

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

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

**AGENDA DATE:** October 28, 2008

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

**DISTRICT(S) AFFECTED:** DISTRICT No. 2

**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 described as Lot 16, Block 21, Del Norte Acres Addition, an Addition to the City of El Paso, being more particularly described in Volume 560, Page 524, Deed Records of El Paso County, Texas 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.

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\*\*\*\*\*REQUIRED AUTHORIZATION\*\*\*\*\*

**LEGAL:** (if required) \_\_\_\_\_ **FINANCE:** \_\_\_\_\_ n/a \_\_\_\_\_

**DEPARTMENT HEAD:** \_\_\_\_\_

**APPROVED FOR AGENDA:**

**CITY MANAGER:** \_\_\_\_\_ **DATE:** \_\_\_\_\_

**AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A QUITCLAIM (TAX RESALE) DEED CONVEYING ALL RIGHT, TITLE AND INTEREST IN REAL PROPERTY DESCRIBED HEREIN, TO MJ REAL PROPERTIES INC., IN ACCORDANCE WITH SECTION 34.05 (H) OF THE TAX CODE.**

**WHEREAS**, by Sheriff's Sale conducted on April 4, 2000, 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 346<sup>th</sup> Judicial District, El Paso County, Texas and

**WHEREAS**, the sum of EIGHT THOUSAND EIGHT HUNDRED ONE and NO /XX DOLLARS (\$8,801.00) has been tendered by **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 property:

**Lot 16, Block 21, Del Norte Acres Addition, an Addition to the City of El Paso, being more particularly described in Volume 560, Page 524, Deed Records of El Paso County, Texas.**

PASSED AND APPROVED THIS \_\_\_\_\_ day of \_\_\_\_\_, 2008.

CITY OF EL PASO

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

ATTEST:

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

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Bertha A. Ontiveros  
Assistant City Attorney

APPROVED AS TO CONTENT:

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

CITY CLERK DEPT.  
08 OCT 17 PM 12:55

*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 \$8,801.00 cash in hand paid by

**MJ Real Properties Inc.  
1669 Lou Graham  
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. 95-14125, City of El Paso vs. Rafael M. Gonzalez, et al**, in the district court of said county, said property being located in El Paso County, Texas, and described as follows:

**Lot 16, Block 21, Del Norte Acres Addition, an Addition to the City of El Paso, being more particularly described in Volume 560, Page 524, 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 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.

IN TESTIMONY WHEREOF City of El Paso, 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:

**MJ Real Properties Inc.**  
**1669 Lou Graham**  
**El Paso, Texas 79907**

**MEMORANDUM**

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

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

**FROM: CARMEN PEREZ, ATTORNEY AT LAW**

**DATE: SEPTEMBER 30, 2008**

**RE: RESALE OF PROPERTY**

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MJ Real Properties Inc. has made an offer in the amount of \$8,801.00 for the following property. MJ Real Properties Inc. is aware of the existing City Liens and will pay them in full once they have obtained ownership of this property. Their offer is for more than the full amount of the opening bid at time of sale. The current value of the property is \$9,000.00. The property was struck off to the City, as Trustee on April 4, 2000.

**Lot 16, Block 21, Del Norte Acres Addition, an Addition to the City of El Paso, being more particularly described in Volume 560, Page 524, Deed Records of El Paso County, Texas.  
PID #D361-999-0210-5600**

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 the 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.



Lot 16, Block 21, Del Norte Acres,  
An Addition to the City of El Paso,  
Being more particularly described in  
Volume 560, page 524, Deed Records  
Of El Paso County, Texas.  
(PID #D361-999-0210-5600)