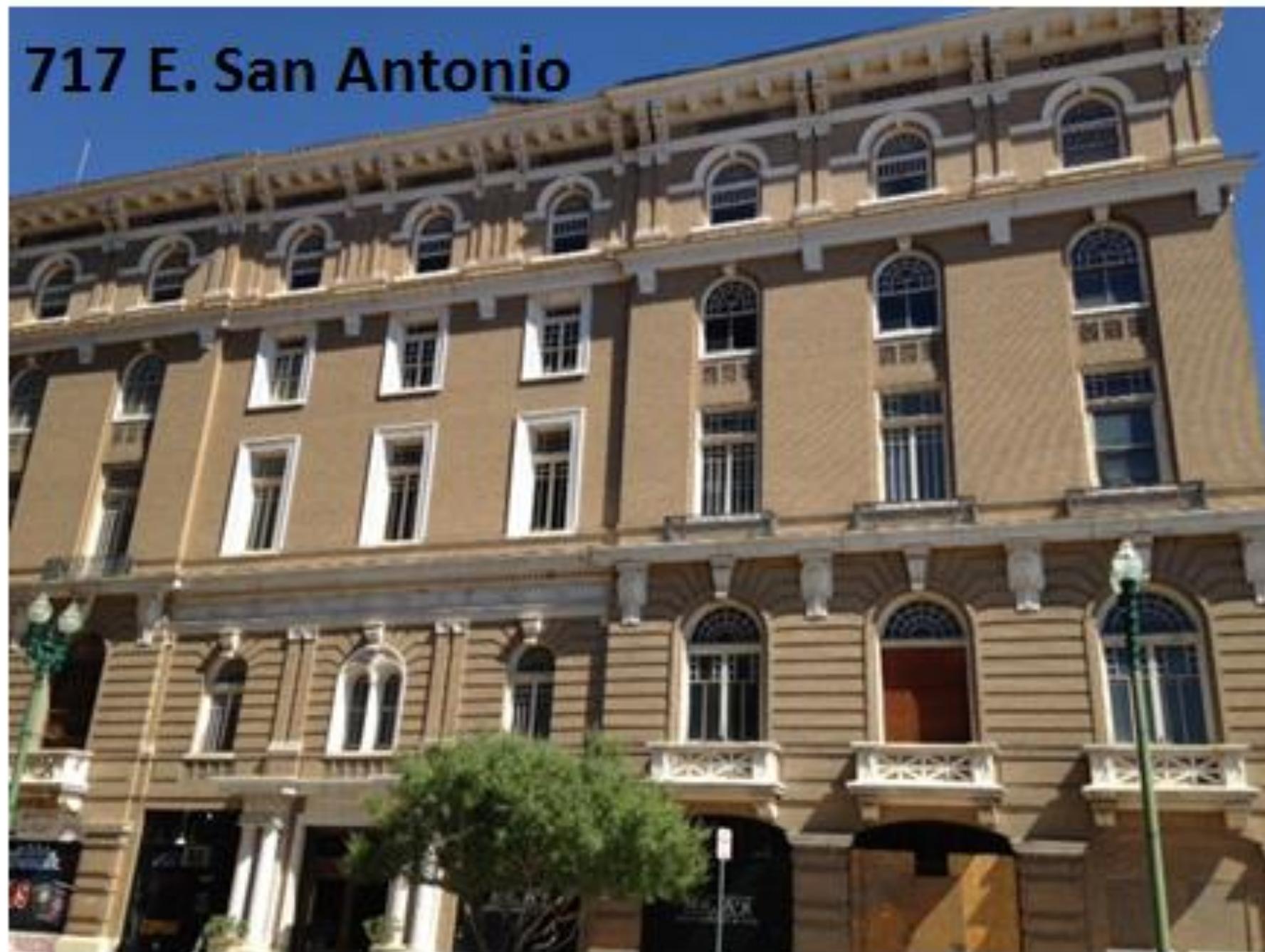


717 E. San Antonio



**BUILDING AND STANDARDS BOARD AGENDA ITEM #5 FOR
WEDNESDAY, JULY 27, 2016**

**PLANNING & INSPECTIONS DEPARTMENT
BUILDING SAFETY DIVISION**

MEMORANDUM

July 20, 2016

TO: The Honorable Chairman and Board Members

THROUGH: Victor Morrison-Vega, Deputy Director, Planning & Inspections Department

FROM: Sonya Cahalan, Code Field Operations Supervisor

SUBJECT: 717 E. San Antonio, El Paso, Texas 79901

The following is a brief chronology of the investigation of the referenced location:

- First investigated on or about May 9, 2016 and May 11, 2016 with a follow-up inspection scheduled for July 26, 2016. The multi-story commercial building was built on or about 1910 constructed of wood framing with brick veneer and a wood framed roof structure. The building consists of five (5) stories and a basement, which is occupied only on the third floor and two (2) units at ground level. The main structure shows evidence of fire damage in two locations. Fire protection is compromised due to penetrations of and removed or added portions of assemblies found throughout the structure. The elevators were found to be leaking hydraulic fluid and not functioning properly, and without a current inspection (last conducted August 18, 2009). Illegal and non-compliant electrical work found throughout the structure with live electrical current in all areas. Non-compliant plumbing work found in the basement. Both first floor tenants are without tempered water. Mechanical equipment including, but not limited to, a package unit, a compressor and a cooling tower abandoned on the roof. Combustible material being stored illegally throughout the building, but most predominantly on the fourth (4th) floor and basement. A tenant improvement creating an apartment completed without permits, and therefore no certificate of occupancy. Several windows found to be broken and unsecured enabling entrance of pigeons and other pests. There is indication of illegal residential occupancy in the basement.
- A certified notice of violation was mailed to William D. Abraham, owner, on May 18, 2016.
- Certified notices of the public hearing scheduled for July 27, 2016, were mailed to the owner and all interested parties on July 11, 2016.
- As of July 19, 2016, \$42,948.58 in taxes is owed and there is a pending law suit (filed August 2015), cause number 2015TX0791, City of El Paso vs. William D. Abraham.

The owners have been notified of the property violations at this property, to date there has been no response and minimal cosmetic corrective actions taken and therefore the Department recommends:

- 1) That the structure be condemned as substandard, and unfit for habitation or use and a hazard to the public health, safety, and welfare; and
- 2) That the structure is not in compliance with the municipal ordinances regulating fire protection, structural integrity, and disposal of refuse; and
- 3) That occupancy be prohibited with the following exception:
 - a) The three (3) current tenants, one on the third (3rd) floor and two (2) on the ground floor, may continue to occupy if the following conditions are met:
 - i) Electrical system separated from main structure and properly functioning

- ii) Plumbing system separated from main structure and properly functioning
 - iii) Mechanical system separated from main structure and properly functioning
 - iv) Fire protection/separation from main structure for each tenancy
 - v) Fire alarms/suppression system provided in compliance with the 2009 International Fire Code; and
- 4) That the vacant portions of the structure be secured both on the exterior and interior from unwanted entry of both humans and pests within thirty (30) days, in accordance with the 2009 International Property Maintenance Code, Section 110; and
 - 5) That the illegal occupancy of the basement cease immediately and remain uninhabited; and
 - 6) That the abandoned mechanical equipment be removed within thirty (30) days; and
 - 7) That all storage of combustible material be removed; and
 - 8) That permits for the electric and plumbing improvements be obtained within thirty (30) days; and
 - 9) That all non-compliant work be removed and electric service discontinued for all vacant portions of the structure; and
 - 10) That the elevators be repaired and certified by a licensed elevator technician within thirty (30) days; and
 - 11) That a structural engineer's report on the fire damaged areas be submitted to the City within thirty (30) days; and
 - 12) That prior to any new occupancy, certificates of occupancy must be obtained for each use and/or tenant space; and
 - 13) That upon failure by the owner or any other interested party to comply with the order of the Building and Standards Commission the City may take whatever action is necessary to bring the property into compliance or vacate, board and secure the entire building, and place a lien on the property for the work which will be done by the City.



Planning & Inspections Department

Building Safety Division
May 18, 2016
NOTICE OF VIOLATION

MAY 18 2016

Mayor
Oscar Leeser

City Council

District 1
Peter Svarzbein

District 2
Jim Tolbert

District 3
Emma Acosta

District 4
Carl L. Robinson

District 5
Dr. Michiel R. Noe

District 6
Claudia Ordaz

District 7
Lily Limón

District 8
Cortney C. Niland

City Manager
Tommy Gonzalez

William D. Abraham
PO Box 1797
El Paso, Texas 79949-1797

Re: 717 E. San Antonio Ave.
Blk: 210 Campbell
Lot: W ½ of Block
Zoned: C-4 H
ENHS16-01694

91 7199 9991 7030 7749 0131

To All Owners, Lienholders, and Mortgagees:

An inspection at the above referenced address has revealed that the structure is in violation of the El Paso Municipal Code, Chapter 18.50, Property Maintenance Code, which states:

18.50.108.1 General.

When a structure or equipment is found by the Director to be unsafe, or when a structure is found unfit for human occupancy, or is found unlawful, such structure or equipment shall be condemned pursuant to the provisions of Title 2.38 of the Municipal Code.

The El Paso Municipal Code Chapter 18.50 International Property Maintenance Code defines unsafe structure as follows:

18.50.108.1.1 Unsafe Structures.

An unsafe structure is one that is found to be dangerous to the life, health, property or safety of the public or the occupants of the structure by not providing minimum safeguards to protect or warn occupants in the event of fire, or because such structure contains unsafe equipment or is so damaged, decayed, dilapidated, structurally unsafe or of such faulty construction or unstable foundation, that partial or complete collapse is possible.

18.50.108.1.2 Unsafe Equipment

Unsafe equipment includes any boiler, heating equipment, elevator, moving stairway, electrical wiring or device, flammable liquid containers, or other equipment on the premises or within the structure that is in such disrepair or condition that such equipment is a hazard to life, health, property or safety of the public or occupants of the premises or structure.

Larry F. Nichols – Department Head
City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-0083

“Delivering Outstanding Services”



Planning & Inspections Department

Mayor

Oscar Leeser

City Council

District 1

Peter Svarzbein

District 2

Jim Tolbert

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Emma Acosta

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District 8

Cortney C. Niland

City Manager

Tommy Gonzalez

18.50.108.1.3 Structure Unfit for Human Occupancy.

A structure is unfit for human occupancy whenever the Director finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth or contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public

The structure located at **717 E. San Antonio, El Paso, Texas** is in violation of the requirements found in the following sections of the 2009 International Property Maintenance Code as adopted in the El Paso City Code, Chapter 18.50, Property Maintenance Code:

- a. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]
- b. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- c. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- d. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage or non-permissible storage of combustible items. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- e. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- f. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- g. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- h. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- i. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- j. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]

Larry F. Nichols – Department Head

City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-0083

"Delivering Outstanding Services"



Planning & Inspections Department

Mayor

Oscar Leeser

City Council

District 1

Peter Svarzbein

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Jim Tolbert

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Emma Acosta

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Carl L. Robinson

District 5

Dr. Michiel R. Noe

District 6

Claudia Ordaz

District 7

Lily Limón

District 8

Cortney C. Niland

City Manager

Tommy Gonzalez

- k. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- l. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- m. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- n. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- o. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- p. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1, 606.2]
- q. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]
- r. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- s. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- t. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- u. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]
- v. The repairs to the structural elements and/or service systems referred to in the previous sections must be completed within 30 days of your receipt of this letter. If, due to the scope and complexity of the work more time is needed, you must make this request to the City Development Department, Building Safety Division.

As a result of the aforementioned violations, the following action may be taken:

- a. This case is being submitted to the City Building and Standards Commission for unsafe structures proceedings. The Building and Standards Commission will decide if the structure is unsafe and if it should be vacated and secured, or demolished as per Title 2.38 of the El Paso Municipal Code.
- b. By authority of Chapter 18.02.103.10.3.3 of the El Paso Municipal Code the electrical service at this property may be disconnected at the request of the City Development Department, Building Safety Division because of Electrical Code violations.

Larry F. Nichols – Department Head

City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-0083

“Delivering Outstanding Services”



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City Manager

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Many of these corrections will require a permit. Permits for commercial or rental property must be taken out by a bonded and insured contractor who is registered with the City of El Paso.

According to the real property records of El Paso County, you own the real property described in this notice. If you no longer own the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building Safety Division office, 801 Texas Ave., El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice, even if you do not.

Should you have any questions regarding this matter, please contact me at (915) 474-0781.

Sonya Cahalan
Building Inspector

Larry F. Nichols – Department Head

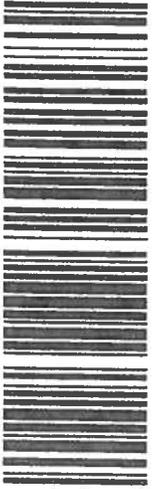
City 3 | 801 Texas Ave. | El Paso, Texas 79901 | (915) 212-0083

“Delivering Outstanding Services”



The City of El Paso
P.O. Box 1890
El Paso, Texas 79950-1890
**CITY DEVELOPMENT DEPARTMENT
BUILDING AND SAFETY DIVISION**

CERTIFIED MAIL



91 7199 9991 7030 7749 0131

**ENHS16-01694
William D. Abraham
P. O. Box 1797
El Paso, Texas 79949-1797
S Cahalan**

NOTICE OF PUBLIC HEARING

To All Interested Parties:

You are hereby notified that at **5:30 p.m. on the 27th day of July, 2016**, in the Council Chambers of City Hall, 300 N. Campbell, St., El Paso, Texas, 79901, the Building and Standards Commission of El Paso (the "**Commission**") will hold a public hearing on the question of whether the buildings located on the property at **717 E. San Antonio Avenue**, in El Paso, Texas, which property is more particularly described as:

Legal Description: Lot W ½ of Block, 210 Campbell Subdivision to the City of El Paso, El Paso County, Texas

is unsafe and dangerous.

According to the real property records of the County of El Paso, Texas, **William D. Abraham, P.O. Box 1797, El Paso, Texas, 79949-1797**, is listed as the owner of the real property described herein

According to the real property records of El Paso County, you own or have an interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own or have an interest in the property and stating the name and last known address of the person who acquired the property or interest from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building and Safety Division of the Planning & Inspections Department, 801 Texas Avenue, El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own the property described in this notice.

The Owner of said property is hereby ordered to appear before the Building and Standards Commission and any mortgagees, lien holders, and other persons having an interest in said property are entitled to appear before the Commission at said date, hour, and place to show cause why said building should not be declared a nuisance and ordered to be abated. The Owner, lien holders, mortgagees, or any other person having an interest in the property is hereby required to submit at the hearing proof of the scope of any work that may be required to bring the building into compliance with Title 18, as mandated by Section 18.50 of the Municipal Code, and to specify the time it will take to reasonably perform the work.

At the hearing, the Owner, lien holders, mortgagees, or any other person having an interest in the property must present to the Commission any evidence showing that the structure or part thereof is safe. All documents such as building plans, specifications, drawings, reports from design professionals and any other required documents must be presented to the Commission at this hearing.

A complete copy of the notice may be obtained at the City Clerk's Office, 300 N. Campbell, El Paso, Texas 79901.

The City of El Paso

City Clerk

NOTICE OF PUBLIC HEARING

To all interested parties:

The owners, mortgagee, lien holders and any others with a legal interest in the property described below are hereby ordered to appear before the Building and Standards Commission, herein after referred to as the "Commission", at the following time and place:

LOCATION: El Paso City Hall, City Council Chambers, 300 N. Campbell El Paso, Texas 79901

DATE: July 27, 2016

TIME: 5:30 p.m.

PROPERTY: 717 E. San Antonio Avenue, EL PASO, TEXAS also described as Lot W ½ of Block, Block 210 Campbell Subdivision to the City of El Paso, El Paso County, Texas.

The Property has been determined to be substandard based upon violations of the minimum standards of the 2009 Building Codes, adopted and incorporated in the El Paso City Code, Chapter 18, more specifically addressed below.

According to the real property records of El Paso County, and other relevant public records, William D. Abraham, P.O. Box 1797, El Paso, Texas 79949-1797, is the owner, herein after referred to as the "Owner" of the Property. If you no longer own or have an interest in the Property, you must execute an affidavit stating that you no longer own or have an interest in the Property and stating the name and last known address of the person who acquired the property from you, if applicable. The affidavit must be delivered in person or by certified mail, return receipt requested, to the Building and Safety Division, Planning & Inspections Department, 801 Texas, Avenue, El Paso, Texas, 79901, no later than the 20th day after the date you receive this notice. If you do not execute and deliver the affidavit, it will be presumed that you own or have an interest in the Property, even if you do not.

On or about May 09, 2016 and May 11, 2016 inspections of the Property were conducted by the Building and Safety Division and the following violations were identified:

- a. The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare. [Sec. 304.1, 304.1.1 conditions 1,2,3,4,5,6,7,8,9,10,11,12,13, 304.2, 304.3, 304.4, 304.5, 304.6, 304.7, 304.8, 304.9, 304.10, 304.11, 304.12, 304.13, 304.14, 304.15, 304.16, 304.17, 304.18]
- b. The interior of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 305.1, 305.2, 305.3, 305.4, 305.5, 305.6]

- c. The components of a structure and equipment therein shall be maintained in good repair, structurally sound and in a sanitary condition. [Sec. 306.1, 306.1.1 conditions 1,2,3,4,5,6]
- d. All exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage or non-permissible storage of combustible items. [Sec. 308.1, 308.2, 308.2.1, 308.2.2, 308.3, 308.3.1, 308.3.2]
- e. All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to prevent reinfestation. [Sec.309.1, 309.2, 309.3, 309.4, 309.5]
- f. The requirement for Privacy, minimum room dimensions, prohibited occupancy or food preparation spaces not met. [Sec.404.1, 404.2, 404.3, 404.4, 404.5, 404.6, 404.7]
- g. The building must comply with the minimum criteria of the provisions for required facilities. [Sec. 502.1, 502.2, 502.3, 502.4, 502.4.1, 502.5]
- h. The building must comply with the minimum criteria of the provisions for plumbing systems and fixtures. [Sec. 504.1, 504.2, 504.3]
- i. The building must comply with the minimum criteria of the provisions for water systems. [Sec. 505.1, 505.2, 505.3, 505.4]
- j. The building must comply with the minimum criteria of the provisions for sanitary drainage systems. [Sec.506.1, 506.2, 506.3]
- k. The drainage of roofs and paved areas, yards and courts, and other open areas on the premises shall not be discharged in a manner that creates a public nuisance. [Sec. 507.1]
- l. The building must comply with the minimum criteria of the provisions for heating facilities. [Sec. 602.2, 602.3, 602.4, 602.5]
- m. All mechanical equipment and fireplaces shall be properly installed and maintained. [Sec.603.1, 603.2, 603.3, 603.4, 603.5, 603.6]
- n. The building must comply with the minimum criteria of the provisions for electrical facilities. [Sec. 604.1,604.2, 604.3, 604.3.1, 604.3.1.1, 604.3.2, 604.3.2.1]
- o. All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner. [Sec. 605.1, 605.2, 605.3]
- p. Elevators, dumbwaiters and escalators shall be maintained. [Sec. 606.1, 606.2]
- q. Duct systems shall be maintained free of obstructions and shall be capable of performing the required function. [Sec. 607.1]

- r. Means of egress & Emergency escape opening - A safe, continuous and unobstructed path of travel has not been provided from all points in the building or structure to the public way. [Sec. 702.1, 702.2, 702.3, 702.4]
- s. The required fire-resistance rating of fire-resistance-rated walls, fire stops, shaft enclosures, partitions and floors shall be maintained. [Sec. 703.1, 703.2]
- t. All systems, devices and equipment to detect a fire, actuate an alarm, or suppress or control a fire or any combination thereof shall be maintained in an operable condition at all times. [Sec. 704.1, 704.1.1, 704.2, 704.3, 704.4]
- u. The structure needs to be secured from unwanted entry and ongoing vandalism, and the premises need to be cleaned of all trash and debris within (30) days from receipt of this letter. [Sec. 108.2]

The Owner(s) is/are entitled to show cause that the Property is safe, does not constitute a dangerous structure and should not be declared a nuisance and ordered abated by presenting relevant evidence and testimony. If the Owner(s) advocate(s) for repair, then they bear the burden of proof to demonstrate the scope of any work that may be required to bring the property into compliance with Chapter 18.50 and the time it will take to reasonably perform the work. The allowable time periods for repair are governed by Texas Local Government Code, Sections 214.001(h), (i), (j) and (k). Any document relied upon to demonstrate that the Property is safe or that it can be repaired must be presented to the Commission at the hearing, including building plans, specifications, drawings, or reports from professionals and any other relevant documentation.

If the Owner(s) fail(s) to comply with the order of the Commission the City may pursue one or more of the following actions:

Perform any and all work necessary to bring the property into compliance with the Commission's order;

Assess civil penalties, provided for in the Commission's order, in an amount not to exceed \$1,000 per day or \$10 per day if the Property has a homestead exemption, that will accrue interest of 10% per year until paid in full;

Appoint a receiver as permitted by state law; and

Any other remedies permitted by state law.

Commission orders may be appealed to the State District Court within 30 days of the Final order.

The Commission's authority and procedures in regard to a Dangerous Structure Hearing may be found in Chapter 2.38 of the El Paso City Code and in their duly adopted bylaws. The bylaws may be obtained at the Building and Safety Division, Planning & Inspections Department, 801 Texas Avenue, El Paso, Texas, 79901 or by calling (915) 212-1815.

This notice will be recorded in the real property records of El Paso County and will be binding on subsequent grantees, lien holders or other transferees of an interest in the Property.

The City Clerk is ordered to provide notice of this hearing to the record owners and all other interested parties, required by law, who are listed following this notice, and file this notice in the real property records of El Paso County.

FAILURE OF THE OWNER AND/OR LIENHOLDER OR MORTGAGEE TO TAKE THE ORDERED ACTION MAY RESULT IN THE CITY TAKING THE ORDERED ACTION AND FILING A LIEN AGAINST THE PROPERTY.

The City of El Paso appreciates your cooperation and prompt attention to remedying the nuisances on the Property. Please do not hesitate to contact me should you have any additional questions, comments or concerns relative to this notice.

APPROVED AS TO FORM



John Batoon
Senior Assistant City Attorney
Manager

APPROVED AS TO CONTENT



Laura Foster, AIA
Building Safety Division

Planning & Inspections Department

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice of Public Hearing regarding the property located at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was filed with the County Clerk's Office, the official public records of real property for El Paso County.

Richarda Duffy Momsen

Executed this ____ day of _____, 2016 on behalf of the City of El Paso, Texas, by Richarda Duffy Momsen in her capacity as City Clerk.

STATE OF TEXAS
COUNTY OF EL PASO

Subscribed and sworn to before me, this ____ day of _____, 2016.

Notary Public

I, RICHARDA DUFFY MOMSEN, City Clerk of the City of El Paso, hereby certify that a true and correct copy of the foregoing Notice regarding the property located at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was PUBLISHED in the official City newspaper on the day of _____, 2016.

Richarda Duffy Momsen

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

William D. Abraham
P.O. Box 1797
El Paso, Texas 79949-1797

Date: 7-11-16
Time: 4:00 pm
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

William D. Abraham
602 Magoffin Avenue
El Paso, Texas 79901

Date: 7-11-16
Time: 4:00 pm
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

William D. Abraham
4308 Ridgecrest
El Paso, Texas 79902

Date: 7-11-16
Time: 4:00 pm
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Victor M. Firth
415 North Mesa, 3rd Floor
El Paso, Texas 79901

Date: 7-11-16
Time: 4:00 PM
Inspector: Launfal

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Charles Haddad
700 Montana
El Paso, Texas 79902

Date: 7-11-16
Time: 4:00 PM
Inspector: Launfal

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Laura Lynch
C/O The Law Office of Daniel S. Gonzalez
900 E. Rio Grande
El Paso, Texas 79902

Date: 7-11-16
Time: 4:00 PM
Inspector: Launfal

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Southern Pacific Bank
12300 Wilshire Blvd.
Los Angeles, California 90025

Date: 7-11-16
Time: 4:00 PM
Inspector: Lawford

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Joseph Abraham, Jr.
4308 Ridgecrest
El Paso, Texas 79902

Date: 7-11-16
Time: 4:00 PM
Inspector: Lawford

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Abraham W. D.
TDC#1987187
1536 IH-10 East
Ft. Stockton, Texas 79735

Date: 7-11-16
Time: 4:00 PM
Inspector: Lawford

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was HAND-DELIVERED to:

City of El Paso
C/O City Clerk
300 N. Campbell
El Paso, TX 79901

Date: 7-11-16
Time: 4:00 PM
Inspector: Laurel

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Governor of the Ysleta Del Sur Pueblo Indian Tribe
AKA Tigua Indian Community
119 S. Old Pueblo Road
El Paso, Texas 79907

Date: 7-11-16
Time: 4:00 PM
Inspector: Laurel

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso Central Appraisal District
5801 Trowbridge Ave.
El Paso, Texas 79925

Date: 7-11-16
Time: 4:00 PM
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

El Paso County Clerk, Probate Dept.
500 E. San Antonio Avenue, Suite 105
El Paso, Texas 79901

Date: 7-11-16
Time: 4:00 PM
Inspector: [Signature]

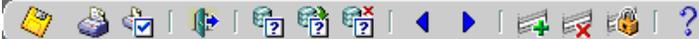
I certify that a true and correct copy of the foregoing Notice regarding the property at 717 E. San Antonio Avenue, El Paso, Texas, 79901, was MAILED CERTIFIED-RETURN RECEIPT REQUESTED to:

Delgado, Acosta, Spencer
Linebarger, Heard & Perez, LLP
Attn: Bonnie Cooper
221 N. Kansas, Suite 1400
El Paso, TX 79901

Date: 7-11-16
Time: 4:00 PM
Inspector: [Signature]

I certify that a true and correct copy of the foregoing Notice was POSTED at 717 E. San Antonio Avenue, El Paso, Texas, 79901, El Paso, Texas.

Date: 7-11-16
Time: 4:00 PM
Inspector: [Signature]



Account Status

Prev. Acc... Next Acc... Prev. Owner Next Owner Acct History Acct Summary **Notes** Documents Go To: [dropdown]

EVAR

07/19/2016 08:04:33

ACT8006 v1.273

ACTEP

STATUS DETAIL **Expand Fees** Summary

Account Information

Account No. C050-999-2100-0100 Roll Code REAL PROPERT

Certified Owner ABRAHAM WILLIAM D

Parcel Address 717 E SAN ANTONIO AVE

Amount Due as of 07/19/2016 CAD No. 64204

Tax Units

Tax Unit Description

List of Tax Units 1 3 6 7 8 33 8005

AG INCLUDED Remove Fees Countywide

Tax Unit, Yr, Rec. Type

Tax Unit [dropdown]

Year [dropdown]

Rec. Type [dropdown]

Multi Select

Amount Due/Paid Information

Year	Gross Value	H	O	V	D	Base Levy	Paid Levy	Write-Off	Remaining Levy	Fees	Refund	Amount Due	
2015	\$885,185					\$25,598.76	\$3,000.00	\$0.00	\$22,598.76	\$9,299.35	\$0.00	\$31,898.11	
2014	\$700,000					\$20,168.97	\$13,000.00	\$0.00	\$7,168.97	\$3,881.50	\$0.00	\$11,050.47	
2013	\$700,000					\$19,636.79	\$19,636.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2012	\$700,000					\$19,101.06	\$19,101.06	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2011	\$700,000					\$18,776.83	\$18,776.83	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2010	\$700,000					\$18,630.89	\$18,630.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2009	\$700,000					\$18,279.34	\$18,279.34	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2008	\$700,000					\$18,331.48	\$18,331.48	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2007	\$700,000					\$18,473.79	\$18,473.79	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Last Payment Date 01/31/2016						Totals	\$324,342.86	\$294,575.13	\$0.00	\$29,767.73	\$13,734.45	\$0.00	\$42,948.58
Last Payer ABRAHAM WILLIAM D						Alert							