust

6 yrs 5 mo

Adjudge Value: \$ 4,768.00

Urban Redevelopment Program?

NO

Amount of Offer: \$ 750.00

Purchaser: Filiberto Medellin and wife, Maria Medellin

	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	\$585.00		\$585.00	12.00%		\$70.20
District Clerk	\$293.00		\$293.00	12.00%		\$35.16
Sheriff's Fee	\$100.00		\$100.00	12.00%		\$12.00
Attorney Fee	\$365.00		\$365.00	12.00%		\$43.80
Municipal Liens						\$0.00
Taxes		\$4,009.14		2.22%		\$88.84
Total	\$1,843.00	\$4,009.14	\$1,843.00		\$0.00	\$750.00
Actual Total Amt Due		\$5,852.14				
Amount Remaining						

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

117 W 26th St/Hillcrest Addtn, Blk 2, Pt Lots 7-8



October 6, 2016

□ Ownership Parcels

