

**CITY OF EL PASO, TEXAS**  
**REQUEST FOR COUNCIL ACTION (RCA)**

CITY CLERK DEPT.  
07 FEB 15 12:03

**DEPARTMENT:** Law office of Delgado Acosta Spencer Linebarger & Perez  
**AGENDA DATE:** February 20, 2007  
**CONTACT PERSONS/PHONE:** Carmen I. Perez Office: 545-5481 Cell: 740-8393  
**DISTRICT(S) AFFECTED:** DISTRICT No. 1

**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 in:

**PORTION OF LOT 17-A, BLOCK 9, MISSION HILLS ADDITION, AN ADDITION TO THE CITY OF EL PASO, BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 17-A, BLOCK 9, MISSION HILLS IN VOLUME 735, PAGE 931, DEED RECORDS; AND SAVE AND EXCEPT A PORTION OF LOT 17-A, AS DESCRIBED IN VOLUME 1542, PAGE 1702, DEED RECORDS OF EL PASO COUNTY, TEXAS, (4104 BACERAC CT.)**

to Albert Dayoub, 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.

**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 being sold is referred to as a "struck off" property 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. 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 this type of offer for struck off properties and approved the same type of ordinance for other struck off properties.

**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 CONVEYANCE BY THE CITY OF EL PASO TO **ALBERT DAYOUB** OF,

**PORTION OF LOT 17-A, BLOCK 9, MISSION HILLS ADDITION, AN ADDITION TO THE CITY OF EL PASO, BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 17-A, BLOCK 9, MISSION HILLS IN VOLUME 735, PAGE 931, DEED RECORDS; AND SAVE AND EXCEPT A PORTION OF LOT 17-A, AS DESCRIBED IN VOLUME 1542, PAGE 1702, DEED RECORDS OF EL PASO COUNTY, TEXAS.**

Whereas, by Sheriff's Sale conducted on November 2, 1999, the property known as:

**PORTION OF LOT 17-A, BLOCK 9, MISSION HILLS ADDITION, AN ADDITION TO THE CITY OF EL PASO, BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 17-A, BLOCK 9, MISSION HILLS IN VOLUME 735, PAGE 931, DEED RECORDS; AND SAVE AND EXCEPT A PORTION OF LOT 17-A, AS DESCRIBED IN VOLUME 1542, PAGE 1702, DEED RECORDS OF EL PASO COUNTY, TEXAS,**

was struck off to the City of El Paso, (the "**City**") Trustee, pursuant to a delinquent tax foreclosure decree of the 383<sup>rd</sup> Judicial District Court – Tax docket, El Paso County, Texas, and

Whereas, the sum of Four Thousand Three Hundred Ninety-Five Dollars (\$4,395.00) has been tendered by the **Albert Dayoub** of El Paso County, Texas ("**Dayoub**") 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 **Albert Dayoub**, 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 properties:

**PORTION OF LOT 17-A, BLOCK 9, MISSION HILLS ADDITION, AN ADDITION TO THE CITY OF EL PASO, BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 17-A, BLOCK 9, MISSION HILLS IN VOLUME 735, PAGE 931, DEED RECORDS; AND SAVE AND EXCEPT A PORTION OF LOT 17-A, AS DESCRIBED IN VOLUME 1542, PAGE 1702, DEED RECORDS OF EL PASO COUNTY, TEXAS.**

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2007.

ORDINANCE NO. \_\_\_\_\_

ORDINANCE NO. \_\_\_\_\_

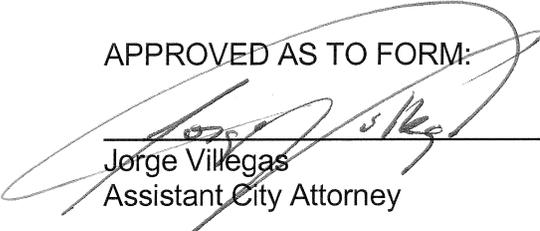
CITY OF EL PASO

\_\_\_\_\_  
John F. Cook  
Mayor

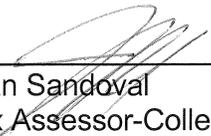
ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Jorge Villegas  
Assistant City Attorney

APPROVED AS TO CONTENT:

  
\_\_\_\_\_  
Juan Sandoval  
Tax Assessor-Collector

ORDINANCE NO. \_\_\_\_\_

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any of the following information from this instrument 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 the governing body of said City, which is duly recorded in their official Minutes, hereinafter called grantor, for and in consideration of the sum of \$4,395.00 cash in hand paid by

**Albert Dayoub**

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. 94-4594; City of El Paso vs. Sergio P. Gomez, et al** in the district court of said county, said property being located in El Paso County, Texas, and described as follows:

**PORTION OF LOT 17-A, BLOCK 9, MISSION HILLS ADDITION, AN ADDITION TO THE CITY OF EL PASO, BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 17-A, BLOCK 9, MISSION HILLS IN VOLUME 735, PAGE 931, DEED RECORDS; AND SAVE AND EXCEPT A PORTION OF LOT 17-A, AS DESCRIBED IN VOLUME 1542, PAGE 1702, DEED RECORDS OF 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 the 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 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.



**MEMORANDUM**

**DELGADO ACOSTA SPENCER LINEBARGER & PEREZ, LLP**

**TO: MAYOR AND COUNCIL OF THE CITY OF EL PASO**

**FROM: CARMEN PEREZ**

**DATE: JANUARY 30, 2007**

**RE: RESALE OF PROPERTY**

---

Albert Dayoub has made an offer in the amount of \$4,395.00 for the following property. He offered the full amount of the opening bid at time of sale. The current value of this property is \$5,135.00. The property was struck off to the City, as Trustee on November 2, 1999.

**PORTION OF LOT 17-A, BLOCK 9, MISSION HILLS ADDITION, AN ADDITION TO THE CITY OF EL PASO, BEING MORE PARTICULARLY DESCRIBED AS ALL OF LOT 17-A, BLOCK 9, MISSION HILLS IN VOLUME 735, PAGE 931, DEED RECORDS; AND SAVE AND EXCEPT A PORTION OF LOT 17-A, AS DESCRIBED IN VOLUME 1542, PAGE 1702, DEED RECORDS OF EL PASO COUNTY, TEXAS. (4104 BACERAC CT.)**

The City may consider the offer pursuant to Section 34.05(h) of the Tax Code, which allows the City to sell a property for the total amount of the judgment. The sale of this property will not require the consent of each taxing entity entitled to receive proceeds from the sale. Mr. Juan Sandoval, Tax Assessor/Collector, has recommended that this offer be accepted.

Thank you for your attention to this matter.