

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

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

**AGENDA DATE:** November 18, 2008

**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 real property located at 404 Nino Aguilera, to **Centro De Salud Familiar La Fe, 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 LOCATED AT 404 NINO AGUILERA, TO CENTRO DE SALUD FAMILIAR LA FE, INC., IN ACCORDANCE WITH SECTION 34.05 (H) OF THE TAX CODE.**

**WHEREAS**, by Sheriff's Sale conducted on March 4, 2008, 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 County Court at Law No. 5, El Paso County, Texas and

**WHEREAS**, the sum of FIFTY THOUSAND and NO/XX DOLLARS (\$50,000.00) has been tendered by **Centro De Salud Familiar La Fe, Inc.** of El Paso County, Texas ("La Fe") 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 **Centro De Salud Familiar La Fe, 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:

**The West 80 feet of Lot 11 through Lot 13, Block 63, Magoffin Addition, an Addition to the City of El Paso, being more particularly described in Volume 361, Page 0006, 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

CITY CLERK DEPT.  
08 NOV 10 PM 2:34

APPROVED AS TO FORM:

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

APPROVED AS TO CONTENT:

\_\_\_\_\_  
*Juan Sandoval*  
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 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 the governing body of said City, which is duly recorded in its official Minutes, hereinafter called grantor, for and in consideration of the sum of \$50,000.00 cash in hand paid by

**Centro De Salud Familiar La Fe, Inc.  
608 S. St. Vrain St.  
El Paso, Texas 79901**

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. 2004TX312; City of El Paso vs. Maria D. Gonzalez, et al**, in the district court of said county, said property being located in El Paso County, Texas, and described as follows:

**The West 80 feet of Lot 11 through Lot 13, Block 63, Magoffin Addition, an Addition to the City of El Paso, being more particularly described in Volume 361, Page 0006, 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 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



**MEMORANDUM**

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

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

**FROM: CARMEN PEREZ, ATTORNEY AT LAW  
DASL & P, LLC**

**DATE: OCTOBER 27, 2008**

**RE: RESALE OF PROPERTY**

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**Centro De Salud Familiar La Fe, Inc.** has made an offer in the amount of \$50,000.00 for the following property. The offer is for more than the opening bid of \$49,380.00 which was the adjudged value at the time of judgment. The total current value of the property is \$8,320.00. The property was struck off to the City of El Paso, as Trustee on March 4, 2008.

**The West 80 feet of Lot 11 through Lot 13, Block 63, Magoffin Addition, an Addition to the City of El Paso, being more particularly described in volume 361, page 0006, Deed Records of El Paso County, Texas.  
(PID #M028-999-0630-5701) (PID #M028-999-0630-5700)**

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.



( Search By Street ) ( Search By PIDN )

TROWBRIDGE M02899906305700

(Search by Legal Description) (Search by Property Address)

2 ALAMEDA 457 ESCALANTE

Aerial Display Active  
4 Layers in the map, and 1 events in the tracking layer

(OFF) (OFF) (Standby)

CD Map Key GRID B/W

GIS Predator Program

**M02899906305700**

Xmpt Code 63 MAGOFFIN

W 80 FT OF 11 TO 13 (2200 SQ FT) (HOMESITE)

School District : IEP

PropType : R

TDC : 34

City District CEP

GONZALEZ, MA DEL CARMEN

404 NINO AGUILERA 799011301

Clear

GRID RGB

Full Map

| Copy    | Schools                                  | GIS Comments | Off     | ALT             | TDC | House Number | PIDN                | Lots /Trac | Prop Type | Prop Class | City Zone | Tiles | Aerial |
|---------|--|--------------|---------|-----------------|-----|--------------|---------------------|------------|-----------|------------|-----------|-------|--------|
| 0000.00 | ----- Feet (Estimate Only) Miles(s)----- |              | 00.0000 | Central El Paso |     |              | Split Screen on/off |            |           |            |           |       |        |

- Aerials**
- Anthony
  - Canutillo
  - El Paso
  - Central
  - Northwest
  - Northeast
  - East
  - Fabens
  - Socorro
  - San Elizario
  - Clint
  - Tornillo
  - Ysleta

