

**CITY OF EL PASO, TEXAS
DEPARTMENT HEAD'S SUMMARY FORM**

DEPARTMENT: City of El Paso Tax Office
AGENDA DATE: February 25, 2014
CONTACT PERSONS/PHONE: David Childs, Ph.D., Tax Assessor/Collector
DISTRICT(S) AFFECTED: COUNTY

SUBJECT:

APPROVE a resolution / ordinance / lease to do what? **OR AUTHORIZE** the City Manager to do what? Be descriptive of what we want Council to approve. Include \$ amount if applicable.

Approve an Ordinance authorizing the City Manager to execute a quitclaim (tax resale) deed conveying all right, title and interest to **RANDY SHIELDS** in accordance with Section 34.05 (h) of the Texas Property Tax Code to the following and described parcel:

Lot 5, Block 236, Mountain Shadow Estates #31, in El Paso County, Texas.

BACKGROUND / DISCUSSION:

Discussion of the what, why, where, when, and how to enable Council to have reasonably complete description of the contemplated action. This should include attachment of bid tabulation, or ordinance or resolution if appropriate. What are the benefits to the City of this action? What are the citizen concerns?

The property is referred to as "struck off" because it was bid off to the City at a tax sale when no bids were received. An offer has been made to purchase the property for the full amount of the judgment in accordance with Section 34.05 (h) of the Tax Code. Section 34.05 (h) permits the City to sell a property for the total amount of the judgment and the sale of the property does not require the consent of each taxing entity entitled to receive proceeds from the sale. If the sale is approved the property will be put back on the tax rolls to generate revenue.

PRIOR COUNCIL ACTION:

Has the Council previously considered this item or a closely related one?

Yes, Council has considered other resolutions for other struck off properties to be sold pursuant to Section 34.05 (c) and (d).

AMOUNT AND SOURCE OF FUNDING:

How will this item be funded? Has the item been budgeted? If so, identify funding source by account numbers and description of account. Does it require a budget transfer?

No additional cost to the City.

BOARD / COMMISSION ACTION:

None at this time.

*****REQUIRED AUTHORIZATION*****

LEGAL: (if required) _____ **FINANCE:** _____ n/a _____

DEPARTMENT HEAD: _____

APPROVED FOR AGENDA: _____

CITY MANAGER: _____ **DATE:** _____

ORDINANCE NO. _____

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM (TAX RESALE) DEED CONVEYING ALL RIGHT, TITLE AND INTEREST IN REAL PROPERTY DESCRIBED AS LOT 5, BLOCK 236, MOUNTAIN SHADOW ESTATES #31, IN EL PASO COUNTY, TEXAS, TO RANDY SHIELDS, IN ACCORDANCE WITH SECTION 34.05 (H) OF THE TAX CODE.

WHEREAS, by Sheriff's Sale conducted on August 4, 1992, the below described property was struck off to the City of El Paso, (the "**City**") Trustee, pursuant to a delinquent tax foreclosure decree of the 65th Judicial District Court, El Paso County, Texas and

WHEREAS, the sum of FIFTY SEVEN and NO/XX DOLLARS (\$57.00) has been tendered by **Randy Shields** of El Paso County, Texas ("**Shields**") for the purchase of said property pursuant to Section 34.05 (h) (2), Texas Tax Code Ann. (Vernon, 1996),

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF EL PASO:

That the City Manager is hereby authorized to execute a Quitclaim (Tax Resale) Deed conveying to **Randy Shields**, all of the right, title, and interest of the City of El Paso, and all other taxing units interested in the tax foreclosure judgment in the following described real property:

Lot 5, Block 236, Mountain Shadow Estates #31, in El Paso County, Texas.

PASSED AND APPROVED THIS _____ day of _____, 2014.

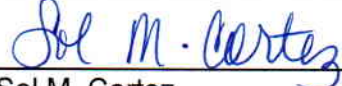
CITY OF EL PASO

Oscar Leaser
Mayor

ATTEST:

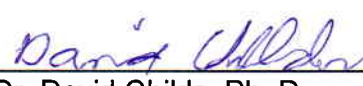
Richarda Duffy Momsen
City Clerk

APPROVED AS TO FORM:



Sol M. Cortez
Assistant City Attorney

APPROVED AS TO CONTENT:



Dr. David Childs, Ph. D.
Tax Assessor-Collector

ORDINANCE NO. _____

14-1001-072/PL#251901/Shields, Randy Quit Claim (Tax Resale) Deed – Ordinance/smc

Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from any instrument that transfers an interest in Real Property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS

X

X

**KNOW ALL MEN BY THESE
PRESENTS**

COUNTY OF EL PASO

X

That **The City of El Paso, Trustee**, acting through its City Manager, hereunto duly authorized by resolution and order of said governing body which is duly recorded in its official Minutes, hereinafter called grantor, for and in consideration of the sum of \$57.00 cash in hand paid by

**Randy Shields
1401 Lakeside Lane
Kingsport, TN 37663**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents does quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Cause No. 85-4582**, in the district court of said county, said property being located in El Paso County, Texas, and described as follows:

Lot 5, Block 236, Mountain Shadow Estates #31, in El Paso County, Texas.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither grantor, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

THIS SALE IS BEING CONDUCTED PURSUANT TO STATUTORY OR JUDICIAL REQUIREMENTS. BIDDERS WILL BID ON THE RIGHTS, TITLE, AND INTERESTS, IF ANY, IN THE REAL PROPERTY OFFERED.

THE PROPERTY IS SOLD AS IS, WHERE IS, AND WITHOUT ANY WARRANTY, EITHER EXPRESS OR IMPLIED. NEITHER THE COUNTY NOR THE SHERIFF'S DEPARTMENT WARRANTS OR MAKES ANY REPRESENTATIONS ABOUT THE PROPERTY'S TITLE, CONDITION, HABITABILITY, MERCHANTABILITY, OR FITNESS FOR A PARTICULAR PURPOSE. BUYERS ASSUME ALL RISKS.

IN SOME SITUATIONS, A LOT OF FIVE ACRES OR LESS IS PRESUMED TO BE INTENDED FOR RESIDENTIAL USE. HOWEVER, IF THE PROPERTY LACKS WATER OR WASTEWATER SERVICE, THE PROPERTY MAY NOT QUALIFY FOR RESIDENTIAL USE. A POTENTIAL BUYER WHO WOULD LIKE MORE INFORMATION SHOULD MAKE ADDITIONAL INQUIRIES OR CONSULT WITH PRIVATE COUNSEL.

ESTA VENTA SE LLEVA ACABO DE CONFORMIDAD CON LOS REQUISITOS JUDICIALES O ESTABLECIDOS POR LA LEY. EL CONDADO DE EL PASO Y EL DEPARTAMENTO DEL SHERIFF SOLO ACTUAN COMO VÍA DE INFORMACIÓN. LOS INTERESADOS HARAN OFERTAS SOBRE LOS DERECHOS, TÍTULO, E INTERESES, SI ES QUE LOS HAY, EN EL INMUEBLE OFRECIDO.

LA PROPIEDAD SE VENDE COMO ESTA, DONDE ESTA, Y SIN GARANTÍA ALGUNA, YA SEA EXPRESA O IMPLÍCITA. NI EL CONDADO NI EL DEPARTAMENTO DEL SHERIFF GARANTIZA O HACE ALGUNA REPRESENTACIÓN ACERCA DEL TÍTULO DE LA PROPIEDAD, SU CONDICIÓN, HABITABILIDAD, COMERCIALIZACIÓN, O SU ADECUACIÓN PARA ALGÚN PROPÓSITO EN PARTICULAR. LOS COMPRADORES ASUMEN TODOS LOS RIESGOS.

EN ALGUNAS SITUACIONES SE ASUME QUE UN LOTE DE 5 ACRES O MENOS ES PARA USO RESIDENCIAL. SIN EMBARGO, SI

LA PROPIEDAD CARECE DE AGUA O SERVICIO DE DESAGÜE, LA PROPIEDAD NO CALIFICA PARA USO RESIDENCIAL. EL POSIBLE COMPRADOR QUE QUIERA MÁS INFORMACIÓN DEBERÁ HACER MÁS INDAGACIONES O CONSULTAR CON UN ABOGADO PRIVADO.

IN TESTIMONY WHEREOF El Paso County, Trustee has caused these presents to be executed this ____ day of _____, 20____.

CITY OF EL PASO, TRUSTEE

BY: _____
Joyce Wilson
City Manager

STATE OF TEXAS **X**

COUNTY OF EL PASO **X**

This instrument was acknowledged before me on this ____ day of _____, 20____, by Joyce Wilson, City Manager, of the City of El Paso.

Notary Public, State of Texas
Commission Expires: _____

After recording return to:

**Randy Shields
1401 Lakeside Lane
Kingsport, TN 37663**

File AS-400 View Layers Deeds All Deeds Request Map Rotation Subdivision Maps



Prop_id **Geo_id**

233465 **M83103123600040**

[Street]

COTTON

Cordova Ranch Subdivision

Prop_id Number **233465** **GEO_id Number** **M83103123600040** **2013** **Acreage**

236 MOUNTAIN SHADOW ESTATES #31 LOT 4 (13036. **School City College Wat**

TXELPA027043Orth **ICL** **SCC**

CITY OF EL PASO **NEB265**

PO BOX 1890 **EL PASO** **TX** **799**

Prop ID	GEO ID	P- Type	School District Code	Owner	ACRES	House #	State Code
Residential	Commercial	Farm /Ranch Imprv	Industrial	Gas or Oil	Verify	New Sub or 2011	Vacant Lot(s)
Utility Proper							

Parcel Layers

- ☐ Arroyos Rims
- ☐ ETJ Bndg
- ☐ Fire Station
- ☐ Floodplains 2011
- ☐ Major Streets
- ☐ Mobile Home Parks
- ☐ Municipals
- ☐ Parcels 2012
- ☐ Parks
- ☐ Police Station
- ☐ Rail Roads
- ☐ School Districts
- ☐ Subdivisions
- ☐ Master Map Index
- ☐ Zoning(City)
- ☐ Zoning(Socorro)
- ☐ Zoning(Vinton)
- ☐ Water Ways
- ☐ TIRZ 1-7

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Display Parcel ID Numbers



Search/ Measu

Aerials



Prop_id	Geo_id	Prop_id Number	GEO_id Number	Acreage
223481	M83103123600050	223481	M83103123600050	2013
		236 MOUNTAIN SHADOW ESTATES #31 LOT 5 (14144.		School City College Water Fire Emergency Municipal
(Street)		TXELPA027043Orth		
COTTON		CITY OF EL PASO		ICL SCC
Cordova Ranch Subdivision		NEB265		SF1 SWE
		PO BOX 1890	EL PASO	TX 79950-1890

Clear / Reset

G01 ICL SC

ALT

Coop Map	PROP ID	P- Type	School District Code	Owner	ACRES	House #	State Code	Tiles
Residential	Commercial	Farm /Ranch Imprv	Industrial	Gas or Oil	Verify	New Sub or 2011	Vacant Lot(s)	Utility Properties

Parcel Layers

- ☐ Arroyos Rims
- ☐ ETJ Bnds
- ☐ Fire Station
- ☐ Floodplains 2011
- ☐ Major Streets
- ☐ Mobile Home Parks
- ☐ Municipals
- ☐ Parcels 2012
- ☐ Parks
- ☐ Police Station
- ☐ Rail Roads
- ☐ School Districts
- ☐ Subdivisions
- ☐ Master Map Index
- ☐ Zoning(City)
- ☐ Zoning(Socorro)
- ☐ Zoning(Vinton)
- ☐ Water Ways
- ☐ TIRZ 1-7

Search/ Measu

Aerials

Buffer Radius

Parcel Identify

Deed/ Info

Full Screen





Prop_id 161394	Geo_id H77910087900010	Prop_id Number 161394	Geo_id Number H77910087900010	2013	Acreage
		879 HORIZON CITY #100		LOT 1 (21748.	School City College Water Fire Emergency Municipal
[Street]		TXELPA0290350rth		ICL	SCC
COTTON		CITY OF EL PASO		SEA38	SFI SWE
Cordova Ranch Subdivision		PO BOX 1890		EL PASO	TX 79950-1890
				601 ICL SC	Clear / Reset

Covr Map	PROP ID	GEO ID	P- Type	School District Code	Owner	ACRES	House #	State Code	Tiles
Residential	Commercial	Farm /Ranch Imprv	Industrial	Gas or Oil	Verify	New Sub or 2011	Vacant Lot(s)	Utility Properties	

ALT

Parcel Layers

- ☐ Arroyos Rims
- ☐ ETJ Bdry
- ☐ Fire Station
- ☐ Floodplains 2011
- ☐ Major Streets
- ☐ Mobile Home Parks
- ☐ Municipals
- ☐ Parcels 2012
- ☐ Parks
- ☐ Police Station
- ☐ Rail Roads
- ☐ School Districts
- ☐ Subdivisions
- ☐ Master Map Index
- ☐ Zoning(City)
- ☐ Zoning(Socorro)
- ☐ Zoning(Vinton)
- ☐ Water Ways
- ☐ TIRZ 1-7

Search/ Measu

Aerials	
Buffer	Radius
Parcel Identify	
Deed / Info	Full Screen

0000.00 <— Feet (or) Mile(s) —> 00.0000 Display Parcel ID Numbers



274978

H77901715500150

274978

H77901715500150
155 HORIZON CITY #17

2013

15_16 (4356

Acreage

School City College Water Fire Emergency Mu

(Street)

COTTON

TXELPA0300400rth

ICL

SCC

SF1

SV

CITY OF EL PASO

SEA89

Clear / Re

Cordova Ranch Subdivision

PO BOX 1890

EL PASO

TX

79950-1890

G01 ICL S

Coop Map

PROP ID

GEO ID

P- Type

School District Code

Owner

ACRES

House #

State Code

Tiles

Residential

Commercial

Farm /Ranch Imprv

Industrial

Gas or Oil

Verify

New Sub or 2011

Vacant Lot(s)

Utility Properties

ALT

Parcel Layers

- ☐ Arroyos Rims
- ☐ ETJ Bndg
- ☐ Fire Station
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- ☐ Zoning(Socorro)
- ☐ Zoning(Vinton)
- ☐ Water Ways
- ☐ TIRZ 1-7

562.069151

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Display Parcel ID Numbers



Search/ Measu

Aerials

Buffer

Radius

Parcel Identify

Deed /
InfoFull
Screen

Prop_id	Geo_id	Prop_id Number	GEO_id Number	2013	Acreage							
306697	M83105438800010	306697	M83105438800010	388 MOUNTAIN SHADOW ESTATES #54 LOT 1 (14174.		School	City	College	Water	Fire	Emergency	Mu
(Street)		TXELPA028042Orth				ICL	SCC		SF1	S		
COTTON				CITY OF EL PASO		SEA21						
rdova Ranch Subdivision		PO BOX 1890		EL PASO		TX		79950-1890				

Coop Map	PROP ID	GEO ID	P- Type	School District Code	Owner	ACRES	House #	State Code	Tiles
Residential	Commercial	Farm /Ranch Imprv	Industrial	Gas or Oil	Verify	New Sub or 2011	Vacant Lot(s)	Utility Properties	





Prop_id 35387	Geo_id H78400902300190	Prop_id Number 385387	GEO_id Number H78400902300190	2013	Acreage 23 HORIZON CITY ESTATES #9 LOT 19 (10000	School City College Water Fire Emergency Municipal
(Street) COTTON	TXELPA029037Orth		CITY OF EL PASO		ICL SCC	SFI SWE
ordova Ranch Subdivision	PO BOX 1890		EL PASO	TX	79950-1890	Clear / Reset

Covp Map	PROP ID	GEO ID	P- Type	School District Code	Owner	ACRES	House #	State Code	Tiles
Residential	Commercial	Farm /Ranch Imprv	Industrial	Gas or Oil	Verify	New Sub or 2011	Vacant Lot(s)	Utility Properties	

G01 ICL SC

ALT



Prop_id	Geo_id	Prop_id Number	GEO_id Number	Acreage
182528	H78400902300200	182528	H78400902300200	2013
		23 HORIZON CITY ESTATES #9	LOT 20 (10000	School City College Water Fire Emergency Mun
[Street]		TXELPA029037Orth		
COTTON				ICL SCC SFI SW
		CITY OF EL PASO	SEA40	Clear / Rese
Cordova Ranch Subdivision		PO BOX 1890	EL PASO TX	79950-1890 G01 ICL SO
Copy Map	PROP ID	GEO ID	P-Type	School District Code
Residential	Commercial	Farm /Ranch Imprv	Industrial	Gas or Oil
			Verify	New Sub or 2011
			Vacant Lot(s)	Utility Properties
				ALT