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

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

**AGENDA DATE:** October 31, 2006

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

**DISTRICT(S) AFFECTED:** DISTRICT No 8

**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 **LOT 6 AND THE NORTH 3 FEET OF LOT 5, BLOCK 104, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, DESCRIBED IN THE FIRST TRACT IN VOLUME 2624, PAGE 222, DEED RECORDS, EL PASO COUNTY, TEXAS, (609 S. KANSAS ST.)** to Frank Parra, 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.

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

**LEGAL:** (if required) _____ **FINANCE:** ___n/a_____

**DEPARTMENT HEAD:** _____

**APPROVED FOR AGENDA:**

**CITY MANAGER:** _____ **DATE:** _____

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**ORDINANCE NO._____**

AN ORDINANCE AUTHORIZING THE CONVEYANCE BY THE CITY OF EL PASO TO FRANK PARRA OF **LOT 6 AND THE NORTH 3 FEET OF LOT 5, BLOCK 104, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, DESCRIBED IN THE FIRST TRACT IN VOLUME 2624, PAGE 222, DEED RECORDS, EL PASO COUNTY, TEXAS.**

Whereas, by Sheriff's Sale conducted on August 2, 2005, the property known as, **LOT 6 AND THE NORTH 3 FEET OF LOT 5, BLOCK 104, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, DESCRIBED IN THE FIRST TRACT IN VOLUME 2624, PAGE 222, DEED RECORDS, 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 384th Judicial District Court – Tax Docket, El Paso County, Texas, and

Whereas, the sum of Twenty-Four Thousand, Eight Hundred and Thirteen Dollars ($24,813.00) has been tendered by the Frank Parra of El Paso County, Texas ("**Parra**") for the purchase of said property pursuant to Section 34.05, 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 Parra, 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 6 AND THE NORTH 3 FEET OF LOT 5, BLOCK 104, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, DESCRIBED IN THE FIRST TRACT IN VOLUME 2624, PAGE 222, DEED RECORDS, EL PASO COUNTY, TEXAS.**

PASSED AND APPROVED THIS _____ day of _____ _____, 2006.

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

**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 the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of $24,813.00 cash in hand paid by

**FRANK PARRA, MANAGER OF PARRADAME INVESTMENTS, LLC,**
**GENERAL MANAGER OF PARRADAME FAMILY PARTNERSHIP, L.P.**
**111 FATHER RAHM**
**EL PASO, TEXAS 79901**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do 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. 97TX019 (89-3365); City of El Paso vs. Manuel Hernandez, et al**, et al in the district court of said county, said property being located in El Paso County, Texas, and described as follows:

**LOT 6 AND THE NORTH 3 FEET OF LOT 5, BLOCK 104, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, DESCRIBED IN THE FIRST TRACT IN VOLUME 2624, PAGE 222, 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 grantors, 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 any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any 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 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:

**FRANK PARRA, MANAGER OF PARRADAME INVESTMENTS, LLC,**
**GENERAL MANAGER OF PARRADAME FAMILY PARTNERSHIP, L.P.**
**111 FATHER RAHM**
**EL PASO, TEXAS 79901**

**MEMORANDUM**

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

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

**FROM:** **CARMEN PEREZ**

**DATE:** **OCTOBER 3, 2006**

**RE:** **RESALE OF PROPERTY**

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Frank Parra has made an offer in the amount of $24,813.00 for the following property. His offer is for the full amount of the opening bid at time of sale. The current value of the property is $32,368.00. The property was struck off to the City, as Trustee on August 2, 2005.

**LOT 6 AND THE NORTH 3 FEET OF LOT 5, BLOCK 104, CAMPBELL ADDITION, AN ADDITION TO THE CITY OF EL PASO, DESCRIBED IN THE FIRST TRACT IN VOLUME 2624, PAGE 222, DEED RECORDS, EL PASO COUNTY, TEXAS, (609 S. KANSAS ST.)**
**(PID #C050-999-1040-4100)**

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.

CITY CLERK DEPT.
06 OCT 19 PM 2:21