

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

**DEPARTMENT:** Law office of Delgado Acosta Spencer Linebarger & Perez, LLP

**AGENDA DATE:** April 10, 2007

**CONTACT PERSONS/PHONE:** Carmen I. Perez Office: 545-5481 Cell: 740-8393

**DISTRICT(S) AFFECTED:** DISTRICT No. 6

**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 real property located at the southeast corner of Benito Way and Candelaria St., as more particularly described in the Ordinance, to MJ Real Properties, Inc.

**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 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 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.

CITY CLERK DEPT.  
07 MAR 30 PM 12:05

\*\*\*\*\*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 located at the southeast corner of Benito Way and Candelaria St., to **MJ Real Properties, Inc.**

Whereas, by Sheriff's Sale conducted on August 6, 1996, 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 **205<sup>th</sup> Judicial District Court**, El Paso County, Texas, and

Whereas, the sum of Two Thousand Four Hundred Dollars (\$2,400.00) has been tendered by the **MJ Real Properties, Inc.** of El Paso County, Texas ("**MJ**") 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 **MJ Real Properties, Inc.**, 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:

**TRACT 10-B-1, BLOCK 46, YSLETA GRANT, AN ADDITION TO THE CITY OF EL PASO, AS FURTHER DESCRIBED IN VOLUME 2316, PAGE 1264, DEED RECORDS, EL PASO COUNTY, TEXAS.**

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

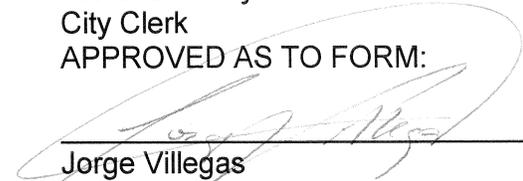
CITY OF EL PASO

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

ATTEST:

\_\_\_\_\_  
Richarda Duffy Momsen  
City Clerk  
APPROVED AS TO FORM:

APPROVED AS TO CONTENT:  
\_\_\_\_\_  
Juan Sandoval  
Tax Assessor-Collector

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

07 MAR 30 PM 12:05  
CITY CLERK DEPT.

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 \$2,400.00 cash in hand paid by

**MJ Real Properties, Inc.  
8650 Yermoland Drive  
El Paso, Texas 79907**

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. 93-13435; City of El Paso vs. Raul Ambriz, et al** in the district court of said county, said property being located in El Paso County, Texas, and described as follows:

**TRACT 10-B-1, BLOCK 46, YSLETA GRANT, AN ADDITION TO THE CITY OF EL PASO, AS FURTHER DESCRIBED IN VOLUME 2316, PAGE 1264, DEED RECORDS, 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.

CITY CLERK DEPT.  
07 MAR 30 PM 12:05

IN TESTIMONY WHEREOF The City of El Paso, Trustee has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

The 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, City of El Paso, Trustee.

\_\_\_\_\_  
Notary Public, State of Texas

Commission Expires: \_\_\_\_\_

After recording return to:

**MJ Real Properties, Inc.**  
**8650 Yermoland Drive**  
**El Paso, Texas 79907**

07 MAR 30 PM 12:05  
CITY CLERK DEPT.

**MEMORANDUM**

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

**TO: MAYOR AND COUNCIL OF THE CITY OF EL PASO**  
**FROM: CARMEN PEREZ**  
**DATE: MARCH 30, 2007**  
**RE: RESALE OF PROPERTY**

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MJ Real Properties, Inc. has made an offer in the amount of \$2,400.00 for the following properties. Their offer is for the full amount of the opening bid at time of sale. The current value of this property is \$7,462.00. The property was struck off to the City, as Trustee on August 6, 1996.

**Tract 10-B-1, Block 46, Ysleta Grant, an Addition to the City Of El Paso, as further described in Volume 2316, Page 1264, Deed Records, El Paso County, Texas.  
(PID #Y805-999-046A-1005)**

**(no address available)**

The City may consider the offer pursuant to Section 34.05(h) of the Tax Code, which allows the City to sell properties 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 the offer be accepted.

Thank you for your attention to this matter.

07 MAR 30 PM 12:05  
CITY CLERK DEPT.



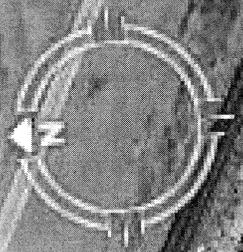
San Antonio St

Ysleta Grant

Santo Way

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Benito Way

Candelaria St

Benito Way

Ysleta Grant



St Anthony St

Lolla Pl

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Óscar Sandoval

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