

AGENDA
SNYDER BUILDING STANDARDS COMMISSION
JANUARY 04, 2016
CITY COUNCIL CHAMBERS
1925 24th STREET
SNYDER, TEXAS
4:30 P.M.

I. PUBLIC HEARING: Substandard Building Located At 1003 31st Street. (Pages 1-32)

Documents: [1003 31STREET.PDF](#)

1. Open. Time _____
2. Discussion:
3. Close. Time:_____
4. Consider And Act On Declaring The Substandard Building Located At 1003 31st Street A Nuisance.
5. Consider And Act On Approval Of Order No. 160104A. (Pages 33-35)

Documents: [ORDER160104A.PDF](#)

II. PUBLIC HEARING: Substandard Building Located At 320 28th Street. (Pages 36-65)

Documents: [320 28STREET.PDF](#)

1. Open. Time _____
2. Discussion:
3. Close. Time:_____
4. Consider And Act On Declaring The Substandard Building Located At 320 28th Street A Nuisance.
5. Consider And Act On Approval Of Order No. 160104B. (Pages 66-68)

Documents: [ORDER160104B.PDF](#)

III. PUBLIC HEARING: Substandard Building Located At 1901 19th Street. (Pages 69-94)

Documents: [1901 19STREET.PDF](#)

1. Open. Time _____
2. Discussion:
3. Close. Time:_____
4. Consider And Act On Declaring The Substandard Building Located At 1901 19th Street A Nuisance.
5. Consider And Act On Approval Of Order No. 160104C. (Pages 95-97)

Documents: [ORDER160104C.PDF](#)

IV. ADJOURNMENT:

1. Consider Motion To Adjourn.

**CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS**

ADDRESS: 1003 31ST ST

SUBDIVISION: WILMETH BLOCK: 25 LOT: 7-9

- DATE: 11-19-15 INSPECTION
- YES NO SEARCH WARRANT NEEDED
- DATE: 10-4-15 SEARCH WARRANT OBTAINED
- DATE: 12-4-15 SEARCH WARRANT EXECUTED
- LOCATE OWNERS, LIEN HOLDERS AND/OR MORTGAGEES

LOCATIONS CHECKED FOR OWNER, LIENHOLDERS AND OR MORTGAGEES:

- SCURRY COUNTY REAL PROPERTY RECORDS SCURRY COUNTY APPRAISAL DISTRICT RECORDS
- RECORDS OF THE SECRETARY OF STATE ASSUMED NAME RECORDS OF SCURRY COUNTY
- TAX RECORDS OF THE CITY OF SNYDER UTILITY RECORDS OF ANY UTILITY DOING BUSINESS
IN THE CITY OF SNYDER

- DATE: 12-3-15 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES
- DATE: 12-3-15 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE
- DATE: 12-3-15 FILING OF NOTICE OF PUBLIC HEARING IN PUBLIC RECORDS (SCURRY COUNTY REAL PROPERTY RECORDS)
- DATE: _____ CONDUCT PUBLIC HEARING NOT LESS THAN 30 DAYS AFTER NOTICE

BUILDING STANDARD COMMISSION ORDERS: _____

YES NO ADDITIONAL TIME GIVEN AMOUNT OF TIME: _____ DAYS

ORDERS AND NOTICE AFTER PUBLIC HEARING:

- DATE: _____ COPY OF ORDER DELIVERED TO OCCUPANT, OWNER, LIENHOLDER, OR MORTGAGEE/CERTIFIED MAIL
- DATE: _____ FILE A COPY OF ORDER IN CITY SECRETARY'S OFFICE
- DATE: _____ ADDRESS, DATE OF HEARING, STATEMENT INDICATING RESULTS, WHERE ORDER MAY BE OBTAINED PUBLISHED IN NEWSPAPER WITHIN 10 DAYS
- DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION
- YES NO DATE: _____ BUILDING SECURED, ABATED, REPAIRED, OR DEMOLISHED
- DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

IF NO:

- DATE: _____ ORDER FROM BUILDING STANDARDS COMMISSION TO SECURE, ABATE, REPAIR, OPR DEMOLISH
- DATE: _____ BUILDING SECURED, ABATED, REPAIRED OR DEMOLISHED BY CITY CREW
- DATE: _____ BILL SENT TO OWNER, LIENHOLDER, OR MORTGAGEE
- DATE: _____ BILL PAID WITHIN 30 DAYS
- DATE: _____ LIEN FILED

12/04/2015

Ricky Gomez
1003 31st St
Snyder, TX 79549

CERTIFIED MAIL NO.
7014 2120 0000 0889 4273

**NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION**

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/04/2016 AT 4:30 PM P.M.** IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER:

Ricky Gomez 1003 31st St, Snyder, TX 79549

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES OR OTHER PERSONS WITH INTEREST TO WHOM THIS NOTICE IS BEING SENT: See Exhibit A, attached hereto and incorporated herein for all purposes.

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: **L7-9 B25 Wilmeth Addn, commonly known as 1003 31st St**

According to the real property records of Scurry County, and appropriate records of the Secretary of State, Appraisal District, tax rolls, among others, you own or may have some interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own or have an interest the property described in this notice, even if you do not.

On **12/04/2015**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

This letter is your official notice of violation and order to abate the violations located at the Property. It has been determined that proceedings shall now commence to cause the repair,

vacation, relocation of occupants, removal, demolition or securing of those buildings. Attached hereto please find the Substandard Building Inspection Report describing the particular conditions which violate the Code, which report is attached hereto as Exhibit B and incorporated herein for all purposes.

As noted above, a public hearing will be held on **01/04/2016**, at **4:30 PM P.M.** before the City of Snyder Building Standards Commission to determine whether the buildings or structures enumerated in the attached report located at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with Municipal Ordinance No. 1072 of the City of Snyder, and the time it will take to reasonably perform the work.

If the building is found to be in violation of the standards set forth in Municipal Ordinance No. 1072 of the City of Snyder, the City of Snyder Building Standards Commission may order that the building(s) be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, mortgagee or lienholder within a reasonable time, usually not to exceed 30 days.

If the Commission's Order given to the owner, mortgagee, or lienholder is not complied with in the allowed time, the City may vacate, secure, remove or demolish the building or relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the property owner in addition to a priority lien being placed upon the property to secure payment.

If you should have any questions regarding this notice, or you are not the owner, mortgagee, or lienholder please call my office at (325) 573-4959 or write to the Code Enforcement Officer at P.O. Box 1341, Snyder, Texas 79550.

Respectfully,



Dan Hicks
Code Enforcement Officer

Attachments:

Exhibit A: List of Lienholders, Mortgagees and Interested Parties receiving this notice

Exhibit B: Substandard Building Inspection Report

Exhibit C: Map of Property

CITY OF SNYDER

EXHIBIT A

LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES

ADDRESS: 1003 31st St

CASE #: 160104A

- 1. Ricky Gomez**
- 2. None follow**
- 3.**
- 4.**
- 5.**
- 6.**
- 7.**
- 8.**
- 9.**
- 10.**

CITY OF SNYDER

EXHIBIT B

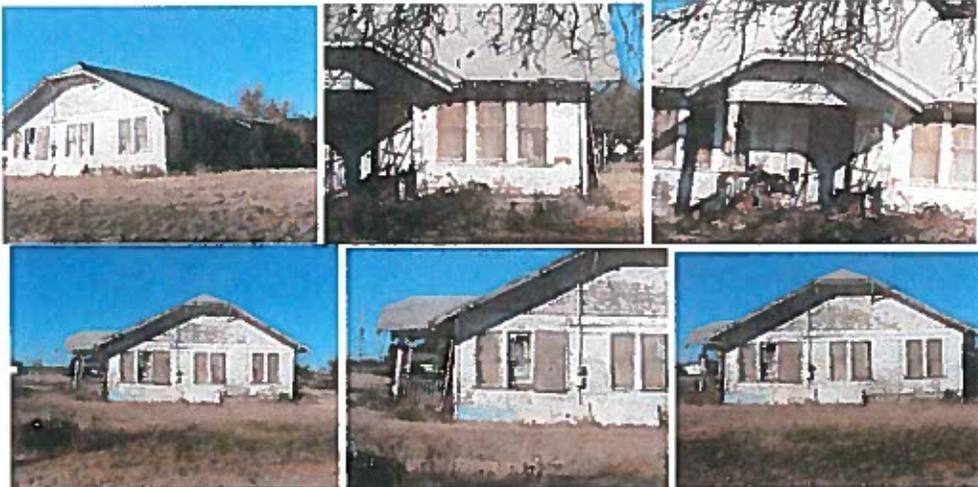
SUBSTANDARD BUILDING INSPECTION REPORT

ADDRESS: 1003 31st St

CASE #: 160104A

In accordance with Municipal Ordinance No. 1072 of the City of Snyder, the 2009 International Property Maintenance code, the 2003 international Residential and Building codes, and Chapter 214 of the Texas Local Government Code, The following listed conditions exist to an extent that endangers the life, health, property, safety, and/or welfare of the public.

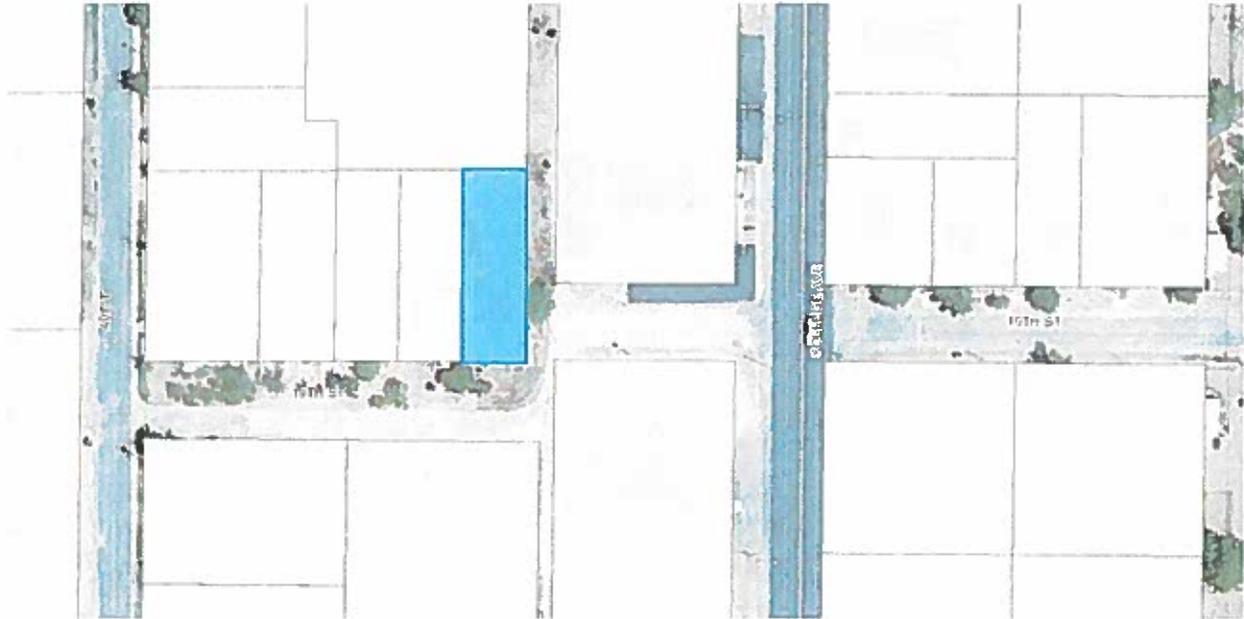
- | | |
|--|--|
| <input type="checkbox"/> Inadequate Sanitation | <input type="checkbox"/> Faulty Weather Protection |
| <input checked="" type="checkbox"/> Structural Hazards | <input checked="" type="checkbox"/> Faulty Materials of Construction |
| <input type="checkbox"/> Attractive Nuisance | <input type="checkbox"/> Inadequate Maintenance |
| <input type="checkbox"/> Hazardous Wiring | <input type="checkbox"/> Hazardous or Unsanitary Premises |
| <input type="checkbox"/> Improper Occupancy | <input type="checkbox"/> Hazardous Plumbing |
| <input type="checkbox"/> Unsecured | <input type="checkbox"/> Fire Hazard |
| <input type="checkbox"/> Inadequate Exits | <input type="checkbox"/> Fire Damage |
| <input type="checkbox"/> Inadequate Fire Protection or Fire Fighting Equipment | |
| <input type="checkbox"/> Hazardous/No Mechanical Equipment | |




Code Enforcement Officer

CITY OF SNYDER
EXHIBIT C

MAP OF PROPERTY
ADDRESS: 1901 19th St
CASE#: 160104C



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<ul style="list-style-type: none"> ■ Complete items 1, 2, and 3. ■ Print your name and address on the reverse so that we can return the card to you. ■ Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <i>Ricky Gomez</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name) _____</p> <p>C. Date of Delivery 12-5-15</p>
<p>1. Article Addressed to:</p> <p style="text-align: center;">Ricky Gomez 1003 31st St Snyder, TX 79549</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>
<p style="text-align: center;">  9590 9403 0238 5146 6827 81</p>	<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express®</p> <p><input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™</p> <p><input type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery</p> <p><input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise</p> <p><input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™</p> <p><input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery</p>
<p>? Article Number (Transfer from service label) 7014 2120 0000 0889 4273</p>	<p><input type="checkbox"/> Restricted Delivery</p>
<p>PS Form 3811, April 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>	

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only											
For delivery information, visit our website at www.usps.com ®.											
OFFICIAL USE											
<table border="1"> <tr><td>Postage</td><td>\$</td></tr> <tr><td>Certified Fee</td><td></td></tr> <tr><td>Return Receipt Fee (Endorsement Required)</td><td></td></tr> <tr><td>Restricted Delivery Fee (Endorsement Required)</td><td></td></tr> <tr><td>Total Postage & Fees</td><td>\$</td></tr> </table>	Postage	\$	Certified Fee		Return Receipt Fee (Endorsement Required)		Restricted Delivery Fee (Endorsement Required)		Total Postage & Fees	\$	Postmark Here <i>100331ST</i>
Postage	\$										
Certified Fee											
Return Receipt Fee (Endorsement Required)											
Restricted Delivery Fee (Endorsement Required)											
Total Postage & Fees	\$										
<table border="1"> <tr><td>Sent To</td><td><i>Gomez</i></td></tr> <tr><td>Street & Apt. No., or PO Box No.</td><td></td></tr> <tr><td>City, State, ZIP+4</td><td></td></tr> </table>	Sent To	<i>Gomez</i>	Street & Apt. No., or PO Box No.		City, State, ZIP+4						
Sent To	<i>Gomez</i>										
Street & Apt. No., or PO Box No.											
City, State, ZIP+4											
PS Form 3800, July 2014 See Reverse for Instructions											

7014 2120 0000 0889 4273

Scurry CAD

Property Search Results > 18219 GOMEZ, RICKY for Year 2016

Property

Account

Property ID: 18219 Legal Description: L7-9 B25 WILMETH ADDN
 Geographic ID: 01-0208-0990-0025-0028 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 1003 31ST ST Mapsco:
 SNYDER, TX 79549
 Neighborhood: CENTRAL SE Map ID:
 Neighborhood CD: S5 CENT SE

Owner

Name: GOMEZ, RICKY Owner ID: 12590
 Mailing Address: 1003 31ST ST % Ownership: 100.0000000000%
 SNYDER, TX 79549-4212
 Exemptions: HS

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: GOMEZ, RICKY
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	SCURRY CAD	N/A	N/A	N/A	N/A
CITY	CITY OF SNYDER	N/A	N/A	N/A	8 N/A

Ricky Gomez
1003 31st St
Snyder, TX 79549

FILED
DATE 12-4-15
TIME 04:09 PM
MELODY APPLETON
COUNTY CLERK
SOURBY COUNTY, TEXAS

**NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION**

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON 01/04/2016 AT 4:30 P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER: Ricky Gomez 1003 31st St, Snyder, TX 79549
ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: L7-9 B25 Wilmeth Addn, commonly known as 1003 31st St

On 12/04/2015, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

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If the building is found to be in violation of the standards set forth in Municipal Ordinance No. 1072 of the City of Snyder, the City of Snyder Building Standards Commission may order that the building(s) be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, mortgagee or lienholder within a reasonable time, usually not to exceed 30 days.

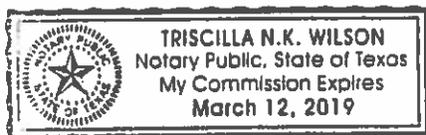
If the Commission's Order given to the owner, mortgagee, or lienholder is not complied with in the allowed time, the City may vacate, secure, remove or demolish the building or relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the property owner in addition to a priority lien being placed upon the property to secure payment.

Respectfully,

Dan Hicks
Code Enforcement Officer

Dan Hicks, City Inspector & Code Enforcement Officer For The City Of Snyder, Texas acknowledged this Instrument before me on this 4th day of December, 2015.


Notary Public

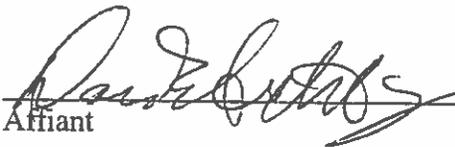


PROBABLE CAUSE AFFIDAVIT

CAME UNTO me this day, Dan Hicks, a person known to me and upon oath swears as follows:

“My name is Dan Hicks. I am over the age of 18, have personal knowledge of the facts asserted below, and am competent to testify to those facts:

- I am a City of Snyder Code Enforcement Officer.
- The legal description of the property is as follows: L7-9 B25 Wilmeth Addn, address 1003 31st St, Property ID# 18219, described as white painted wood siding house with a white composite shingle roof. The southeast corner of the residence is coming apart and has a large gap between the siding and framing, Snyder, Scurry County, Texas. The owner of the property is Ricky Gomez.
- On December 4, 2015, I conducted a Warrantless Inspection of the property. It was observed that the residence is leaning precariously and is coming apart on the southeast corner. It appears as if the foundation on the residence is failing on that corner as well. There has not been water or sewer at the residence since July 10, 2009. There is electrical service to the structure. It is unknown if there is now or ever was natural gas service to the residence.
- We will be searching and inspecting said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes, and also to inspect, review, and take pictures of said property.


Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, on the 4th day of December, 2015, to certify which witness my hand and official seal.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Triscilla N.K. Wilson
(Print or Type Name)

My Commission Expires: 3/12/2019



THE STATE OF TEXAS
CITY OF SNYDER,
COUNTY OF SCURRY

§
§
§
§
§

A BUILDING
LOCATED AT:
1003 31st St,
SCURRY COUNTY, TEXAS

ADMINISTRATIVE SEARCH WARRANT

THE STATE OF TEXAS to the Sheriff or any Peace Officer of Scurry County, or the State of Texas, and/or Code Enforcement Official of the City of Snyder.

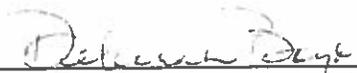
GREETINGS:

WHEREAS, the Affiant, whose signature is affixed to the Affidavit attached hereto (which said Affidavit is by this reference incorporated herein for all purposes), is a person duly authorized by law to make inspections of premises for the purpose of enforcing health, fire, or building regulations, statutes or ordinances, and did heretofore this day subscribe and swear to said Affidavit before me.

WHEREAS, I find that the verified facts stated by Affiant in said Affidavit show that Affiant has probable cause for the belief he expresses therein and establishes the existence of proper grounds for the issuance of this Warrant;

NOW, THEREFORE, you are hereby commanded to enter the location set forth in the Affidavit as the location of the building located at 1003 31st St, Snyder, Scurry County, Texas, said building being described as a white painted wood siding house with a white composite shingle roof, with several doors & windows covered with weathered plywood and/or broken or open situated in the 1000 block of 31st St on the north side of the roadway. The southeast corner of the residence is coming apart and has a large gap between the siding and framing, and search and inspect said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes, and also to inspect, review, and take pictures of said property.

WITNESS my signature on this the 4 day of December, A.D. 2015 at 11:42 o'clock
A .m.



MAGISTRATE, SCURRY COUNTY, TEXAS

RETURN

THE STATE OF TEXAS
CITY OF SNYDER,
COUNTY OF SCURRY

§ A BUILDING
§ LOCATED AT:
§ 1003 31st St,
§ SCURRY COUNTY, TEXAS

The undersigned Affiant, being a Peace Officer/Code Enforcement Official under the laws of Texas and being fully sworn, under oath certifies that it was executed on the 4th day of December, 2015, by making the search directed therein at the said premises to determine the existence of any violation of health, fire, or building regulations, ordinances or statutes and also to inspect, review, and take pictures of said property.

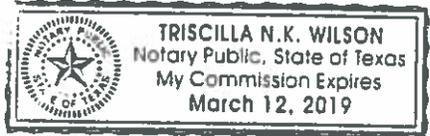


AFFIANT

SUBSCRIBED AND SWORN to before me, the undersigned authority, on this the 4th day of December, 2015.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Through Tax Year
2015

TAX CERTIFICATE

Certificate #
11071

Issued By:

Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street
Snyder, Tx 79549

Property Information

Property ID: 18219 Geo ID: 01-0208-0990-0025-0028
Legal Acres: 0.0000
Legal Desc: L7-9 B25 WILMETH ADDN
Situs: 1003 31ST ST SNYDER, TX 79549
DBA:
Exemptions: HS

Owner ID: 12590 100.00%
GOMEZ, RICKY
1003 31ST ST
SNYDER, TX 79549-4212

For Entities

CITY OF SNYDER
HOSPITAL DISTRICT SCURRY CO
SCURRY CAD
SCURRY COUNTY
SNYDER ISD
WESTERN TX COLLEGE

Value Information

Improvement HS: 6,532
Improvement NHS: 0
Land HS: 3,015
Land NHS: 0
Productivity Market: 0
Productivity Use: 0
Assessed Value 9,547

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00

Effective Date: 12/02/2015

Total Due if paid by: 12/31/2015

0.00

Tax Certificate Issued for:	Taxes Paid in 2015
SCURRY COUNTY	14.11
CITY OF SNYDER	41.88
SNYDER ISD	0.00
WESTERN TX COLLEGE	30.33
HOSPITAL DISTRICT SCURRY CO	11.19

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/02/2015
Requested By: SNYDER ABSTRACT & TITLE
Fee Amount: 10.00
Reference #: RICKY GOMEZ

Page: 1
The Assessor, Inc.


Signature of Authorized Officer of Collecting Office

SNYDER ABSTRACT & TITLE CO., INC.

2617 College Avenue / P.O. Box 69
Snyder, Texas 79550-0069
325-573-8558 fax: 325-573-0974
satco@snyderabstract.com

ABTRACTOR'S CERTIFICATE

Dan Hicks
City of Snyder
1925 24th
Snyder, Texas 79549

December 2, 2015

THIS IS TO CERTIFY: That we have examined the records of the office of Snyder Abstract & Title Co., Inc., insofar as they pertain to the following described property situated in Scurry County, Texas, to-wit:

1003 31st Street

All of Lots Numbers Seven (7), Eight (8), and Nine (9), in Block Number Twenty-five (25), of the WILMETH ADDITION, to the City of Snyder, Scurry County, Texas as the same appears according to the map or plat of said Addition which is of record in the office of the County Clerk of Scurry County, Texas.

Said records having been examined for a period of time from November 1, 1999 at 8:00 a.m. to November 24, 2015 at 8:00 a.m., and that our records reflect the last conveyance of title to said property to be in the name of:

RICKY GOMEZ

and finding the following instruments of record affecting such property:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
OR 448/650	Helen Louise Harriman, dec'd	Ricky Gomez Billie Hardiman	Heirship Affidavit	10-14-1999	11-1-1999
OR 448/653	Billie Hardiman	Ricky Gomez	Deed Without Warranty	10-5-1999	11-1-1999
Cause # 24687	Scurry County, et al	Ricky Gomez	Tax Suit		6-10-2013

Based upon the above referenced instruments and examination, title to the above-described property appears to be vested as follows:

RECORD OWNER: **RICKY GOMEZ**

RECORD LIENHOLDERS: **None of Record**

STATE AND/OR FEDERAL TAX LIENS (As against record owners): **None of Record**

BANKRUPTCIES AND SUITS INVOLVING DEBTORS:

Cause # 24687	Scurry County, et al	Ricky Gomez	Tax Suit		6-10-2013
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ABSTRACTS OF JUDGMENT (As against record owners): **None of Record**

THIS REPORT IS NOT TITLE INSURANCE. This report only provides title information contained in the above stated records and does not reflect unindexed or misindexed matters or any unrecorded or off

record matters that may affect such land. This Company, in issuing this report assumes no liability on account of certain defects that would render such instruments or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exceptions which would appear in a title policy. This company's liability for this report is limited to the amount paid for this report and extends only to the party to which it is issued. No other party may rely on this report. This report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

This certificate does not cover any matters pertaining to rights of parties in possession and is issued with the express understanding, evidenced by acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the title herein described, but is simply reporting hereby as to the recitals of instruments found of record and that the undersigned will incur no liability by reason of the issuance, delivery and/or use of this certificate. Notice is hereby given pursuant to Section 17.506 of the Texas Deceptive Trade Practices Act. Snyder Abstract & Title Co., Inc. hereby notifies the deliverce or user of this certificate that Snyder Abstract & Title Co., Inc. has prepared this Abstractor's Certificate (written information) from official government records or some other source and that Snyder Abstract & Title Co., Inc. is relying on this information in the preparation and delivery of this Abstractor's Certificate. The deliverce or user of this certificate expressly waives the right to sue the undersigned based on liability under tort law, contract law, or the Texas Deceptive Trade Practices Act.

Deliverce or user of this certificate, by acceptance of same, undertakes to indemnify and hold harmless Snyder Abstract & Title Co., Inc., its successors and /or assigns, from any and all claims as a result of the failure whatsoever in the title of said property. It is the intention of the parties hereto that Snyder Abstract & Title Co., Inc. shall prepare an Abstractor's Certificate covering the property herein and shall do nothing else. Snyder Abstract & Title Co., Inc. makes no other representations either impliedly or expressly.

SNYDER ABSTRACT AND TITLE CO., INC.

By:  _____
DAVID COTTON, President

JS/certificate/city/1003 31st

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THE STATE OF TEXAS §
COUNTY OF SCURRY §

DEED WITHOUT WARRANTY

KNOW ALL MEN BY THESE PRESENTS:

That I, **BILLIE HARDIMAN**, conveying herein my sole and separate property and estate (hereinafter referred to as "Grantor"), of Bexar County, Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations, to me in hand paid by **RICKY GOMEZ**, whose mailing address is 1003 31st St., Snyder, TX 79549 (hereinafter referred to as "Grantee"), the receipt of which is hereby acknowledged and confessed;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said **RICKY GOMEZ**, of the County of Scurry, State of Texas, all of my right, title and interest in and to the following-described lots, tracts or parcels of land, lying and being situated in the County of Scurry, State of Texas, described as follows:

All of Lots Numbers Seven (7), Eight (8) and Nine (9), in Block Number Twenty-five (25), of the **WILMETH ADDITION**, to the City of Snyder, Scurry County, Texas, as the same appears according to the map or plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging unto the said **RICKY GOMEZ**, his heirs, representatives and assigns, forever.

Notwithstanding anything contained herein to the contrary, this deed is made and accepted without warranty of title, either express or implied.

EXECUTED this 5th day of October, 1999.

Billie Hardiman

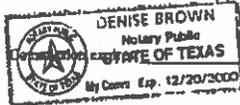
BILLIE HARDIMAN

THE STATE OF TEXAS §
COUNTY OF SCURRY §

This instrument was acknowledged before me on this the 5th day of October, 1999, by **BILLIE HARDIMAN**.

Denise Brown

Notary Public in and for
State of Texas



04/20/2000 10:00 AM

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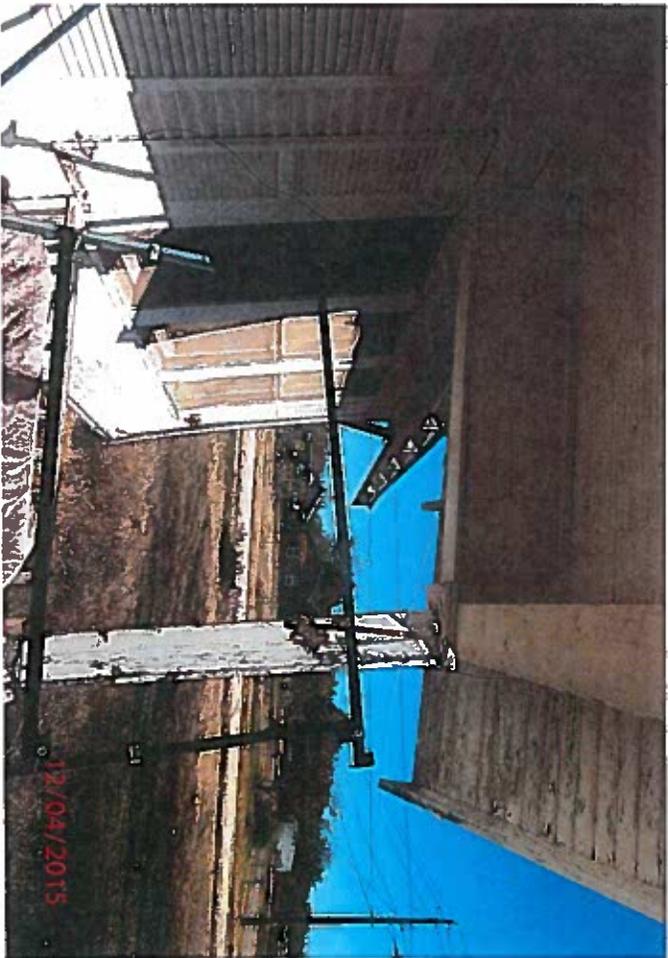
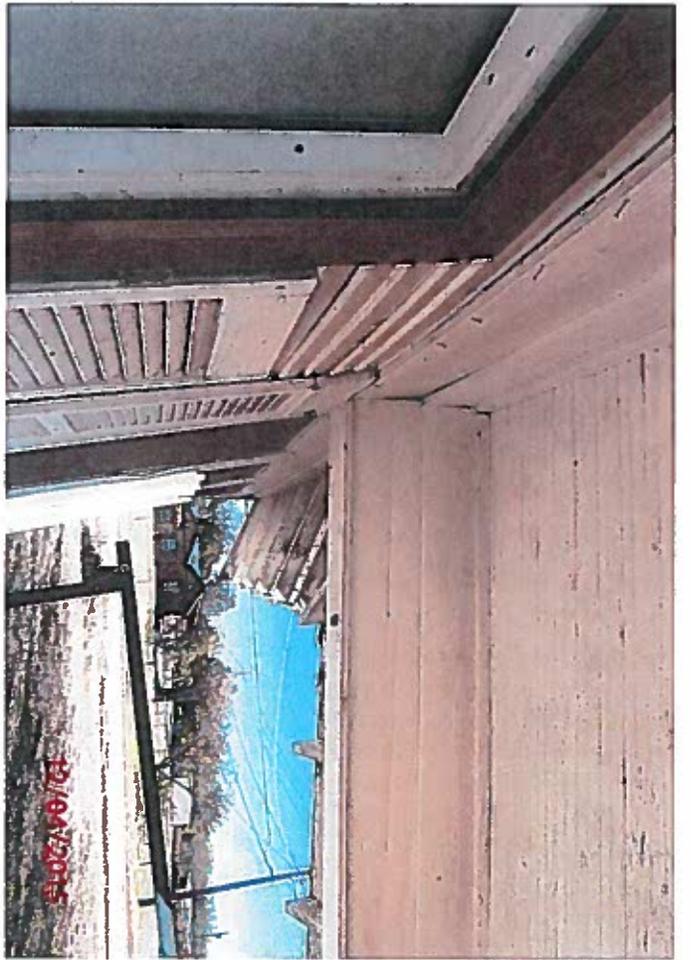
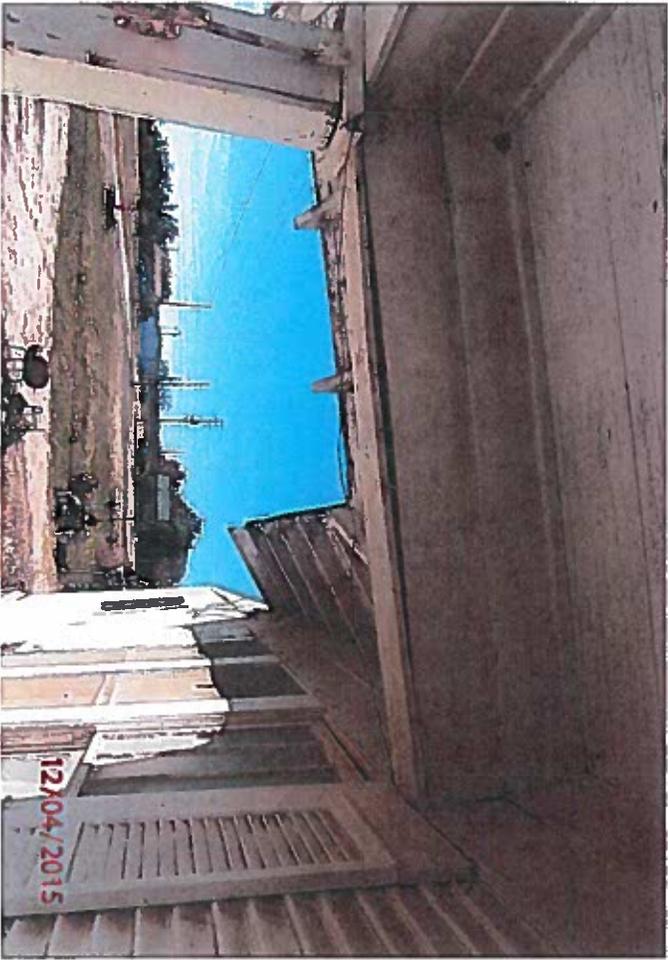
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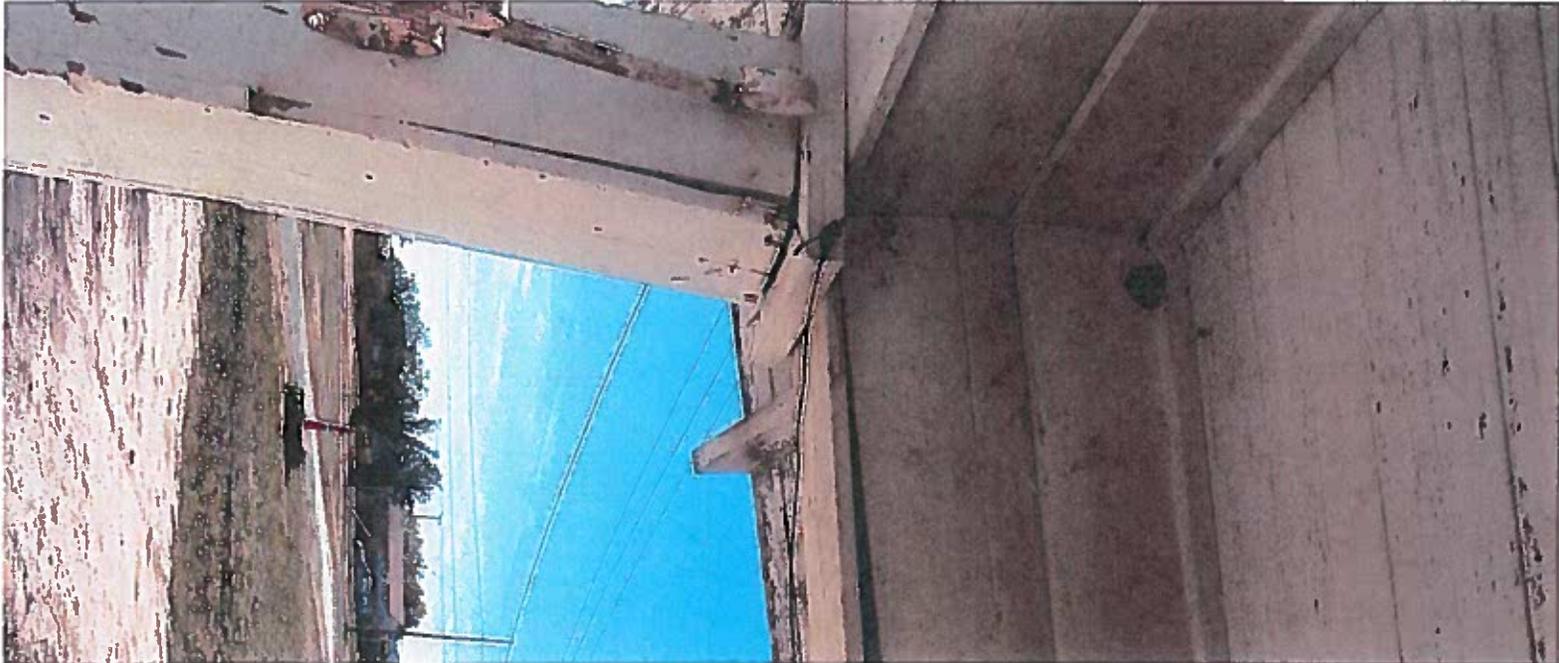
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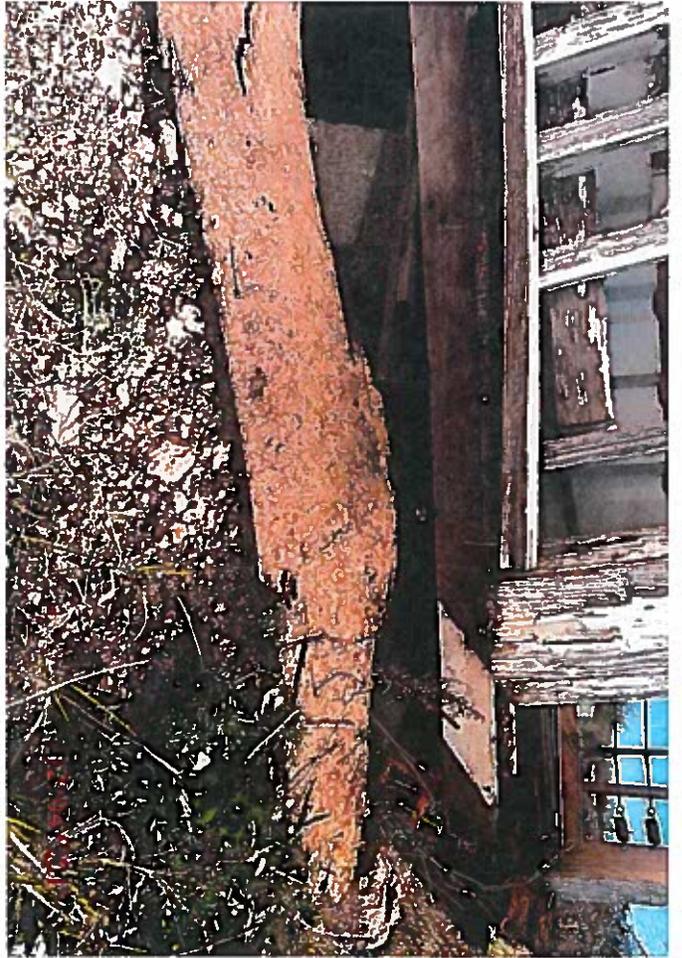
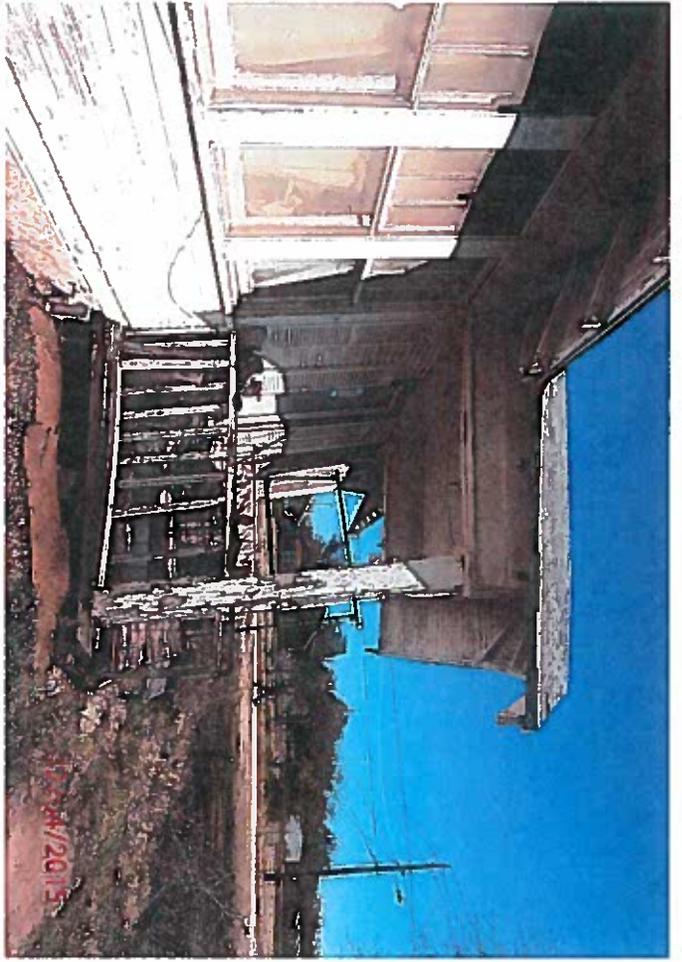
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Scurry County
On: Nov 01, 1999 at 03:38P
As a
RECORDABLE
Document Number: 0993181
Amount 9.00
Receipt Number - 11852
By:
Abelia Espinosa

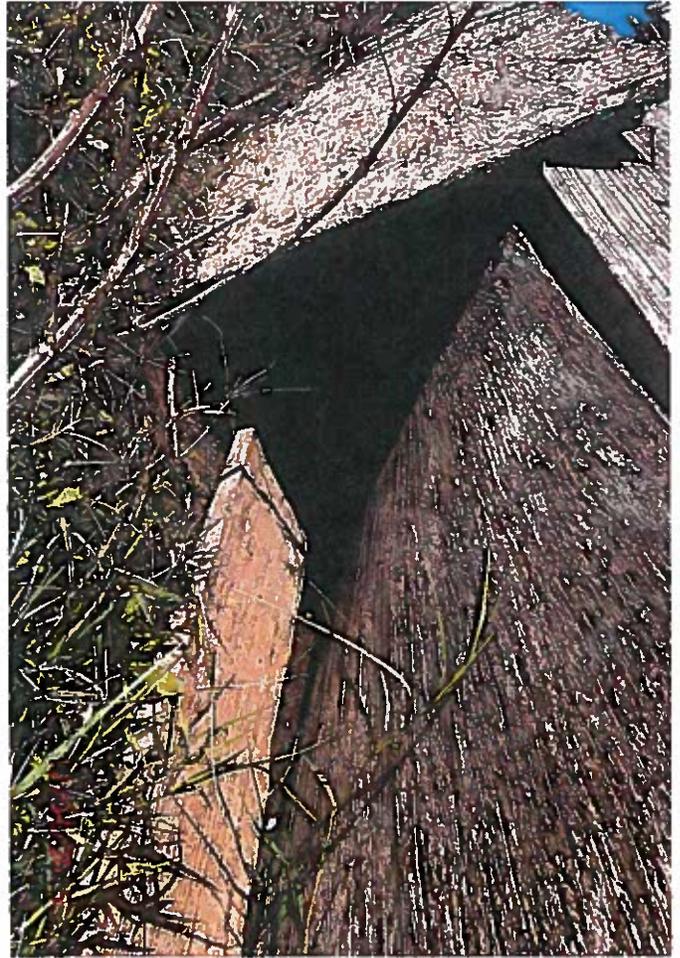
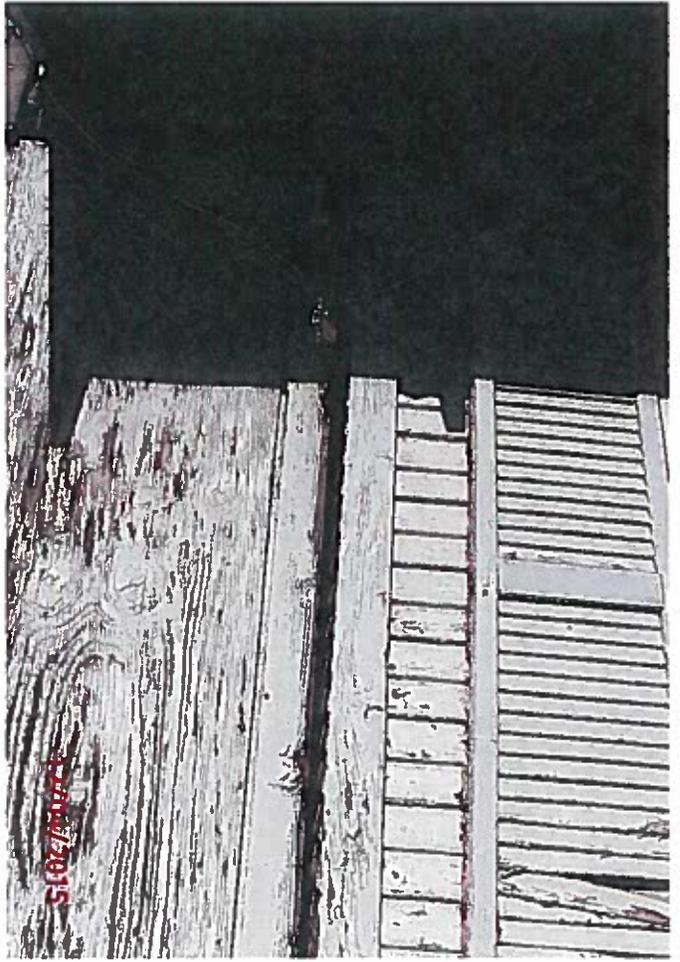
STATE OF TEXAS COUNTY OF SCURRY
I hereby certify that this instrument was
filed on the date and time stamped herein by me
and was duly recorded in the volume and page
of the same records of:
Scurry County
as stamped herein by me.
Nov 01, 1999

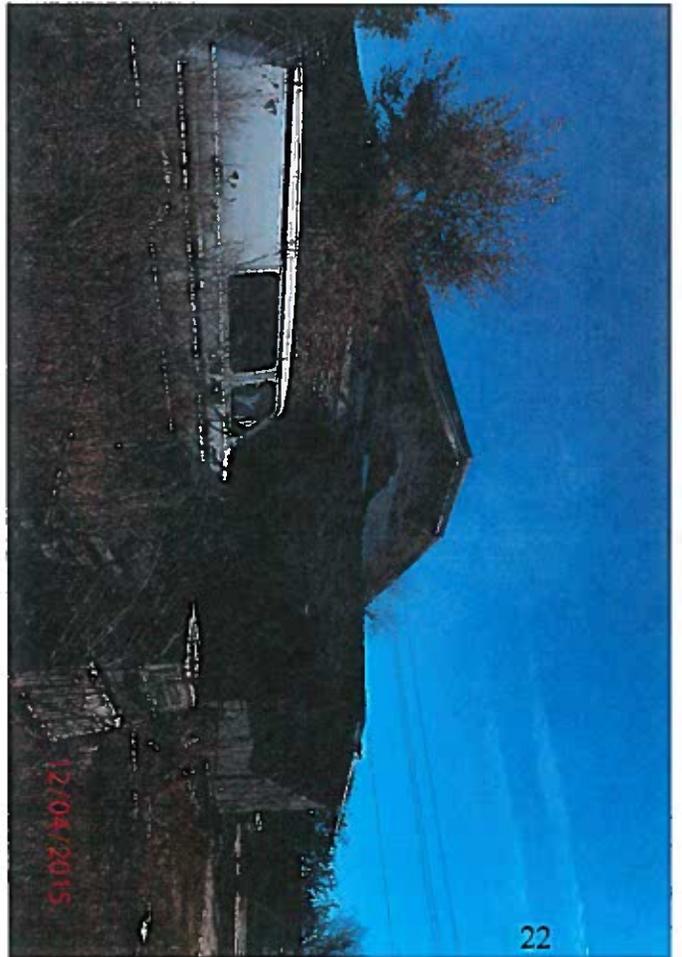
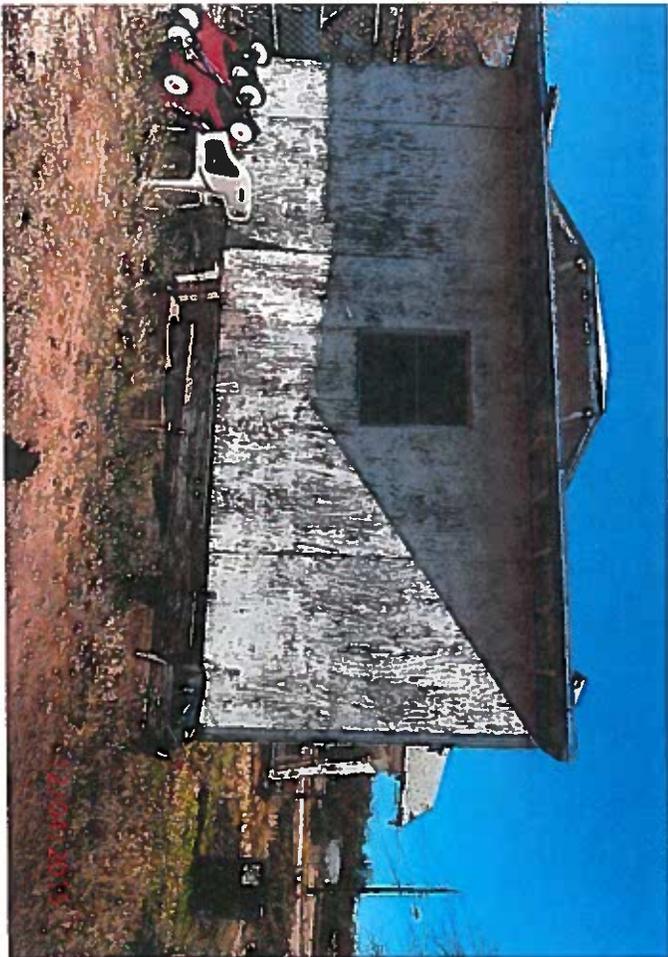
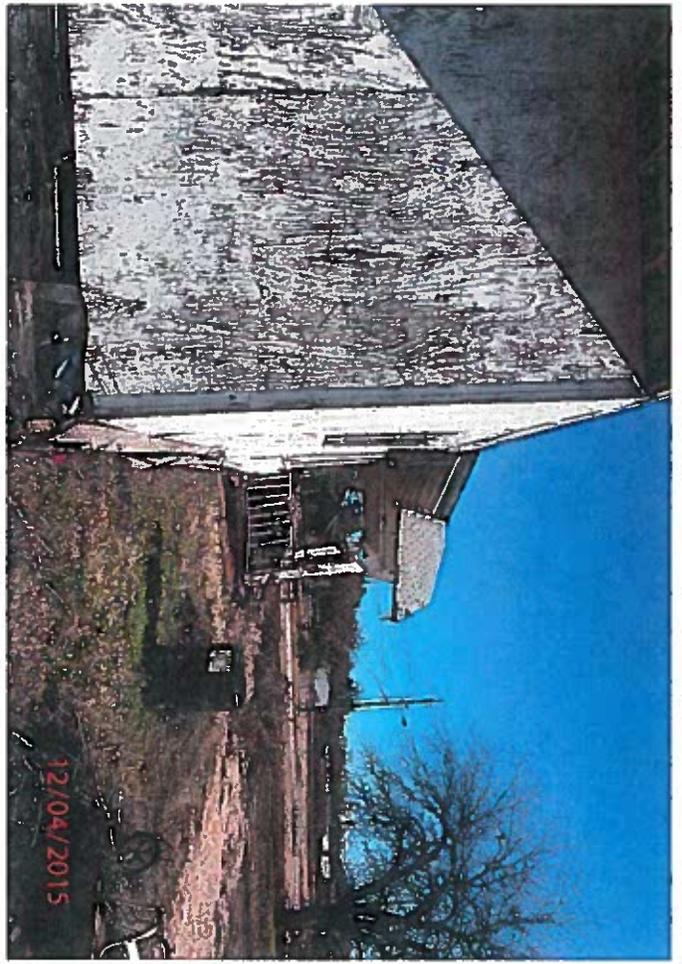
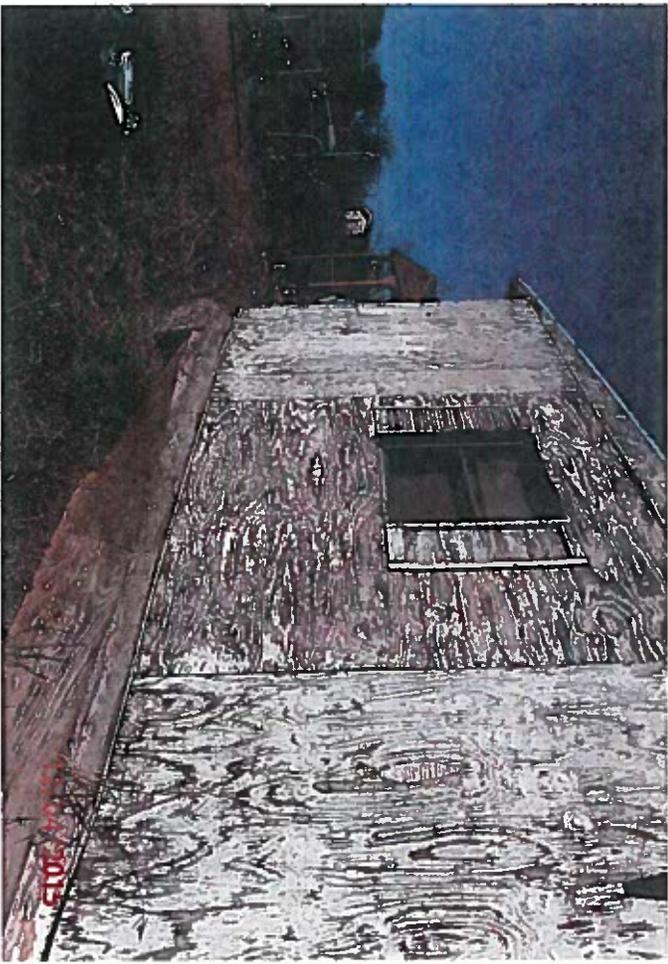
Honorable Just Beach, County Clerk
Scurry County

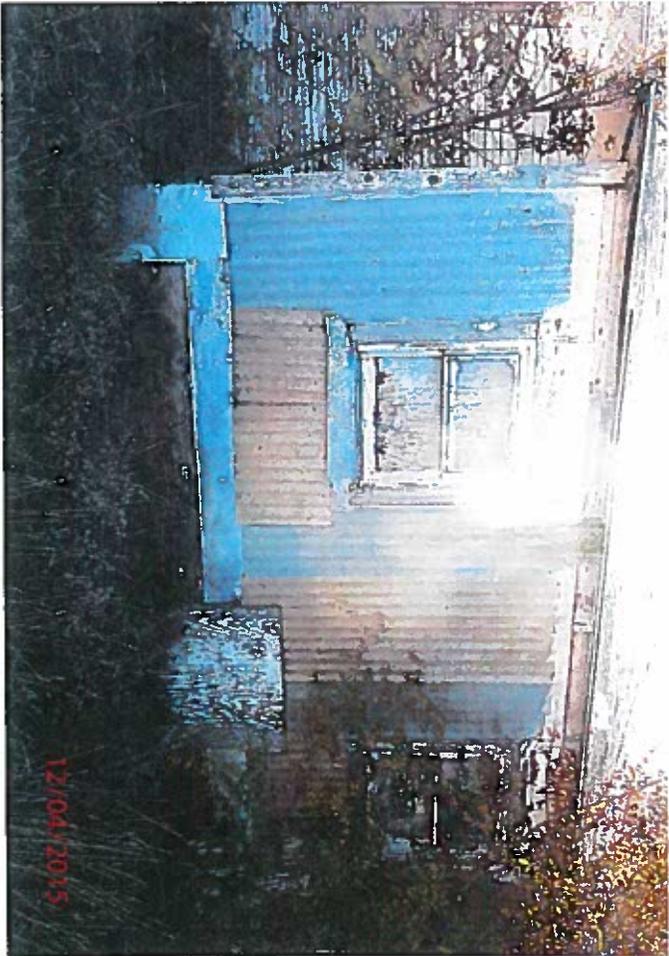
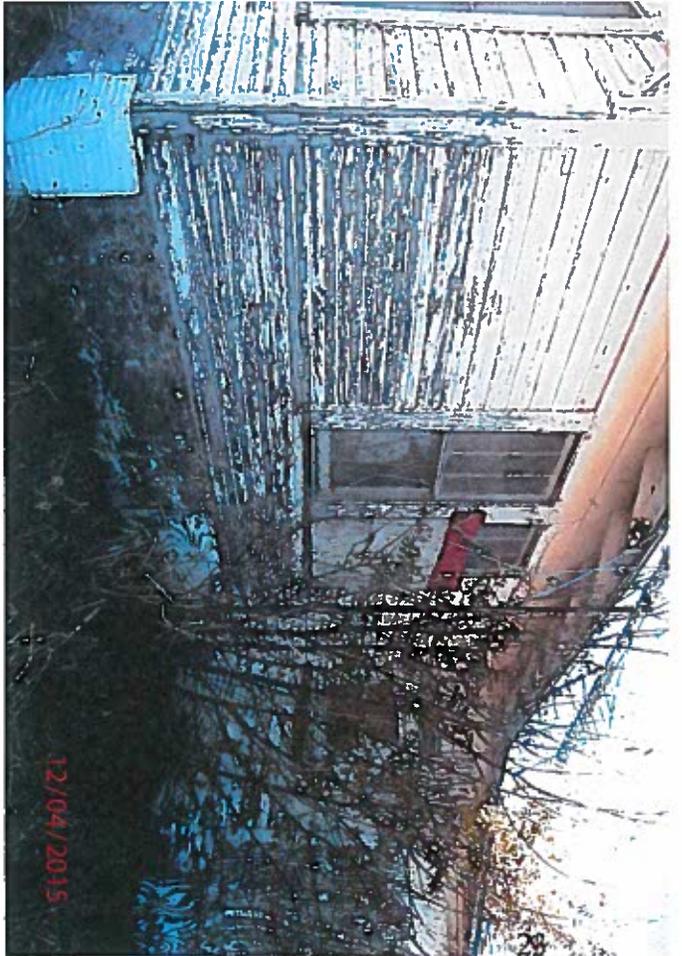
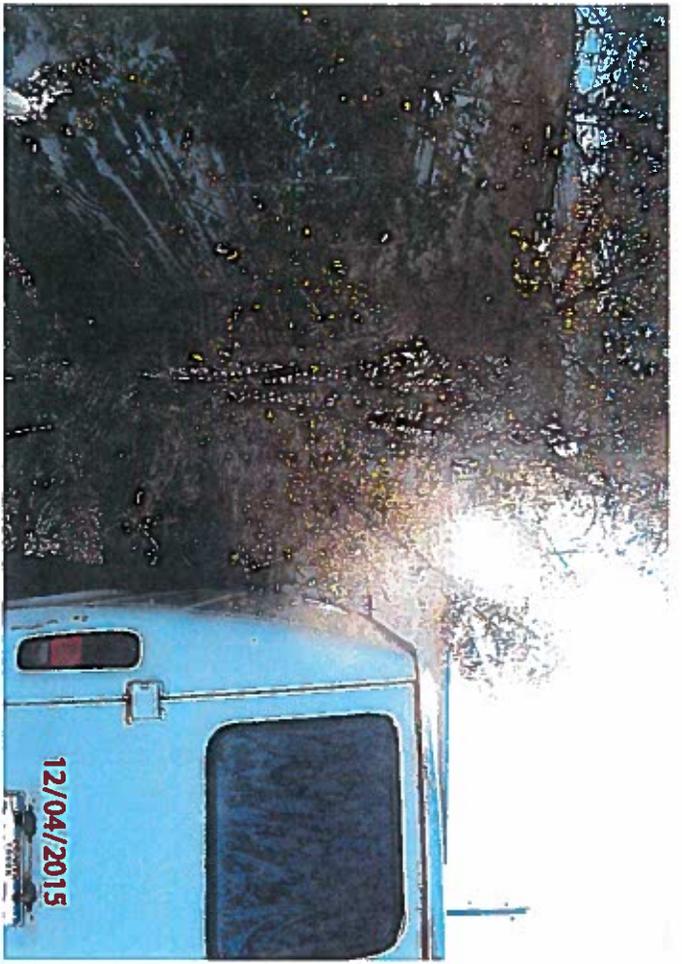


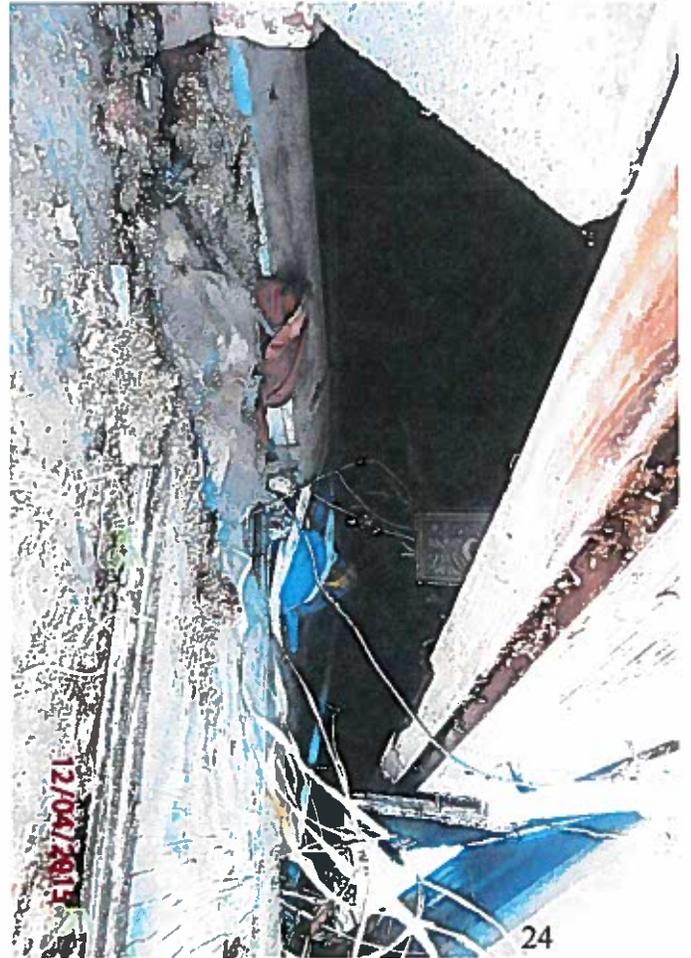
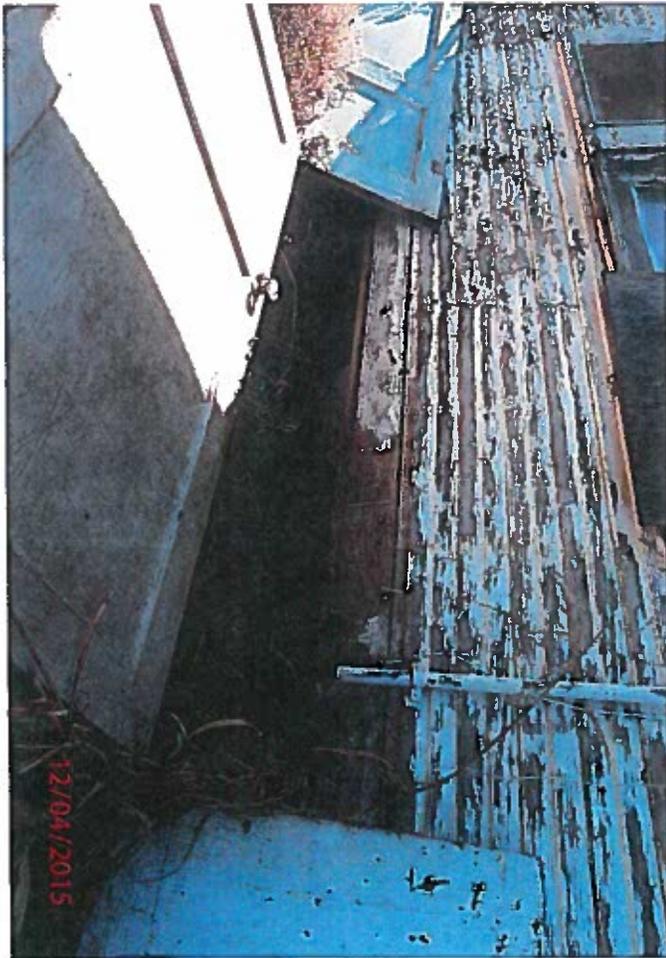
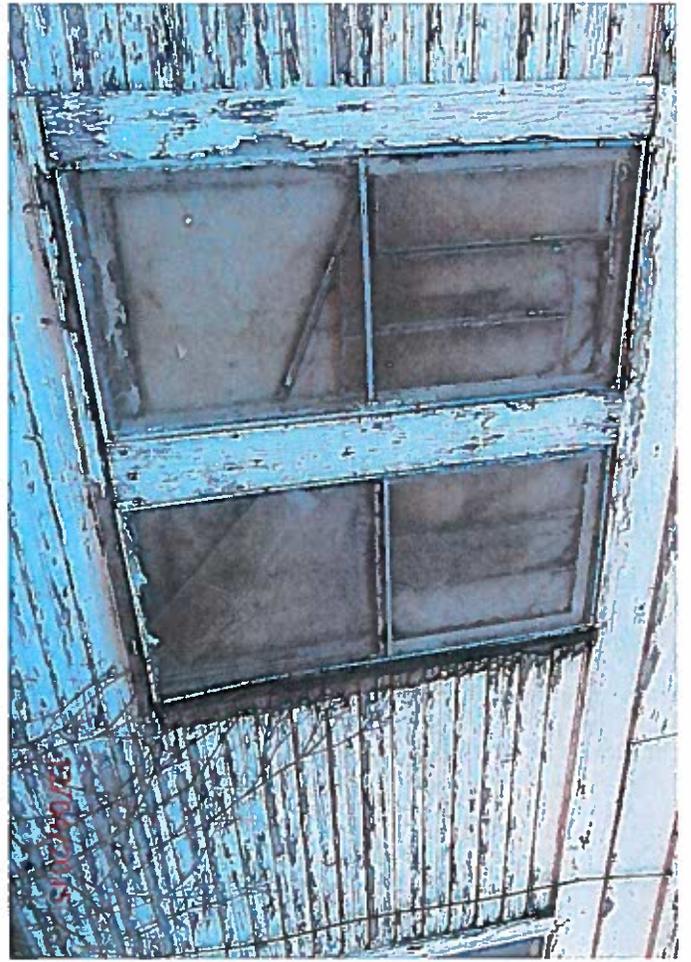
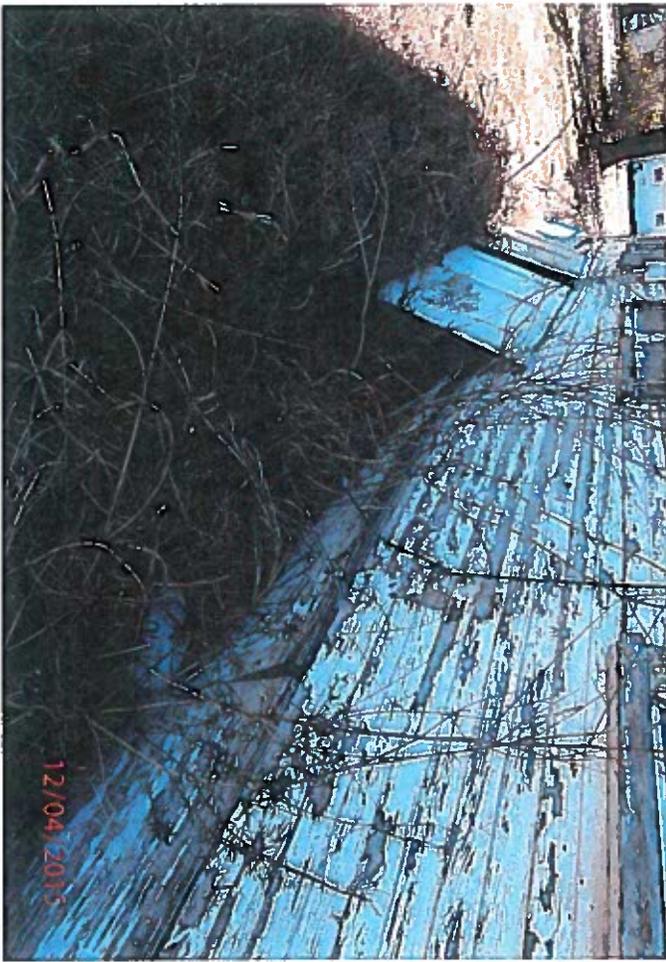


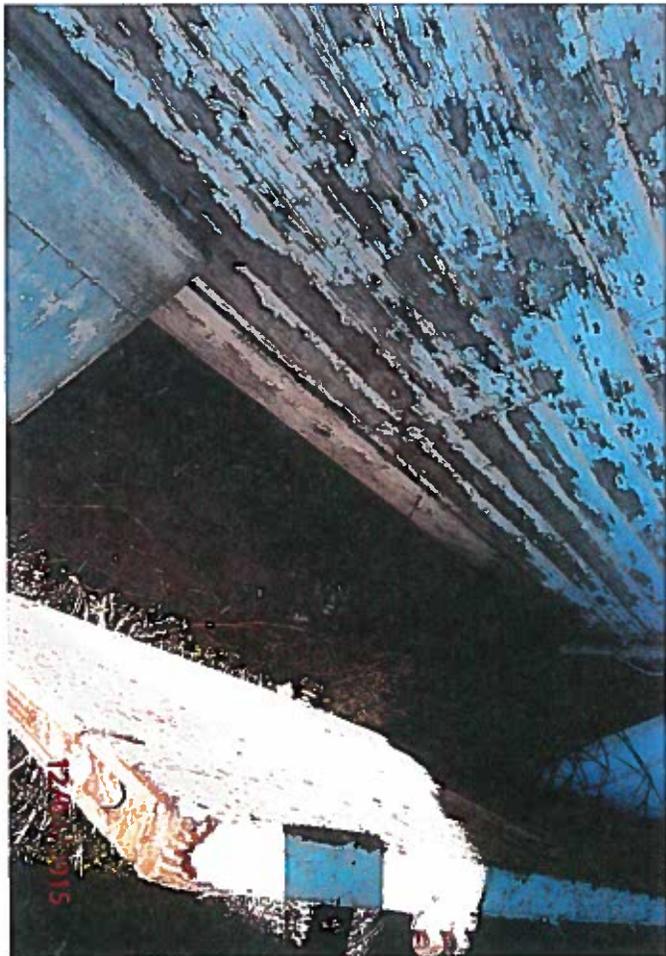


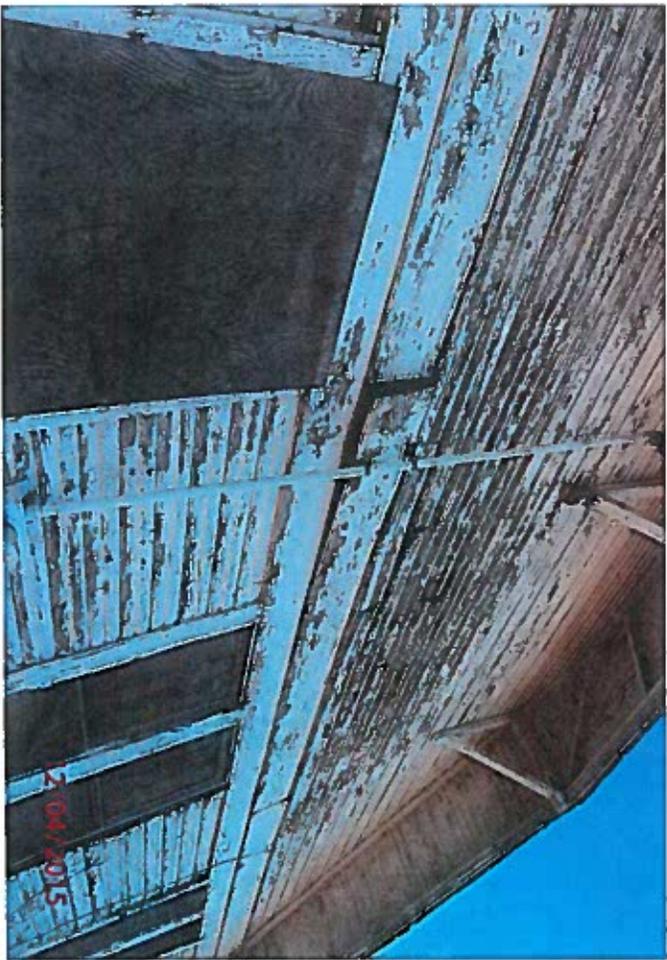
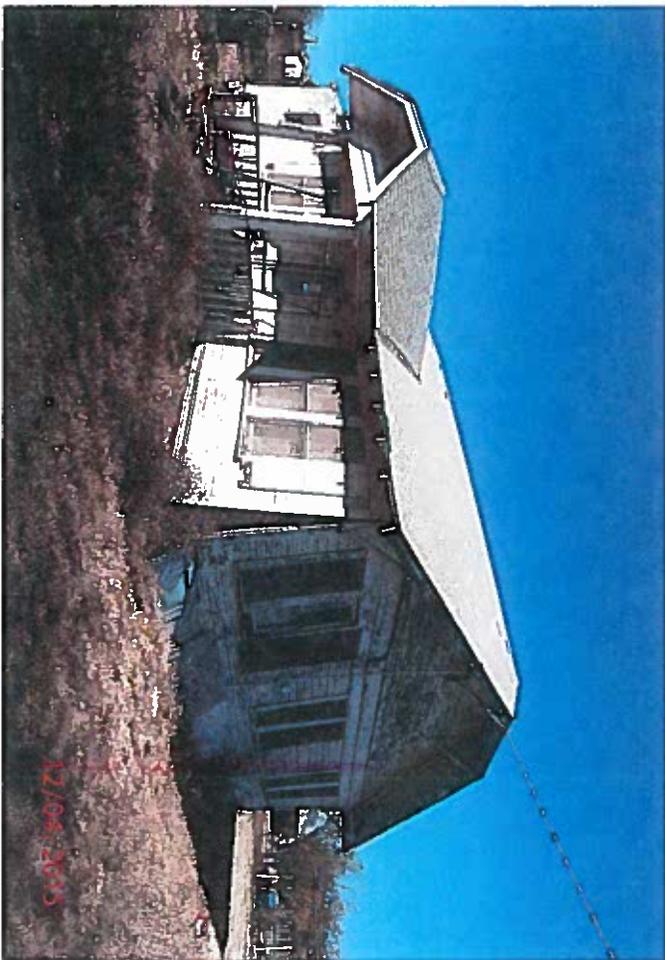


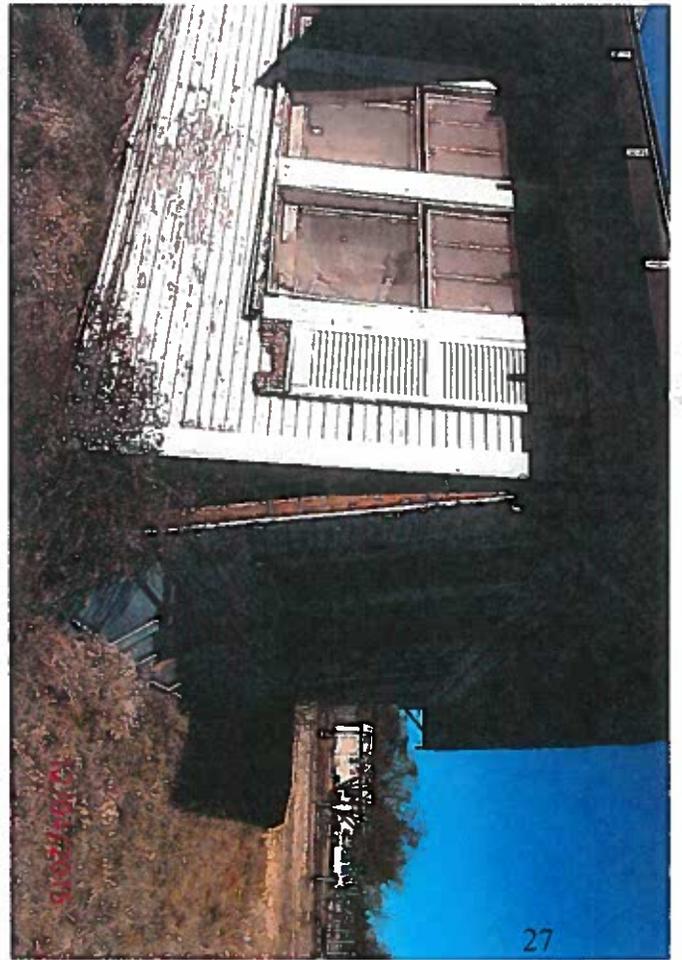
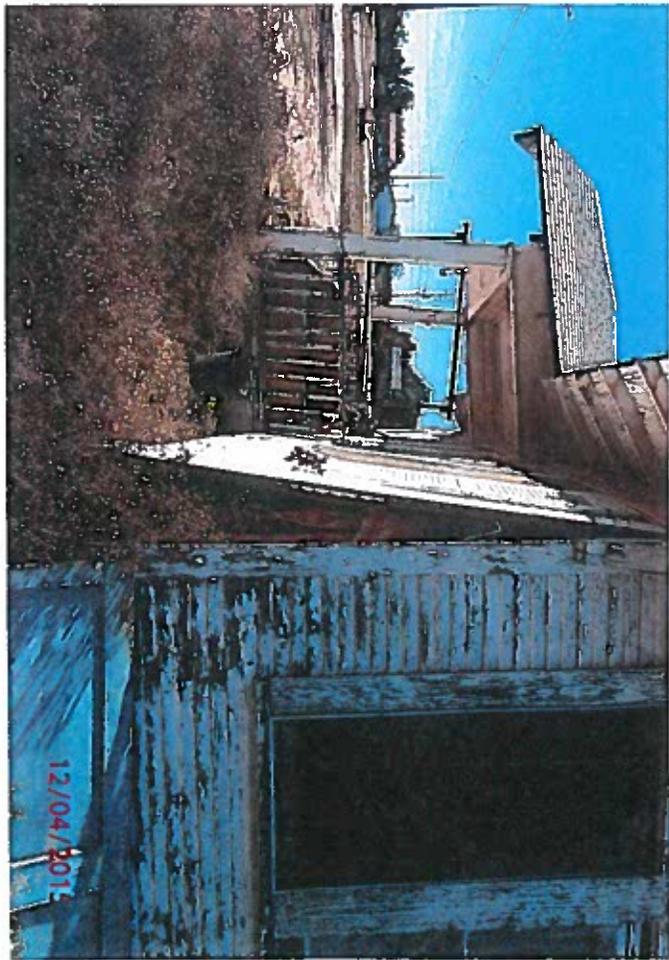
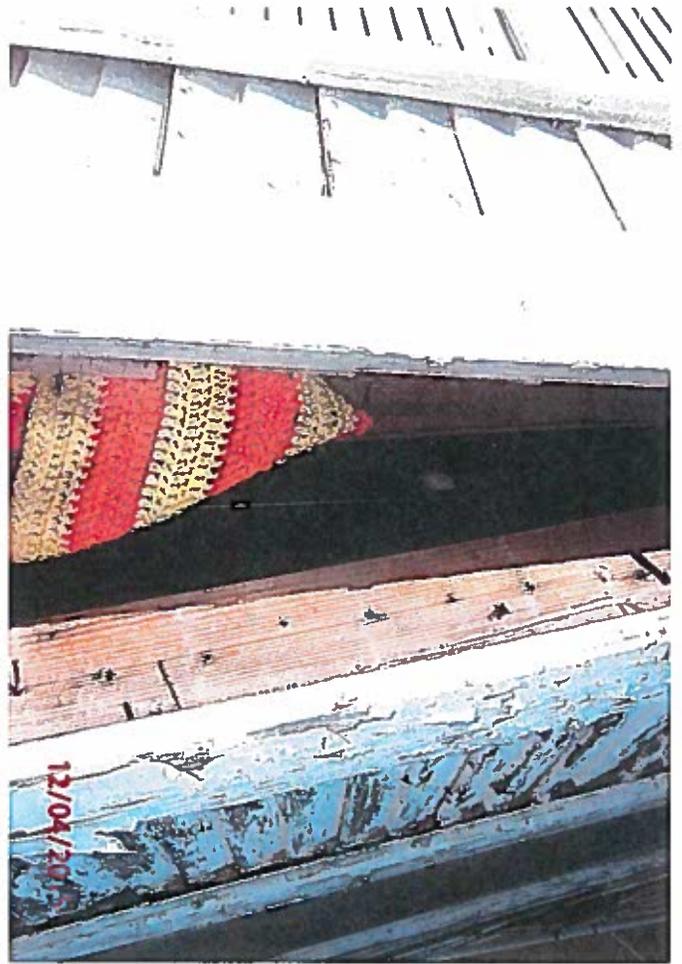
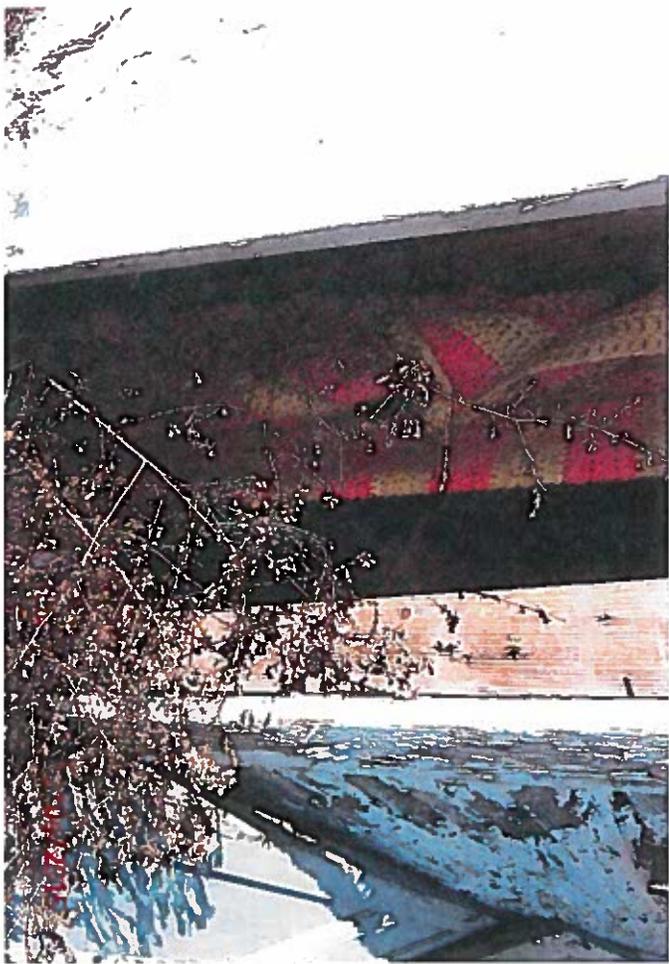


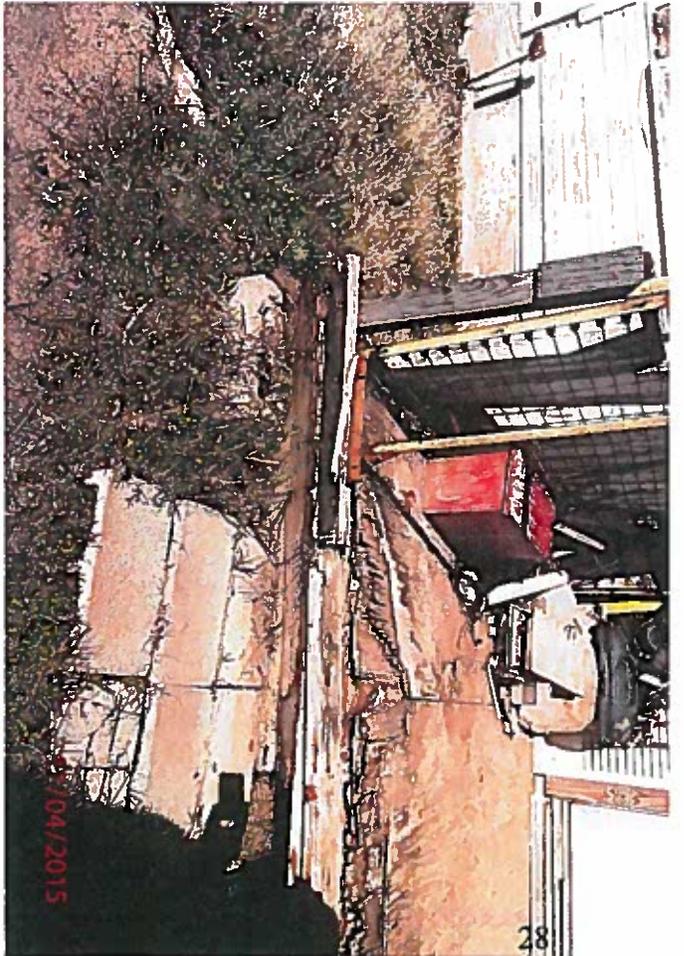
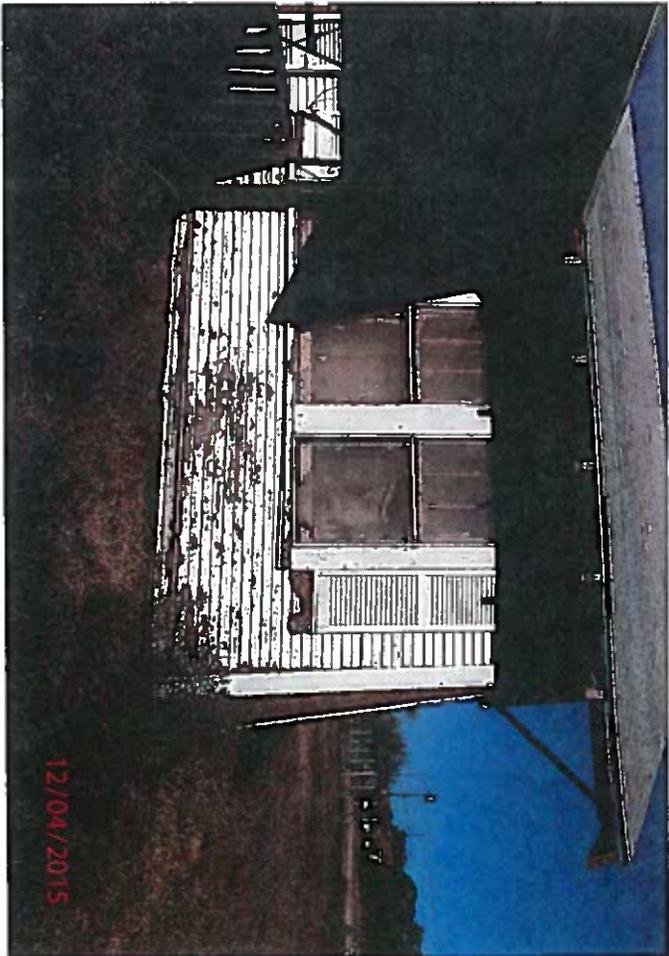
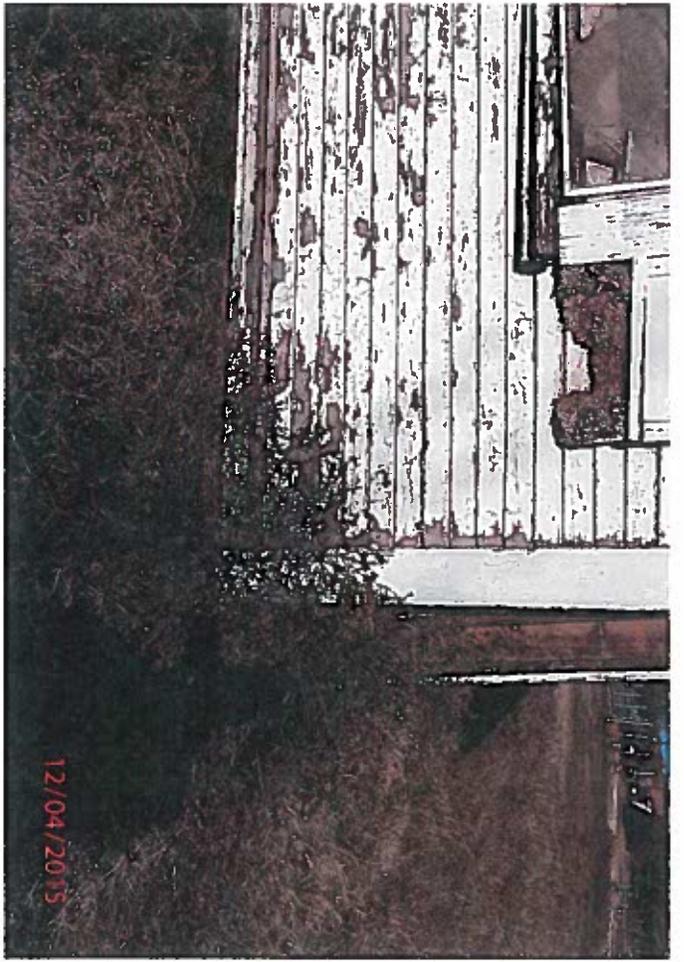
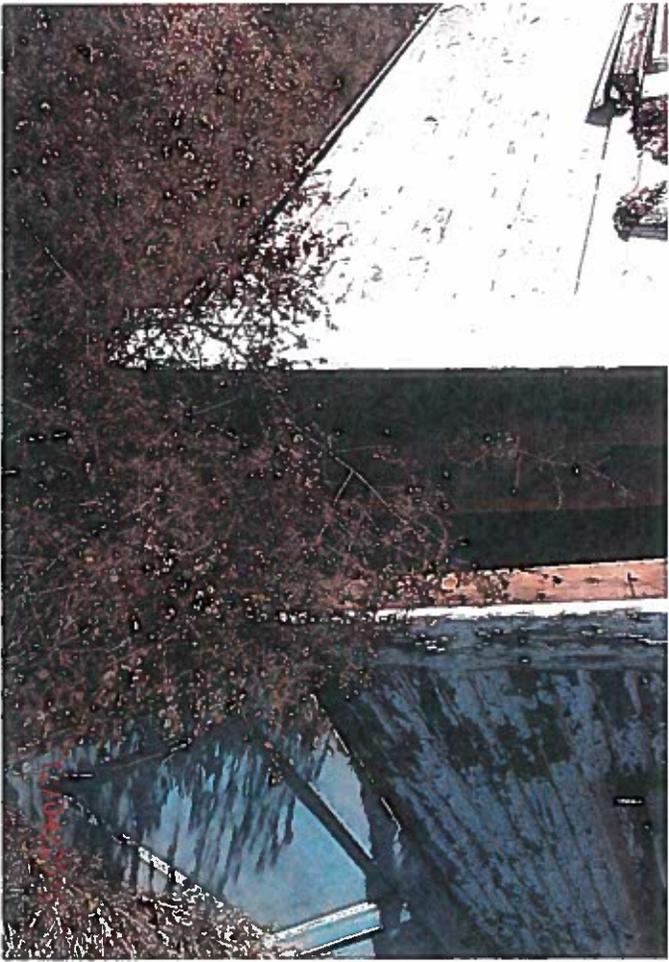


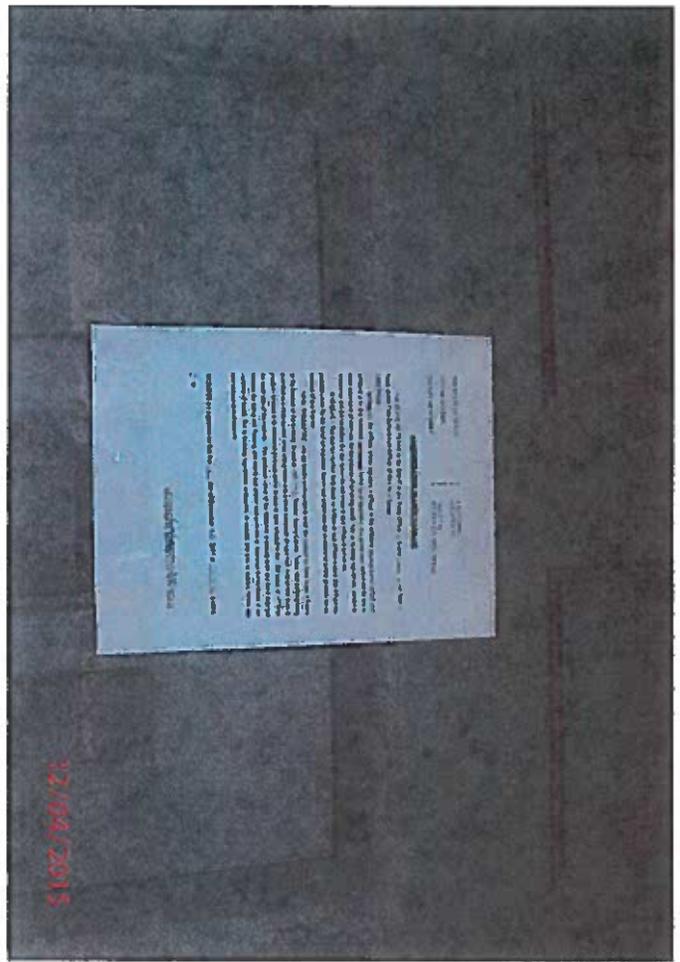


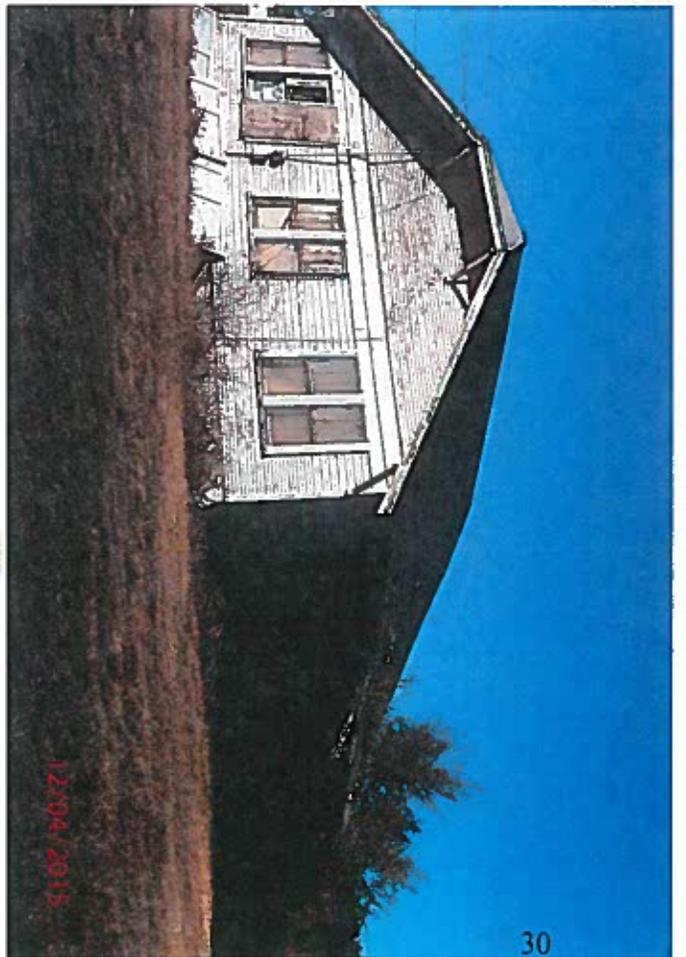
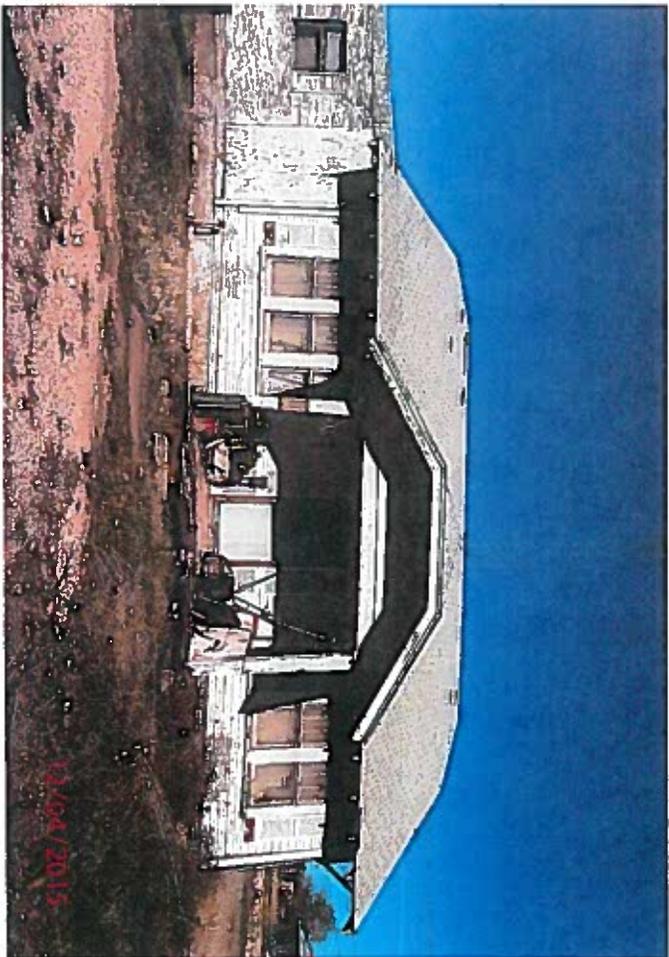
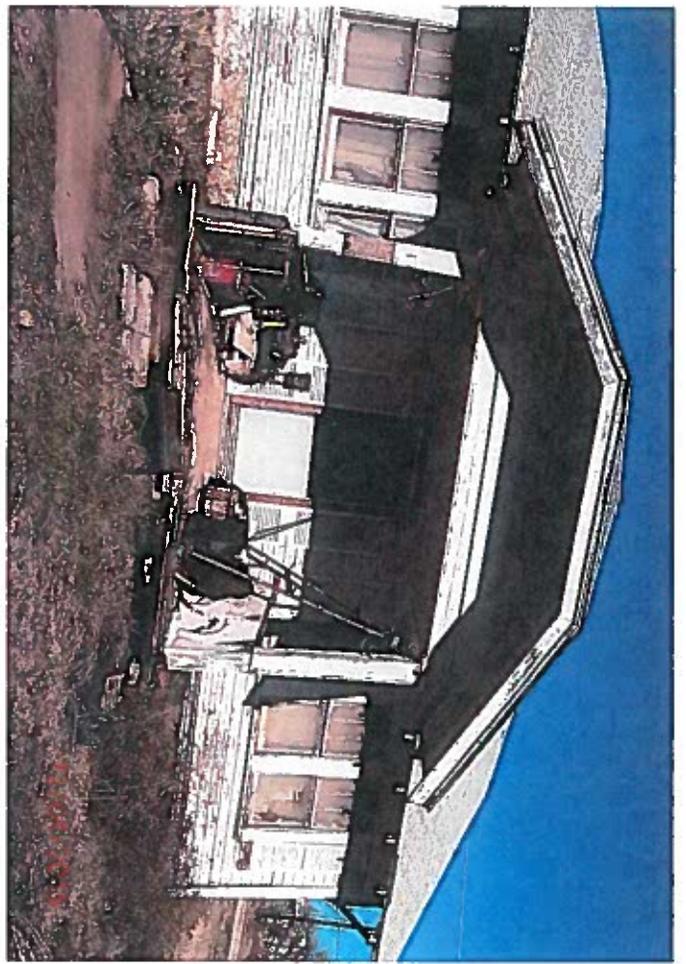
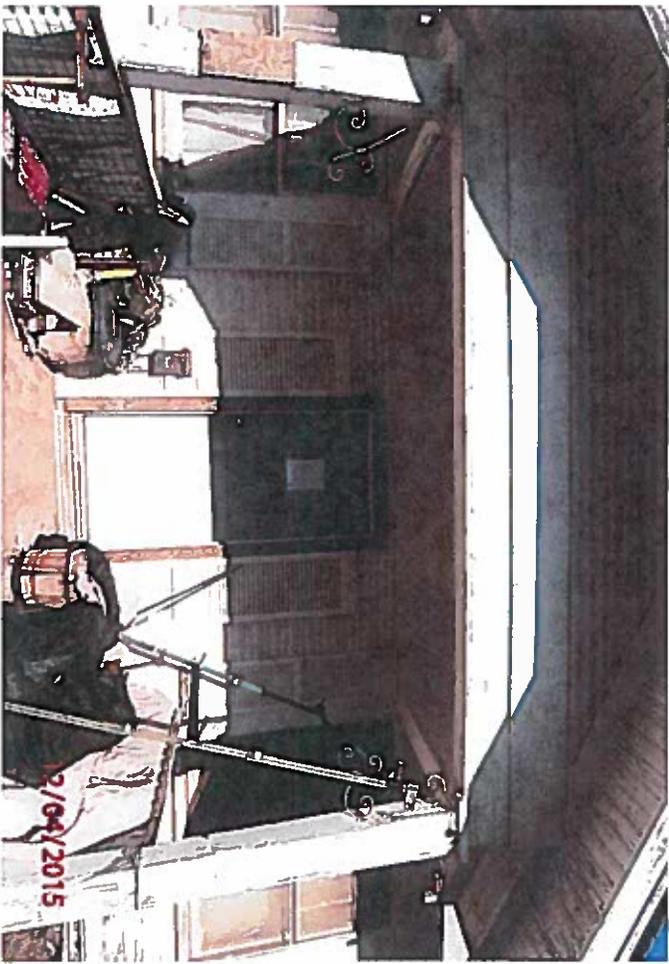


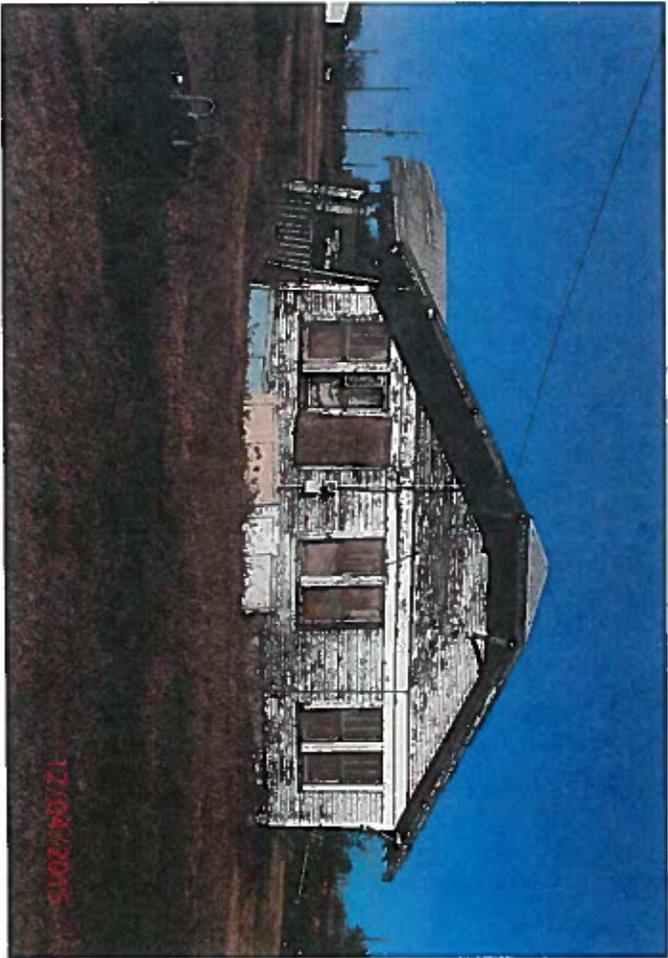
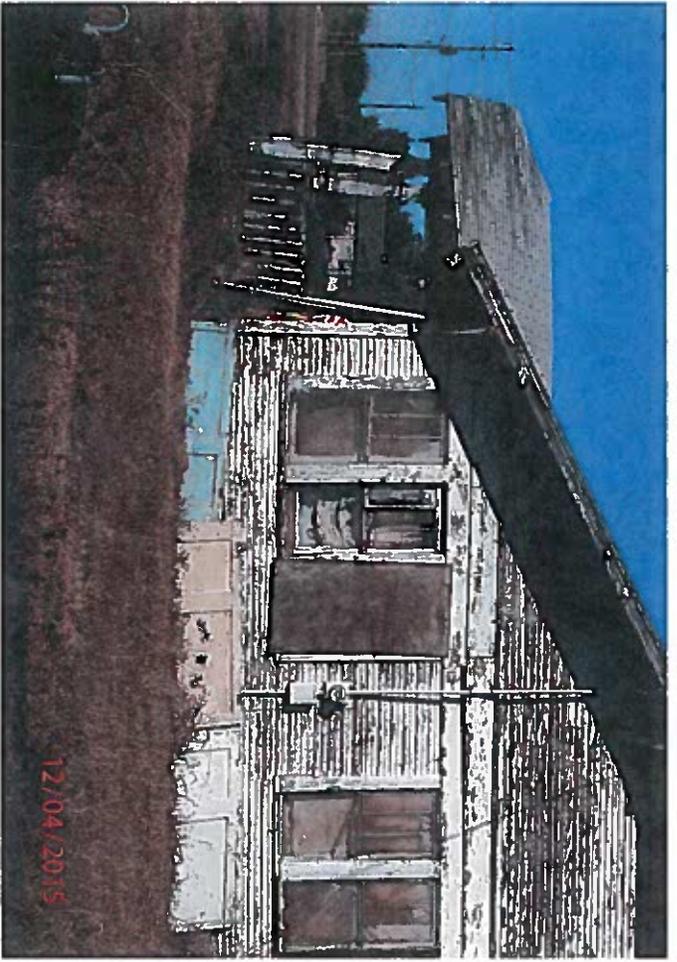
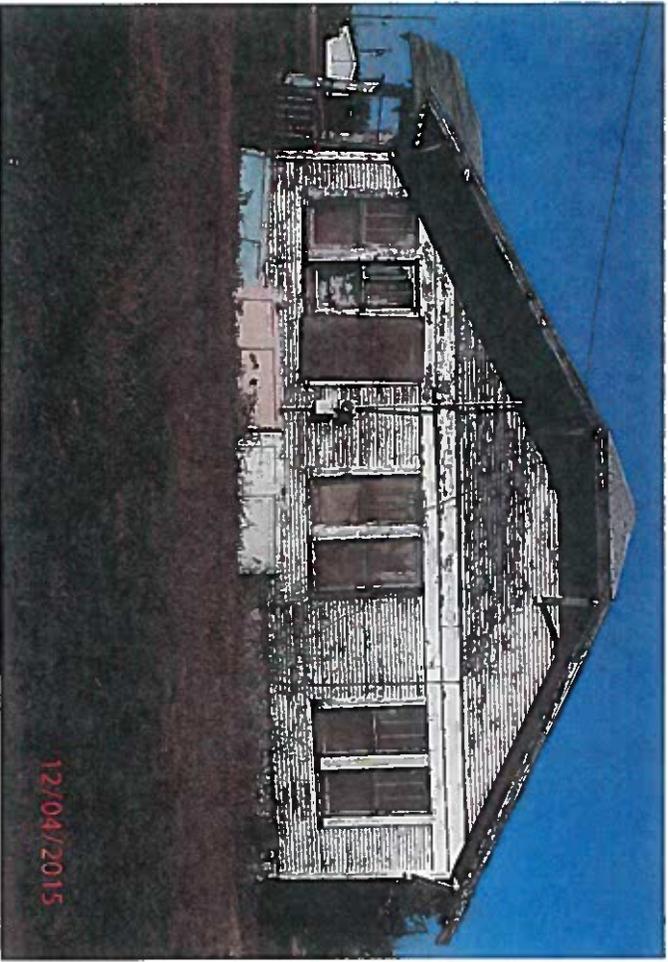


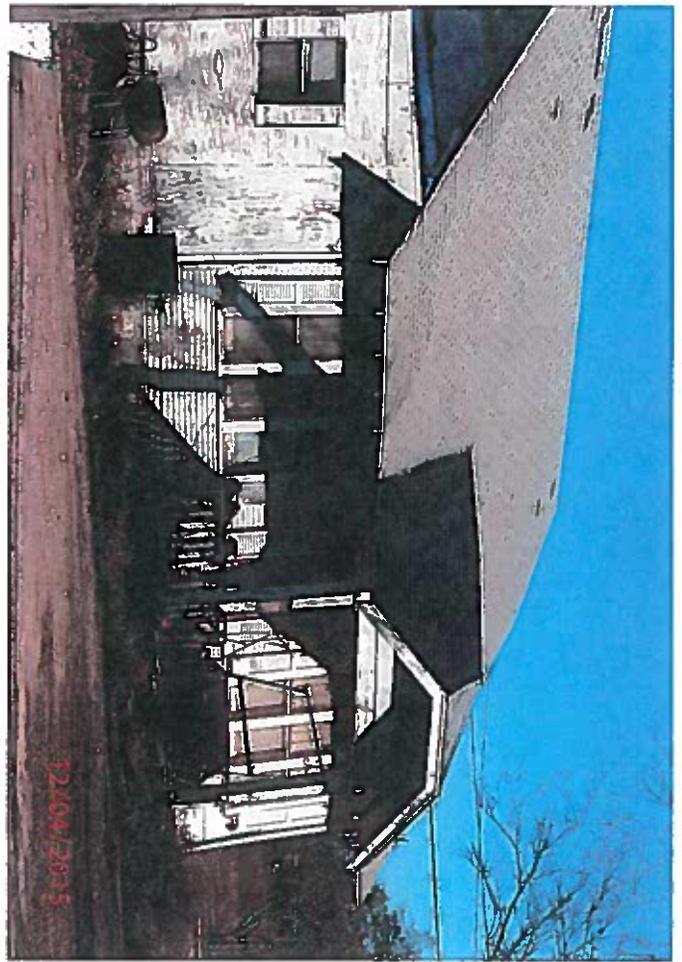
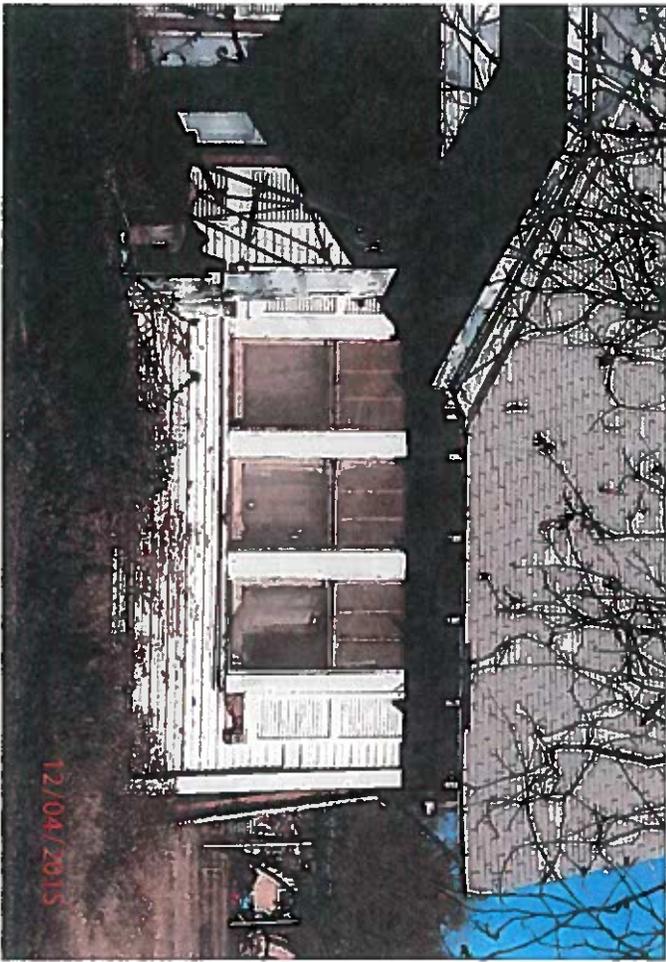












**CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.160104A**

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 1003 31st St , SNYDER, TEXAS 79549: Legal Description: Lot 25, Block 7-9, Wilmeth Addition.

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 01/04/2016, wherein the structure located at 1003 31st St, Snyder, Texas 79549, described in previous notices as "Lot 25, Block 7-9, Wilmeth Addition, was agenda item number 160104A; Legal Description being:

Being 0.34 acre tract of land in Lot 6 Block 21, of the ORIGINAL TOWN OF SNYDER, Scurry County, Texas, and being described by metes and bounds as follows:

BEGINNING at the most Northerly NE corner of Lot 6, B21, of the Original Town of Snyder, for the NE corner of this tract;

THENCE South along and with the West line of Avenue R, for the 138.46 feet to an iron rod set in the West line of Avenue R, for the SE corner of this tract;

THENCE N57

WHEREAS, the Building Standards Commission and the Property Owner agree that the Property is in violation of the ordinances relative to substandard structures under "Substandard Buildings" Ordinance Number 1072; and

WHEREAS, the Building Standards Commission finds that the structure is unoccupied and has been secured against unauthorized entry; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented, including the issuance of notices, the minimum standards violated as set forth in the Administrative Orders and Reports attached to the Chapter 214 letter dated 12/04/2015, for its consideration of this matter and incorporates the same into the body of this Order as specific findings of fact for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the minimum standards required by applicable ordinances; and

WHEREAS, the Building Standards Commission finds that the Property is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION OF THE CITY OF SNYDER THAT:

1. _____ The owner is hereby ordered to repair, remove or demolish the structure located at _____ by no later than 30 days from the date of this Order;
2. _____ The owner has requested, and the Building Standards Commission is permitting the owner _____ days to conduct the repairs. Since the Building Standards Commission is permitting more than 30 days to repair, remove, or demolish the structure, the following specific time schedule is established for the commencement and performance of the work,
 - a. By no later than _____ owner must pull the following permits:
 1. _____ Building
 2. _____ Electrical
 3. _____ Plumbing
 - b. By no later than _____ owner must secure the property against unauthorized entry.
 - c. _____
 - d. _____
3. _____ The property owner or lienholder report to the City the progress on the performance of the work to be performed by _____.
4. _____ The owner must secure the property against unauthorized entry by no later than _____ and while the work is being performed as determined by the City Inspector.
5. _____ No work be performed until such time as a permit is issued consistent with City ordinances;
6. _____ An asbestos study be conducted and submitted to the state and city for approval prior to performing any work ordered herein;
7. _____ All work to be performed be conducted consistent with City ordinances, state and federal regulations and statutes;
8. _____ The structure be vacated;
9. _____ No person or entity may occupy the structure until such time as a final inspection is conducted and certificate of occupancy issued;
10. _____ A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY;
11. _____ Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work, and place a lien on the property in accordance with applicable law.
12. _____ Should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed \$1000 per day.
13. _____ The owner must remove and abate all nuisance conditions within the interior of the structure no later than thirty (30) days from the date of the Order, or _____ 20 _____, that are the source of the public nuisance, specifically, _____ and other hazards to the community as depicted in photographs submitted into evidence before the Building Standards Commission.
14. _____ The owner pull the appropriate permits within _____ days of this Order to commence the repairs of the following:

-
-
-
15. _____ The Building Standards Commission has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of work; therefore, the Building Standards Commission is accepting the detailed plan and time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit 1.
 16. _____ This property be brought back to the Building Standards Commission for review at the next scheduled meeting to ensure compliance with this Order.
 17. _____ The owner must allow entry to city staff no later than _____ to inspect the interior of the property. The grass must be cut no later than the close of business on _____, 20_____. The cars, debris, tires, and other hazards to the community be removed no later than _____, 20_____.
 18. _____ This property be brought back to the Commission for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.
 19. _____ The owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at 1003 31st St Snyder, TX and eliminate all unhealthy and unsafe conditions within thirty days of this order, including cleaning and grading the property. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.
 20. _____ The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

ORDERED THIS _____ DAY OF _____, 20_____

CHAIRPERSON

SECRETARY

**CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS**

ADDRESS: 320 28TH ST

SUBDIVISION: GRAYUM & NELSON BLOCK: 22 LOT: W50' E100' N100' L2

- DATE: 11-19-15 INSPECTION
- YES NO SEARCH WARRANT NEEDED
- DATE: 12-4-15 SEARCH WARRANT OBTAINED
- DATE: 12-4-15 SEARCH WARRANT EXECUTED
- LOCATE OWNERS, LIEN HOLDERS AND/OR MORTGAGEES

LOCATIONS CHECKED FOR OWNER, LIENHOLDERS AND OR MORTGAGEES:

- SCURRY COUNTY REAL PROPERTY RECORDS SCURRY COUNTY APPRAISAL DISTRICT RECORDS
- RECORDS OF THE SECRETARY OF STATE ASSUMED NAME RECORDS OF SCURRY COUNTY
- TAX RECORDS OF THE CITY OF SNYDER UTILITY RECORDS OF ANY UTILITY DOING BUSINESS
IN THE CITY OF SNYDER
- DATE: 12-3-15 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES
- DATE: 12-3-15 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE
- DATE: 12-3-15 FILING OF NOTICE OF PUBLIC HEARING IN PUBLIC RECORDS (SCURRY COUNTY REAL PROPERTY RECORDS)
- DATE: _____ CONDUCT PUBLIC HEARING NOT LESS THAN 30 DAYS AFTER NOTICE

BUILDING STANDARD COMMISSION ORDERS: _____

YES NO ADDITIONAL TIME GIVEN AMOUNT OF TIME: _____ DAYS

ORDERS AND NOTICE AFTER PUBLIC HEARING:

- DATE: _____ COPY OF ORDER DELIVERED TO OCCUPANT, OWNER, LIENHOLDER, OR MORTGAGEE/CERTIFIED MAIL
- DATE: _____ FILE A COPY OF ORDER IN CITY SECRETARY'S OFFICE
- DATE: _____ ADDRESS, DATE OF HEARING, STATEMENT INDICATING RESULTS, WHERE ORDER MAY BE OBTAINED PUBLISHED IN NEWSPAPER WITHIN 10 DAYS
- DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION
- YES NO DATE: _____ BUILDING SECURED, ABATED, REPAIRED, OR DEMOLISHED
- DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

IF NO:

- DATE: _____ ORDER FROM BUILDING STANDARDS COMMISSION TO SECURE, ABATE, REPAIR, OR DEMOLISH
- DATE: _____ BUILDING SECURED, ABATED, REPAIRED OR DEMOLISHED BY CITY CREW
- DATE: _____ BILL SENT TO OWNER, LIENHOLDER, OR MORTGAGEE
- DATE: _____ BILL PAID WITHIN 30 DAYS
- DATE: _____ LIEN FILED

12/04/2015

**Audrey & Pearline Archie
PO Box 1345
Wichita Falls, TX 76307-1345**

CERTIFIED MAIL NO.
7014 2120 0000 0889 4365

**NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION**

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON 01/04/2016 AT 4:30 PM P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER:

Audrey & Pearline Archie PO Box 1345, Wichita Falls, TX 76307-1345

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES OR OTHER PERSONS WITH INTEREST TO WHOM THIS NOTICE IS BEING SENT: See Exhibit A, attached hereto and incorporated herein for all purposes.

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: **W50' E100' N100' L2 B22 Grayum & Nelson, commonly known as 320 28th St**

According to the real property records of Scurry County, and appropriate records of the Secretary of State, Appraisal District, tax rolls, among others, you own or may have some interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own or have an interest the property described in this notice, even if you do not.

On 12/04/2015, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

This letter is your official notice of violation and order to abate the violations located at the Property. It has been determined that proceedings shall now commence to cause the repair,

vacation, relocation of occupants, removal, demolition or securing of those buildings. Attached hereto please find the Substandard Building Inspection Report describing the particular conditions which violate the Code, which report is attached hereto as Exhibit B and incorporated herein for all purposes.

As noted above, a public hearing will be held on **01/04/2016**, at **4:30 PM P.M.** before the City of Snyder Building Standards Commission to determine whether the buildings or structures enumerated in the attached report located at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with Municipal Ordinance No. 1072 of the City of Snyder, and the time it will take to reasonably perform the work.

If the building is found to be in violation of the standards set forth in Municipal Ordinance No. 1072 of the City of Snyder, the City of Snyder Building Standards Commission may order that the building(s) be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, mortgagee or lienholder within a reasonable time, usually not to exceed 30 days.

If the Commission's Order given to the owner, mortgagee, or lienholder is not complied with in the allowed time, the City may vacate, secure, remove or demolish the building or relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the property owner in addition to a priority lien being placed upon the property to secure payment.

If you should have any questions regarding this notice, or you are not the owner, mortgagee, or lienholder please call my office at (325) 573-4959 or write to the Code Enforcement Officer at P.O. Box 1341, Snyder, Texas 79550.

Respectfully,

A handwritten signature in blue ink, appearing to read "Dan Hicks", is written over a horizontal line.

Dan Hicks
Code Enforcement Officer

Attachments:

Exhibit A: List of Lienholders, Mortgagees and Interested Parties receiving this notice

Exhibit B: Substandard Building Inspection Report

Exhibit C: Map of Property

CITY OF SNYDER

EXHIBIT A

LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES

ADDRESS: 320 28th St

CASE #: 160104B

- 1. Audrey & Pearline Archie**
- 2. None follow**
- 3.**
- 4.**
- 5.**
- 6.**
- 7.**
- 8.**
- 9.**
- 10.**

CITY OF SNYDER

EXHIBIT B

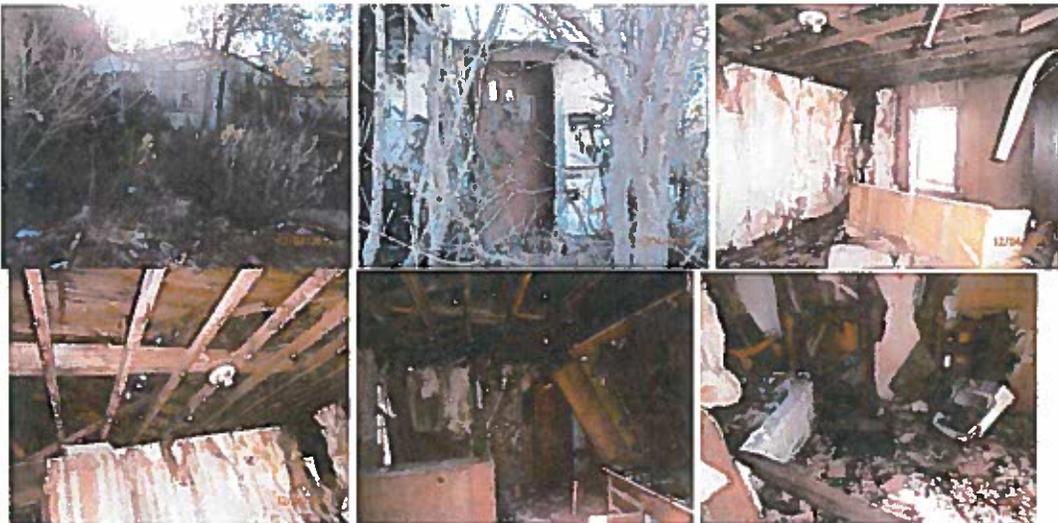
SUBSTANDARD BUILDING INSPECTION REPORT

ADDRESS: 320 28th St

CASE #: 160104B

In accordance with Municipal Ordinance No. 1072 of the City of Snyder, the 2009 International Property Maintenance code, the 2003 international Residential and Building codes, and Chapter 214 of the Texas Local Government Code, The following listed conditions exist to an extent that endangers the life, health, property, safety, and/or welfare of the public.

- Inadequate Sanitation
- Faulty Weather Protection
- Structural Hazards
- Faulty Materials of Construction
- Attractive Nuisance
- Inadequate Maintenance
- Hazardous Wiring
- Hazardous or Unsanitary Premises
- Improper Occupancy
- Hazardous Plumbing
- Unsecured
- Fire Hazard
- Inadequate Exits
- Fire Damage
- Inadequate Fire Protection or Fire Fighting Equipment
- Hazardous/No Mechanical Equipment




Code Enforcement Officer

CITY OF SNYDER

EXHIBIT C

MAP OF PROPERTY

ADDRESS: 320 28th St

CASE#: 160104B



Audrey & Pearline Archie
PO Box 1345
Wichita Falls, TX 76307-1345

FILED
DATE 12-4-15
TIME 04:04 PM
MELODY APPLETON
COUNTY CLERK
SCURRY COUNTY, TEXAS

**NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION**

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON 01/04/2016 AT 4:30 P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER:

Audrey & Pearline Archie PO Box 1345 Wichita Falls, TX 76307-1345

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: W50' E100' N100' L2 B22 Grayum & Nelson, commonly known as 320 28th St

On 12/04/2015, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

As noted above, a public hearing will be held on 01/04/2016, at 4:30 P.M. before the City of Snyder Building Standards Commission to determine whether the buildings or structures enumerated in the attached report located at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with Municipal Ordinance No. 1072 of the City of Snyder, and the time it will take to reasonably perform the work.

If the building is found to be in violation of the standards set forth in Municipal Ordinance No. 1072 of the City of Snyder, the City of Snyder Building Standards Commission may order that the building(s) be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, mortgagee or lienholder within a reasonable time, usually not to exceed 30 days.

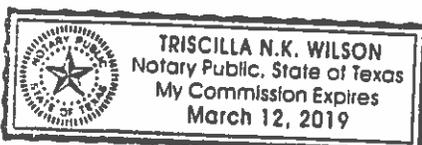
If the Commission's Order given to the owner, mortgagee, or lienholder is not complied with in the allowed time, the City may vacate, secure, remove or demolish the building or relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the property owner in addition to a priority lien being placed upon the property to secure payment.

Respectfully,

Dan Hicks
Code Enforcement Officer

Dan Hicks, City Inspector & Code Enforcement Officer For The City Of Snyder, Texas acknowledged this Instrument before me on this 4th day of December, 2015.


Notary Public



PROBABLE CAUSE AFFIDAVIT

CAME UNTO me this day, Dan Hicks, a person known to me and upon oath swears as follows:

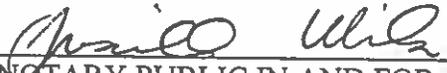
“My name is Dan Hicks. I am over the age of 18, have personal knowledge of the facts asserted below, and am competent to testify to those facts:

- I am a City of Snyder Code Enforcement Officer.
- The legal description of the property is as follows: W50' E100' N100' L2 B22 Grayum & Nelson, address 320 28th St, Snyder, Scurry County, Texas, Property ID# 13496, described as white painted shingle siding house with a brown composite shingle roof. There are volunteer trees, trash and high weeds in the front yard. The owner of the property is Audrey & Pearline Archie.
- On December 4, 2015, I conducted a Warrantless Inspection of the property. It was observed that the residence has obviously been vacant for an extended period of time. The front door is standing open and there are several broken or open windows. There has not been water or sewer at the residence since before 2000. There is no electrical service to the structure as there is no meter in the meter base. It is unknown if there is now or ever was natural gas service to the residence.
- We will be searching and inspecting said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes, and also to inspect, review, and take pictures of said property.



Affiant

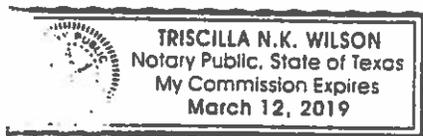
SUBSCRIBED AND SWORN TO BEFORE ME, on the 4th day of December, 2015, to certify which witness my hand and official seal.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Triscilla N.K. Wilson
(Print or Type Name)

My Commission Expires: 3/12/2019



THE STATE OF TEXAS
CITY OF SNYDER,
COUNTY OF SCURRY

§
§
§
§
§

A BUILDING
LOCATED AT:
320 28th St,
SCURRY COUNTY, TEXAS

ADMINISTRATIVE SEARCH WARRANT

THE STATE OF TEXAS to the Sheriff or any Peace Officer of Scurry County, or the State of Texas, and/or Code Enforcement Official of the City of Snyder.

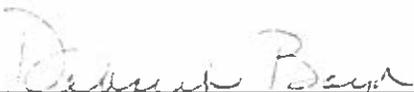
GREETINGS:

WHEREAS, the Affiant, whose signature is affixed to the Affidavit attached hereto (which said Affidavit is by this reference incorporated herein for all purposes), is a person duly authorized by law to make inspections of premises for the purpose of enforcing health, fire, or building regulations, statutes or ordinances, and did heretofore this day subscribe and swear to said Affidavit before me.

WHEREAS, I find that the verified facts stated by Affiant in said Affidavit show that Affiant has probable cause for the belief he expresses therein and establishes the existence of proper grounds for the issuance of this Warrant;

NOW, THEREFORE, you are hereby commanded to enter the location set forth in the Affidavit as the location of the building located at 320 28th St, Snyder, Scurry County, Texas, said building being described as a white painted shingle siding house with a brown composite shingle roof and weathered wood trim, with several doors & windows broken or open situated in the 300 block of 28th St on the south side of the roadway. , and search and inspect said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes, and also to inspect, review, and take pictures of said property.

WITNESS my signature on this the 4 day of December, A.D. 2015 at 11:41 o'clock
2.m.



MAGISTRATE, SCURRY COUNTY, TEXAS

RETURN

THE STATE OF TEXAS § A BUILDING
 § LOCATED AT:
CITY OF SNYDER, §
 § 320 28th St.
COUNTY OF SCURRY § SCURRY COUNTY, TEXAS

The undersigned Affiant, being a Peace Officer/Code Enforcement Official under the laws of Texas and being fully sworn, under oath certifies that it was executed on the 4th day of December, 2015, by making the search directed therein at the said premises to determine the existence of any violation of health, fire, or building regulations, ordinances or statutes and also to inspect, review, and take pictures of said property.

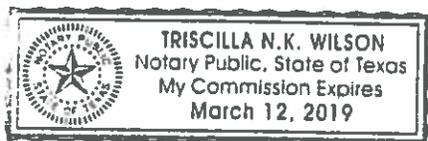


AFFIANT

SUBSCRIBED AND SWORN to before me, the undersigned authority, on this the 4th day of December, 2015.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



Through Tax Year
2015

TAX CERTIFICATE

Certificate #
11073

Issued By:

Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street
Snyder, Tx 79549

Property Information

Property ID: 13496 Geo ID: 01-0208-0320-0022-0024
Legal Acres: 0.0000
Legal Desc: W50' E100' N100' L2 B22 GRAYUM & NELSON
Situs: 320 28TH ST SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 7879 100.00%
ARCHIE, AUDREY & PEARLINE
PO BOX 1345
WICHITA FALLS, TX 76307-1345

For Entities

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 4,000
Productivity Market: 0
Productivity Use: 0
Assessed Value 4,000

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2004	CITY OF SNYDER	3,263	13.82	19.76	6.72	40.30
2004	SCURRY COUNTY	3,263	14.58	20.85	7.09	42.52
Totals:			621.34	510.67	206.40	1,338.41

Effective Date: 12/02/2015

Total Due if paid by: 12/31/2015

1,338.41

Tax Certificate Issued for:	Taxes Paid in 2015
SCURRY COUNTY	0.00
CITY OF SNYDER	0.00
SNYDER ISD	0.00
WESTERN TX COLLEGE	0.00
HOSPITAL DISTRICT SCURRY CO	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/02/2015
Requested By: SNYDER ABSTRACT & TITLE
Fee Amount: 10.00
Reference #: AUDREY ARCHIE

Page: 3
The Auditor, Inc.


Signature of Authorized Officer of Collecting Office

SNYDER ABSTRACT & TITLE CO., INC.

2617 College Avenue / P.O. Box 69
Snyder, Texas 79550-0069
325-573-8558 fax: 325-573-0974
satco@snyderabstract.com

ABTRACTOR'S CERTIFICATE

Dan Hicks
City of Snyder
1925 24th
Snyder, Texas 79549

December 2, 2015

THIS IS TO CERTIFY: That we have examined the records of the office of Snyder Abstract & Title Co., Inc., insofar as they pertain to the following described property situated in Scurry County, Texas, to-wit:

320 28th Street
Snyder, Texas

Being all of the West Fifty Feet of the East One Hundred Feet of the North One Hundred Feet (W50' of E100' of N100') of Lot Number Two (2), in Block Number Twenty-two (22), of the GRAYUM AND NELSON HEIGHTS SUBDIVISION to the City of Snyder, Scurry County, Texas, according to the plat of said Addition of record in the office of the County Clerk of Scurry County, Texas.

Said records having been examined for a period of time from March 4, 1986 at 8:00 a.m. to November 24, 2015 at 8:00 a.m., and that our records reflect the last conveyance of title to said property to be in the name of:

**KATHERINE WILLIAMS, Life Estate, then to
AUDREY JEAN ARCHIE and PEARLINE JONES**

and finding the following instruments of record affecting such property:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
D 364/206	Katherine Williams	Audrey Jean Archie Pearline Jones	Warranty Deed	2-25-1986	3-4-1986
D 346/39	William Lee Hornsby Frances H. Hornsby	Katherine Williams	Warranty Deed	2-13-1986	6-23-1986
D 346/54	Katherine Williams	Audrey Jean Archie Pearline Jones	Correction Warranty Deed with Life Estate	6-23-1986	6-24-1986

Based upon the above referenced instruments and examination, title to the above-described property appears to be vested as follows:

**RECORD OWNER: KATHERINE WILLIAMS, Life Estate, then to AUDREY JEAN ARCHIE
and PEARLINE JONES**

RECORD LIENHOLDERS: None of Record

STATE AND/OR FEDERAL TAX LIENS (As against record owners): None of Record

BANKRUPTCIES AND SUITS INVOLVING DEBTORS: None of Record

ABSTRACTS OF JUDGMENT (As against record owners): None of Record

THIS REPORT IS NOT TITLE INSURANCE. This report only provides title information contained in the above stated records and does not reflect unindexed or misindexed matters or any unrecorded or off record matters that may affect such land. This Company, in issuing this report assumes no liability on account of certain defects that would render such instruments or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exceptions which would appear in a title policy. This company's liability for this report is limited to the amount paid for this report and extends only to the party to which it is issued. No other party may rely on this report. This report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

This certificate does not cover any matters pertaining to rights of parties in possession and is issued with the express understanding, evidenced by acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the title herein described, but is simply reporting hereby as to the recitals of instruments found of record and that the undersigned will incur no liability by reason of the issuance, delivery and/or use of this certificate. Notice is hereby given pursuant to Section 17.506 of the Texas Deceptive Trade Practices Act. Snyder Abstract & Title Co., Inc. hereby notifies the deliverer or user of this certificate that Snyder Abstract & Title Co., Inc. has prepared this Abstractor's Certificate (written information) from official government records or some other source and that Snyder Abstract & Title Co., Inc. is relying on this information in the preparation and delivery of this Abstractor's Certificate. The deliverer or user of this certificate expressly waives the right to sue the undersigned based on liability under tort law, contract law, or the Texas Deceptive Trade Practices Act.

Deliverer or user of this certificate, by acceptance of same, undertakes to indemnify and hold harmless Snyder Abstract & Title Co., Inc., its successors and /or assigns, from any and all claims as a result of the failure whatsoever in the title of said property. It is the intention of the parties hereto that Snyder Abstract & Title Co., Inc. shall prepare an Abstractor's Certificate covering the property herein and shall do nothing else. Snyder Abstract & Title Co., Inc. makes no other representations either impliedly or expressly.

SNYDER ABSTRACT AND TITLE CO., INC.

By:  _____
DAVID COTTON, President

IS certificate/city 320 28° 15

THE STATE OF TEXAS, }

COUNTY OF SCURRY }

KNOW ALL MEN BY THESE PRESENTS:

VOL 346 PAGE 54 86 2294

That I, KATHERINE WILLIAMS, a widow;

5.00

of the County of Scurry State of Texas , for and in consideration of

the sum of

TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations;

to me in hand paid by AUDREY JEAN ARCHIE and PEARLINE JONES of 320-38th Street, Snyder, Texas 79549;

the receipt of which is hereby acknowledged and confessed;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said AUDREY JEAN ARCHIE and PEARLINE JONES

of the County of Scurry , State of Texas , all that certain lot, tract or parcel of land, lying and being situated in the County of Scurry, State of Texas, described as follows:

Being all of the West Fifty feet of the East One Hundred feet of the North One Hundred Feet (W 50' E 100' N 100') of Lot Number Two (2), in Block Number Twenty-two (22), GRAYUM AND NELSON HEIGHTS ADDITION, to the City of Snyder, Scurry County, Texas, according to the plat of said Addition of record in the office of the County Clerk of Scurry County, Texas;

SAVE AND EXCEPT, however, that the Grantor herein reserves and it is hereby expressly agreed that she shall have for herself, and her assigns, the full possession, benefit and use of the above described premises, as well as of the records, issues and profits thereof for and during her natural life, and upon the death of the Grantor herein, the title to said premises shall immediately vest in Grantees herein, their heirs and assigns.

This is a Correction Warranty Deed given and accepted as such in substitution for an earlier Deed dated February 25, 1986, recorded in Volume 344, Page 206, Deed Records of Scurry County, Texas, and this deed shall be effectual as of and retroactive to the date of the earlier deed. This correction deed is being executed and delivered in order to show that a life estate was reserved by the Grantor herein.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights

and appurtenances thereto in anywise belonging unto the said

AUDREY JEAN ARCHIE and PEARLINE JONES, their

heirs and assigns forever; and I do hereby bind myself, my

heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises

unto the said AUDREY JEAN ARCHIE and PEARLINE JONES, their

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same or any part

thereof.

Witness my hand at Snyder, Texas this 23rd day of June A. D. 1986

Witnesses at Request of Grantor:

KATHERINE WILLIAMS Katherine Williams

ACKNOWLEDGMENT

THE STATE OF TEXAS,
COUNTY OF SCURRY
on this day personally appeared

BEFORE ME, the undersigned authority,

KATHERINE WILLIAMS

known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 24th day of June A.D. 19 86

(L.S.)

Denise Brown (Denise Brown)
Notary Public, in and for the State of Texas.
My Commission Expires 12-20-88

FILED FOR RECORD THIS 24 DAY OF June 1986, AT 2:33 P M.

RECORDED THIS 25 DAY OF June 1986, AT 10:00 A. M.

BEVERLY AINSWORTH, COUNTY CLERK, SCURRY COUNTY, TEXAS.

BY m. Lewis DEPUTY.

Scurry CAD

Property Search Results > 13496 ARCHIE, AUDREY & PEARLINE for Year 2016

Property

Account

Property ID: 13496 Legal Description: W50' E100' N100' L2 B22 GRAYUM & NELSON
 Geographic ID: 01-0208-0320-0022-0024 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 320 28TH ST Mapsco:
 SNYDER, TX 79549
 Neighborhood: EAST (EAST OF AVE E) Map ID:
 Neighborhood CD: S6 S EAST

Owner

Name: ARCHIE, AUDREY & PEARLINE Owner ID: 7879
 Mailing Address: PO BOX 1345 % Ownership: 100.0000000000%
 WICHITA FALLS, TX 76307-1345
 Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

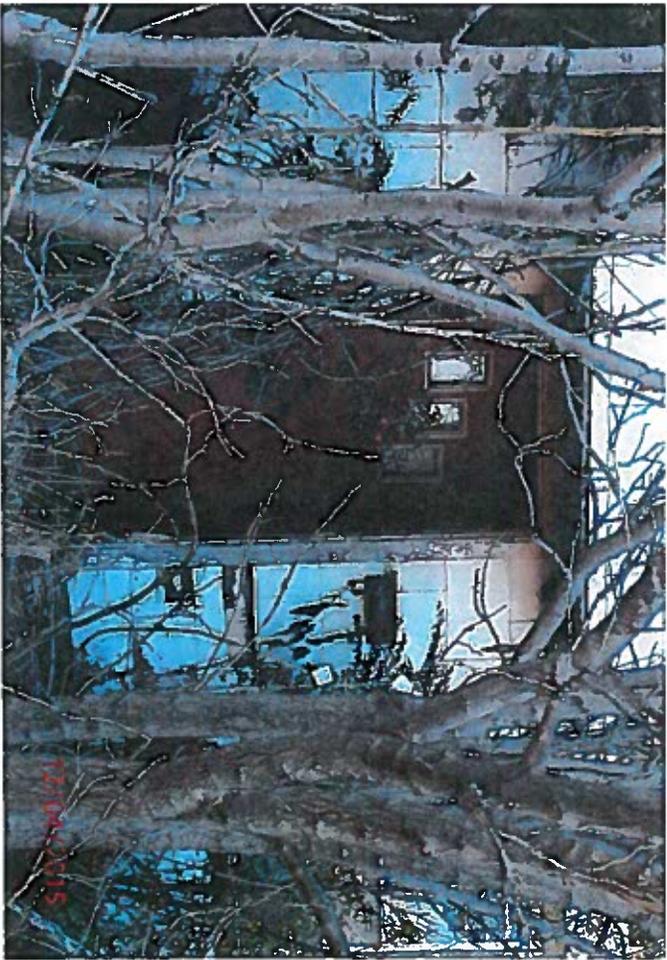
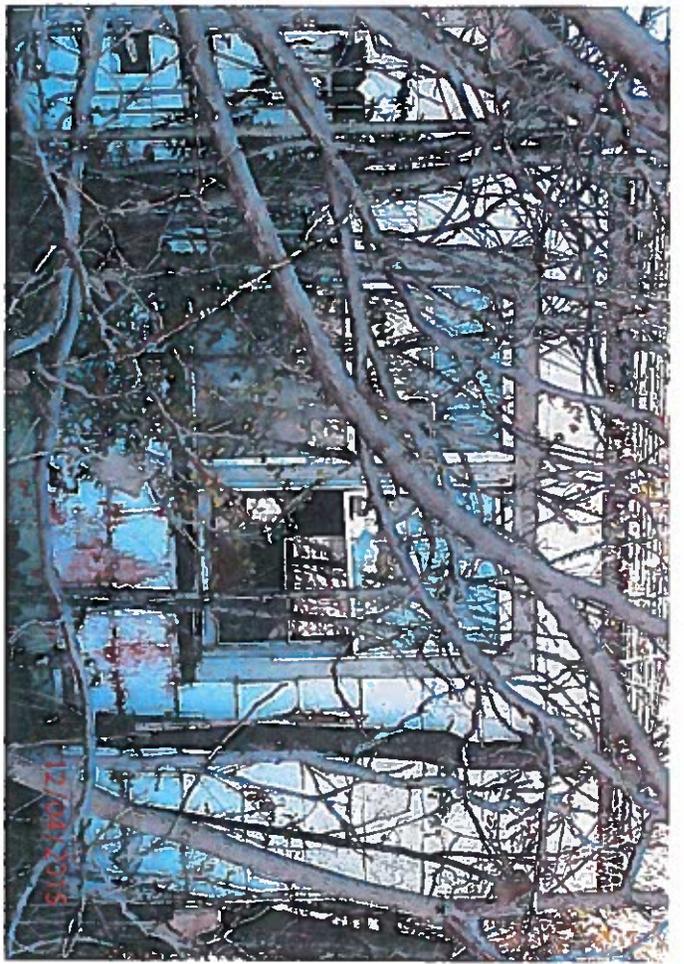
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

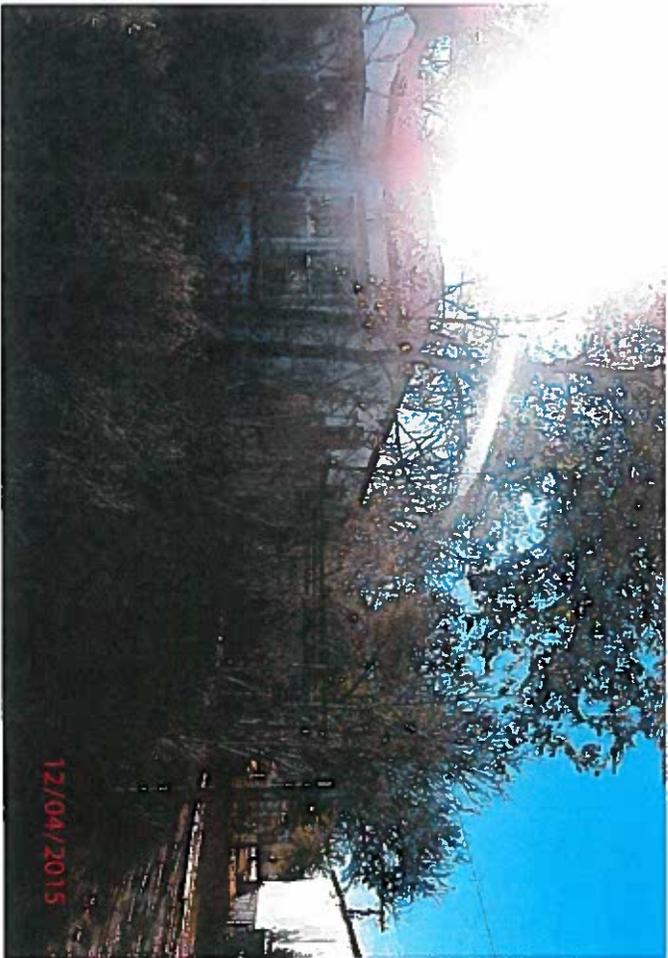
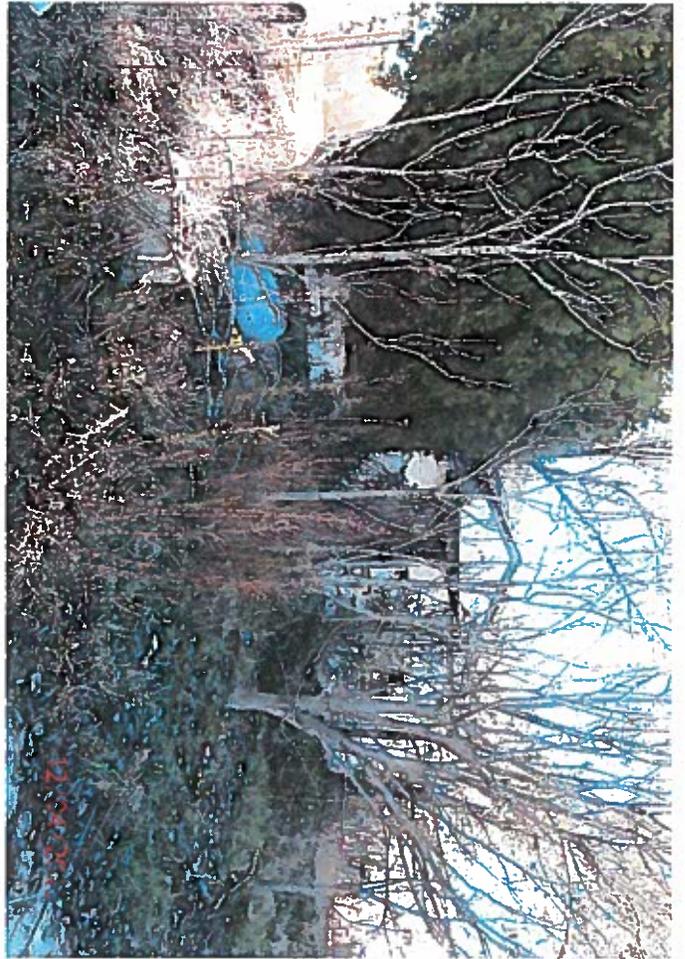
(=) Assessed Value:	=	N/A	

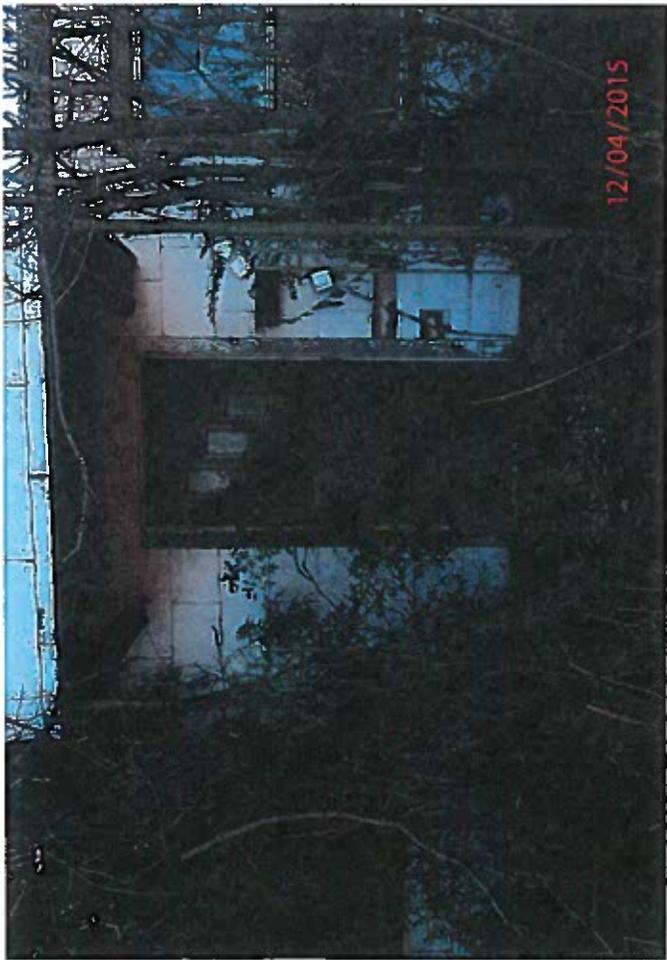
Taxing Jurisdiction

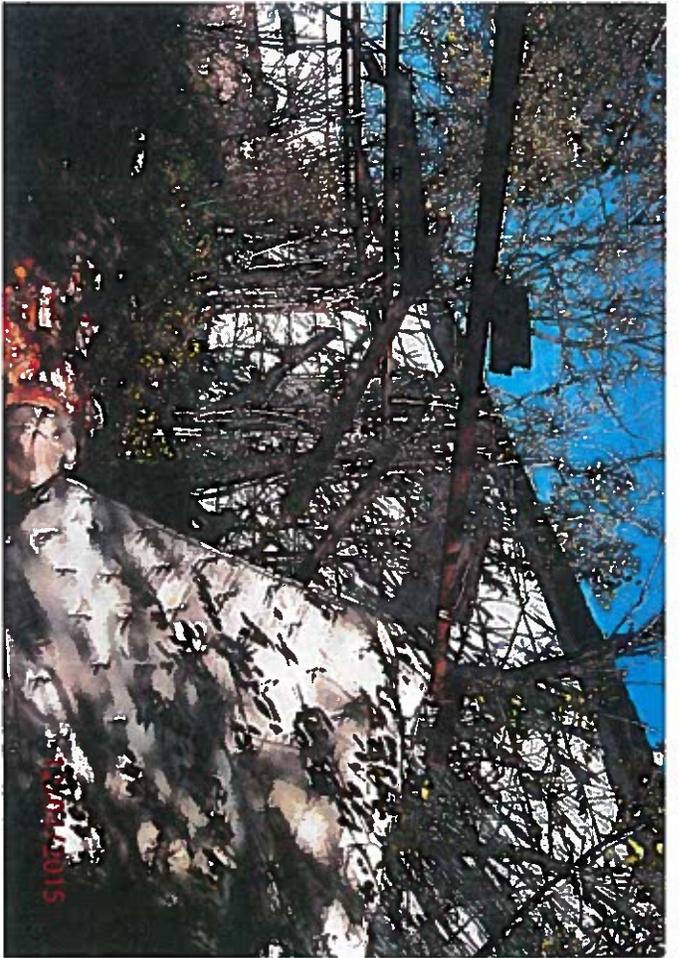
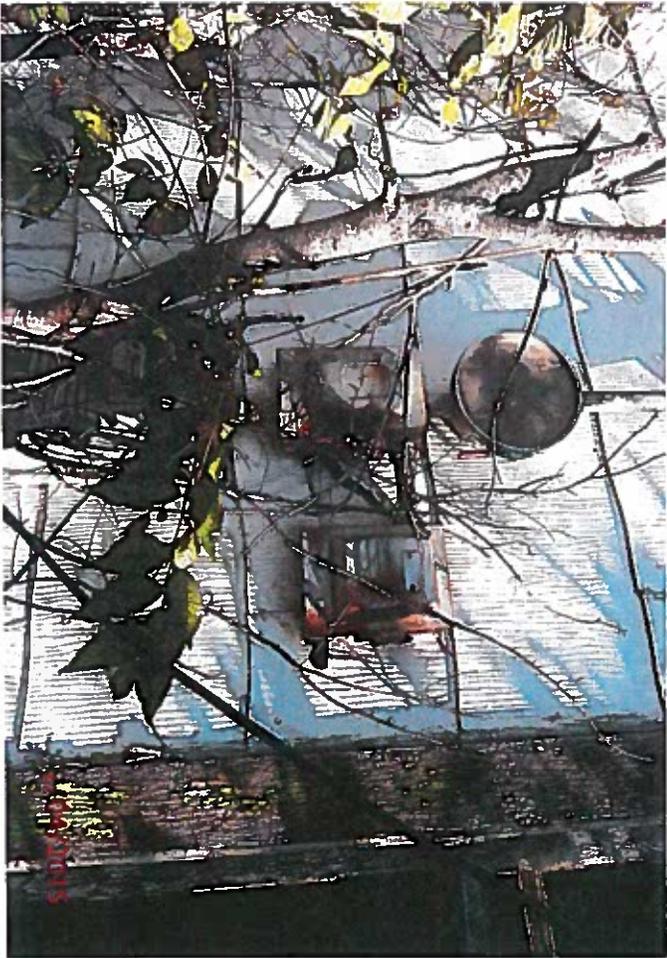
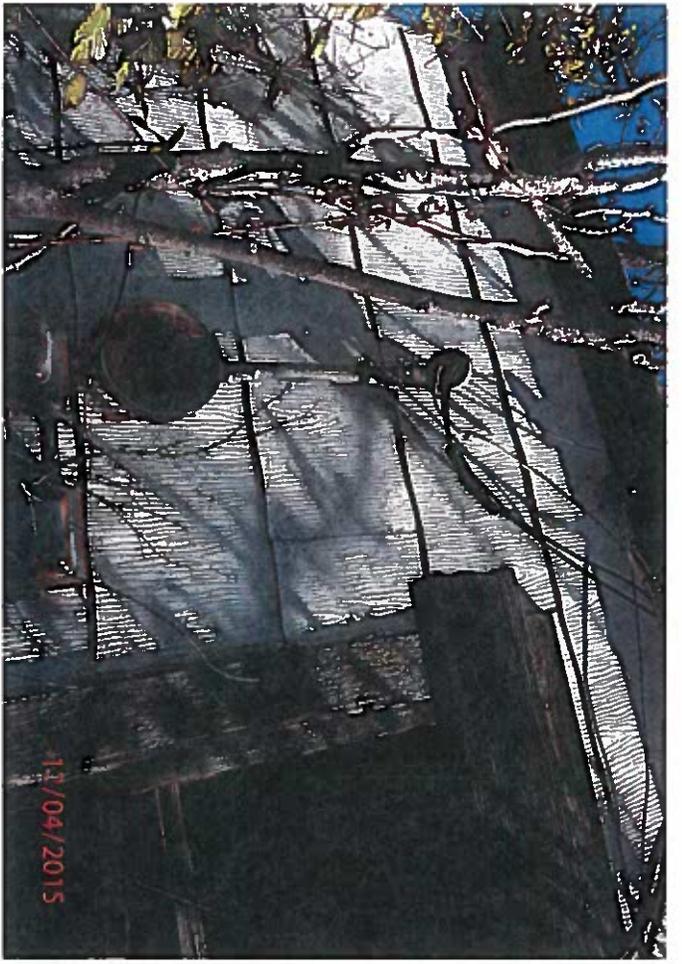
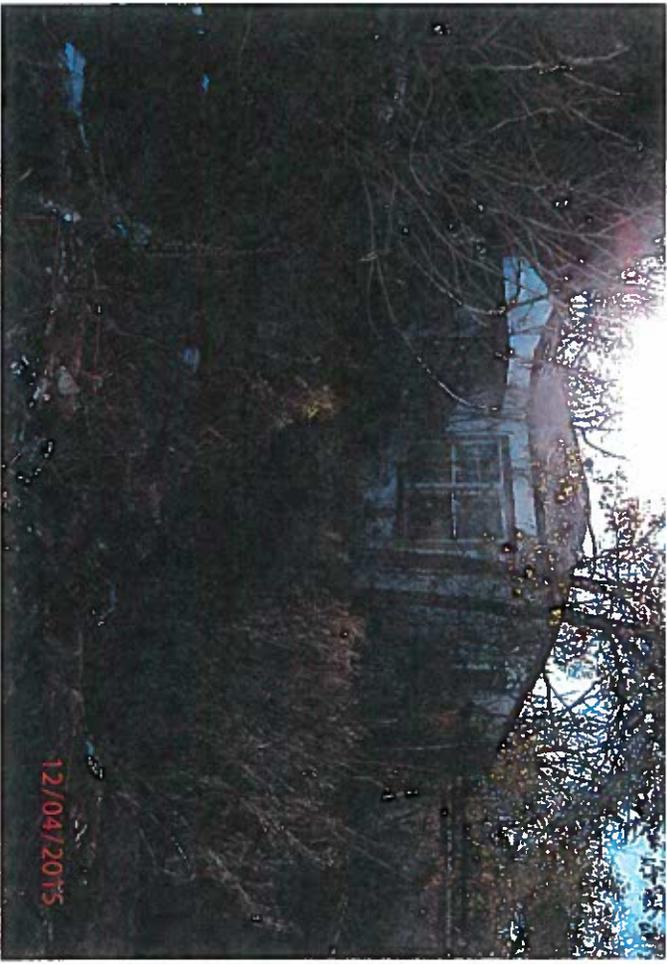
Owner: ARCHIE, AUDREY & PEARLINE
 % Ownership: 100.0000000000%
 Total Value: N/A

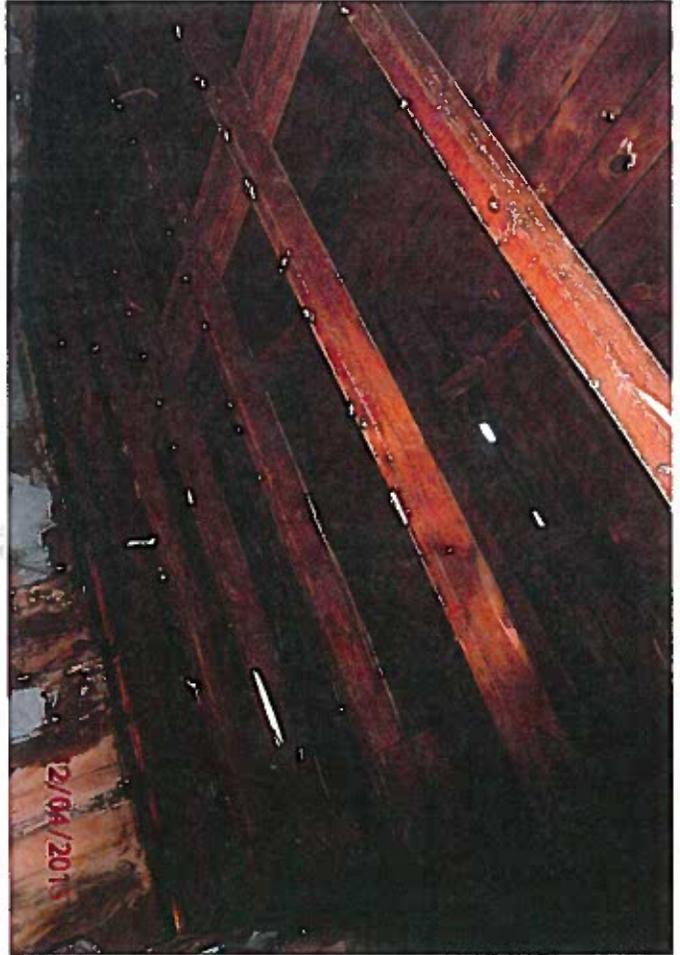
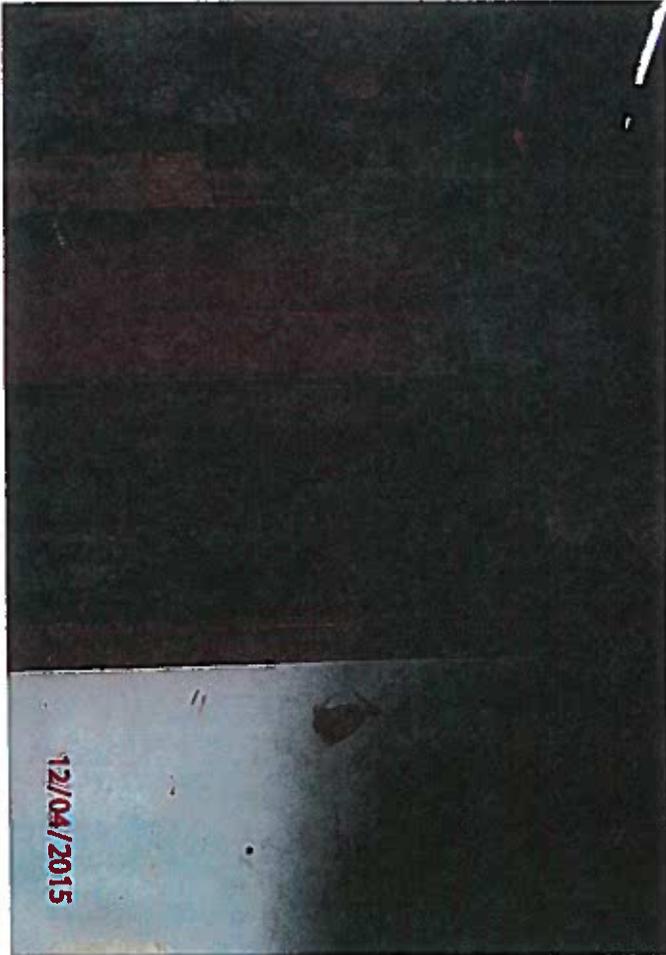
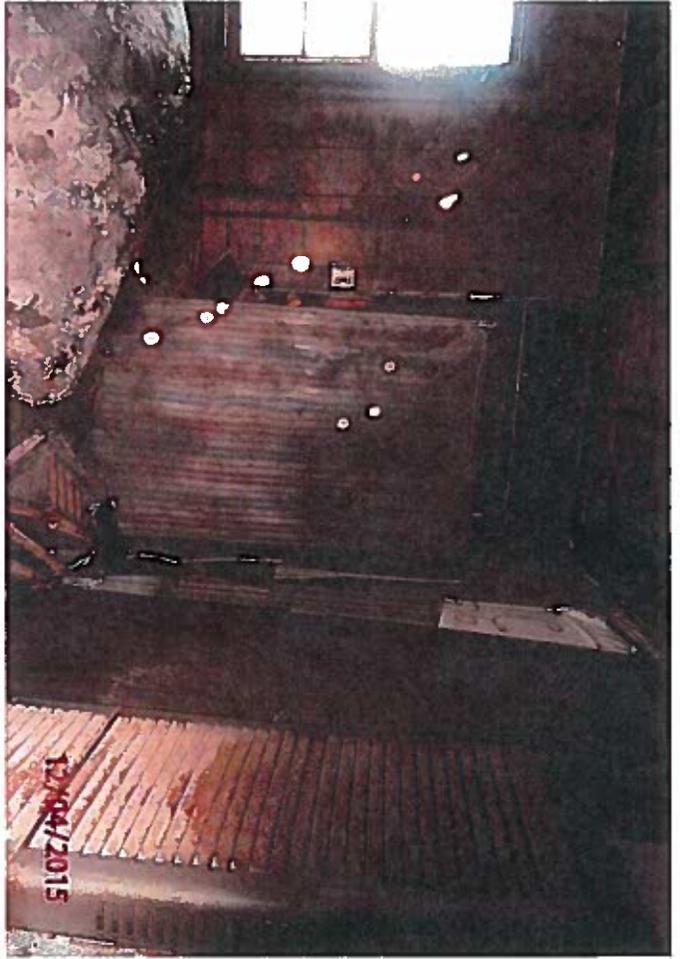
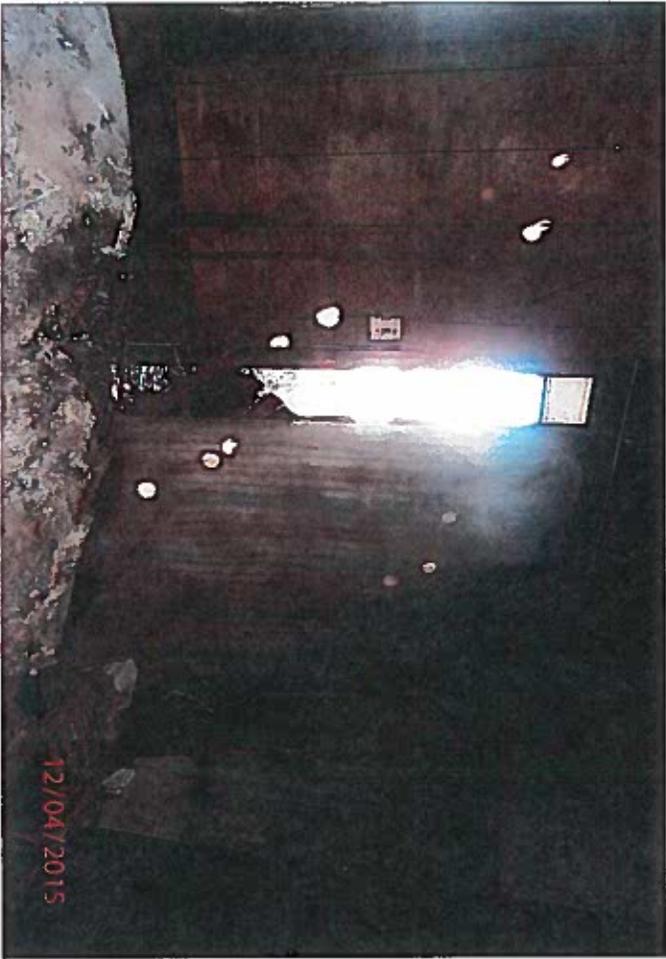
Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	SCURRY CAD	N/A	N/A	N/A	N/A
CITY	CITY OF SNYDER	N/A	N/A	N/A	51 N/A

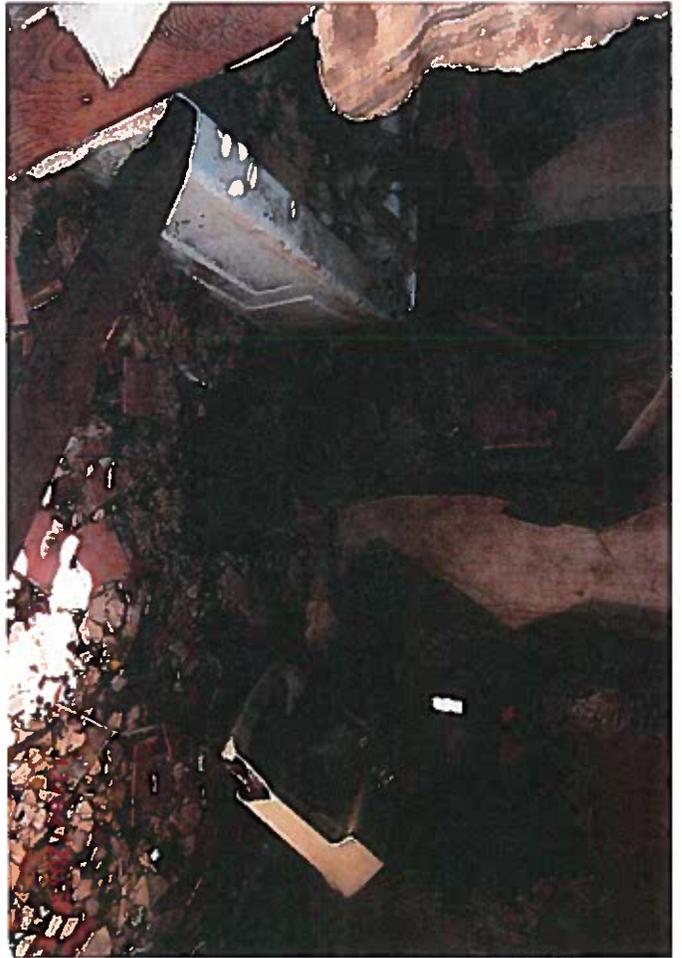
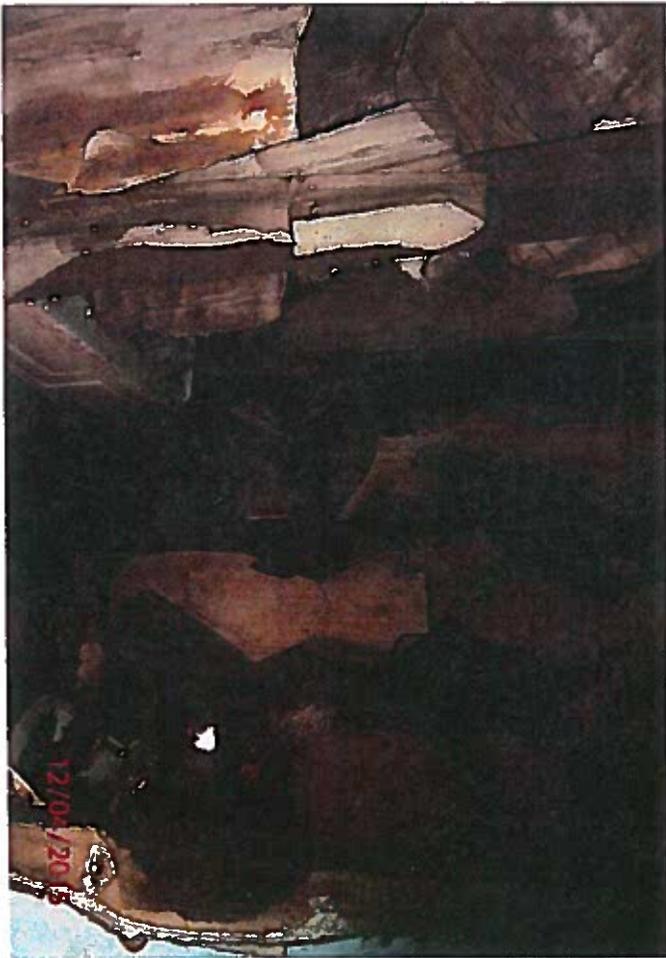
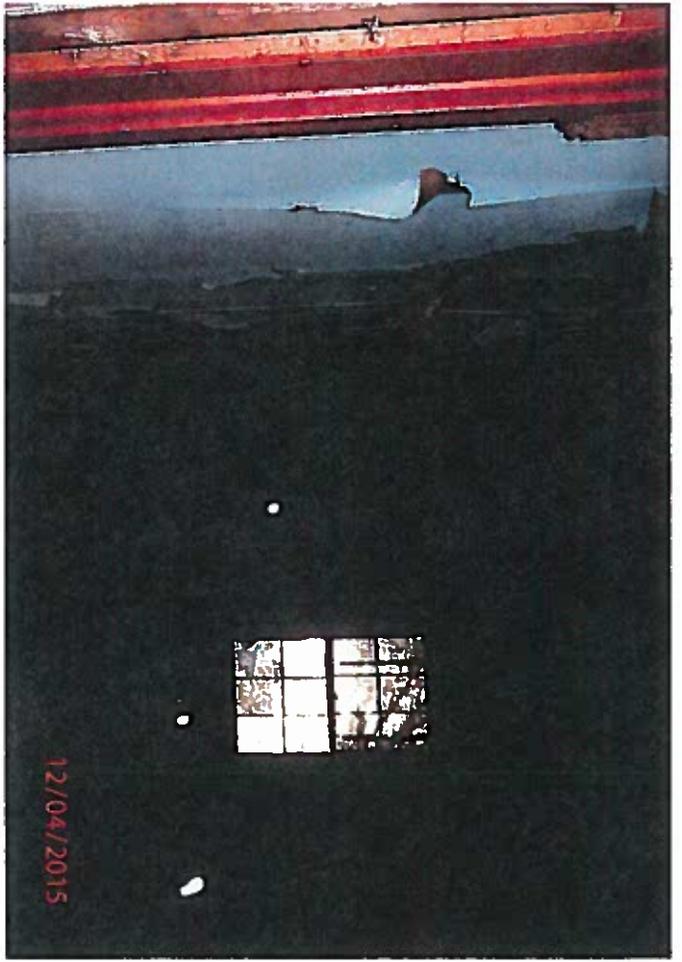
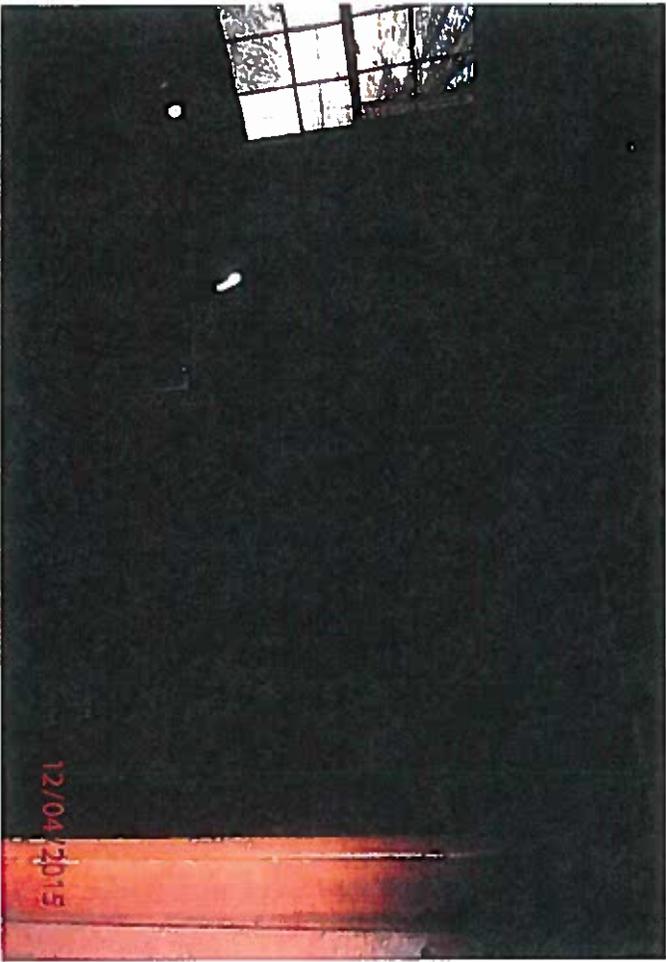


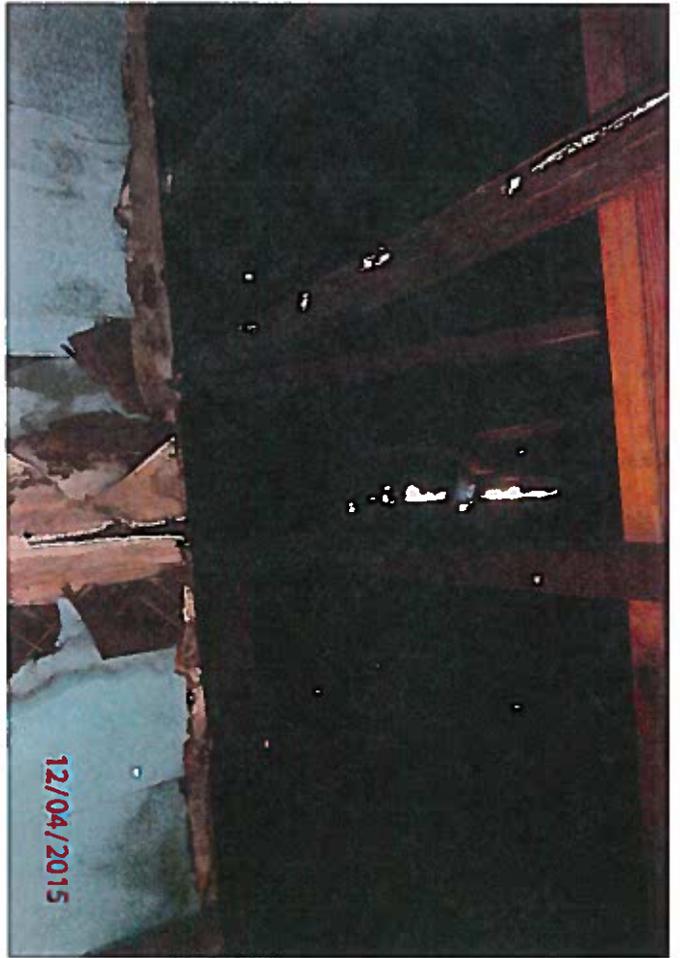
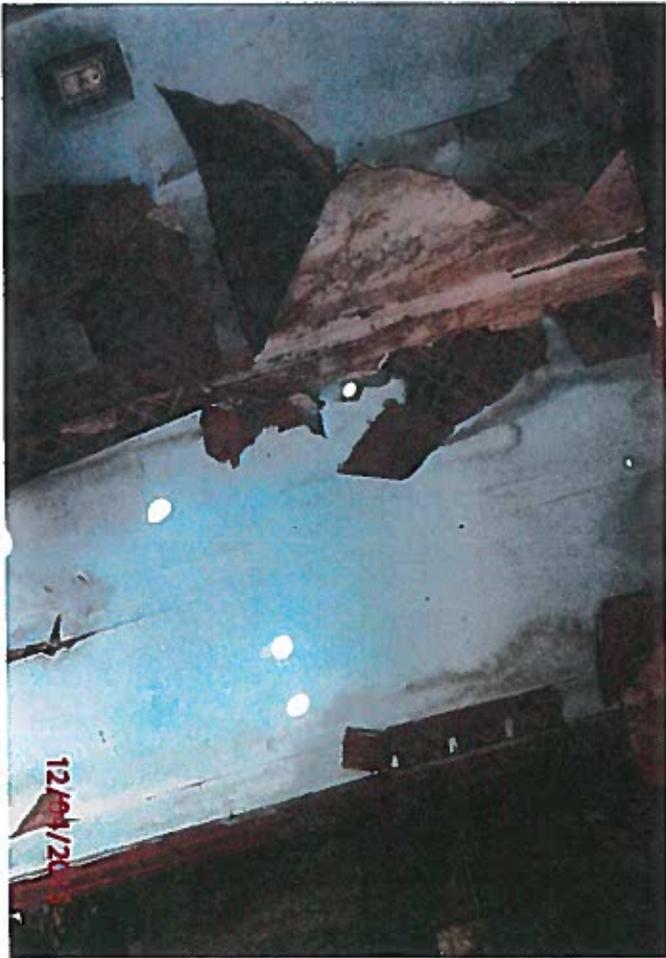
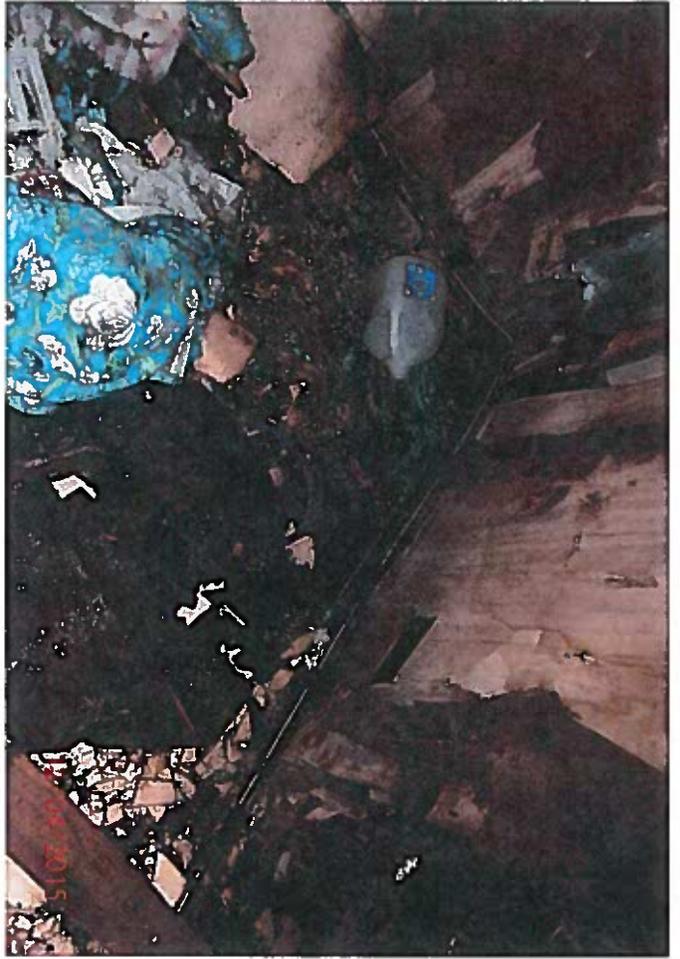
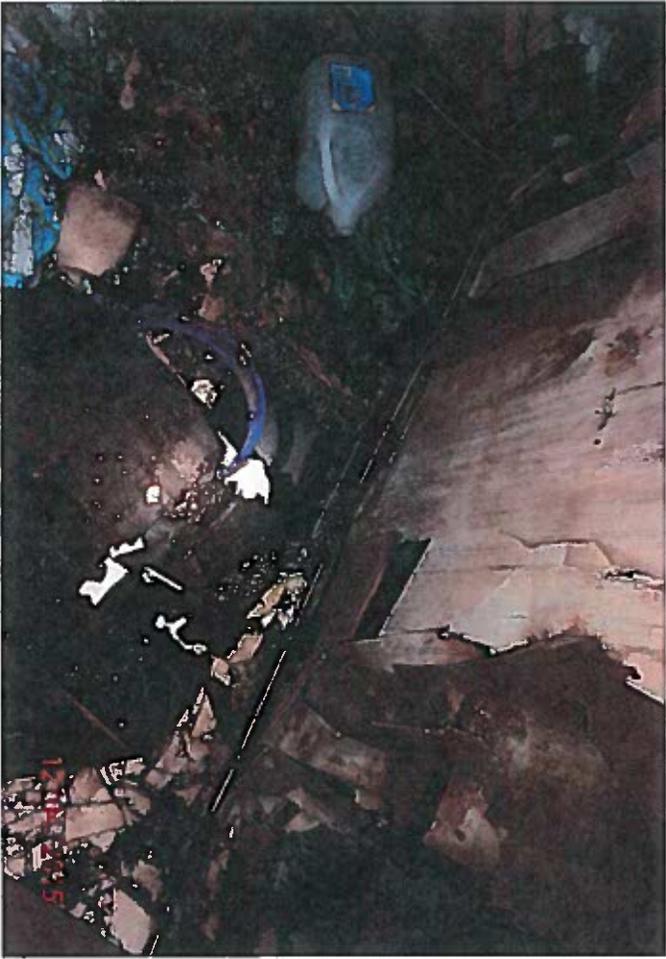


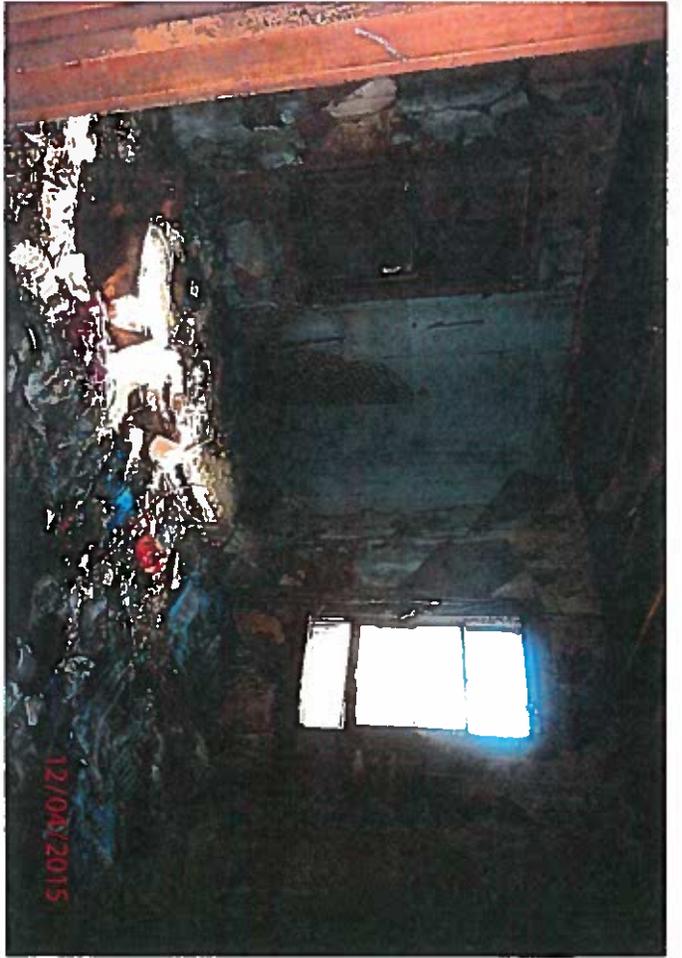
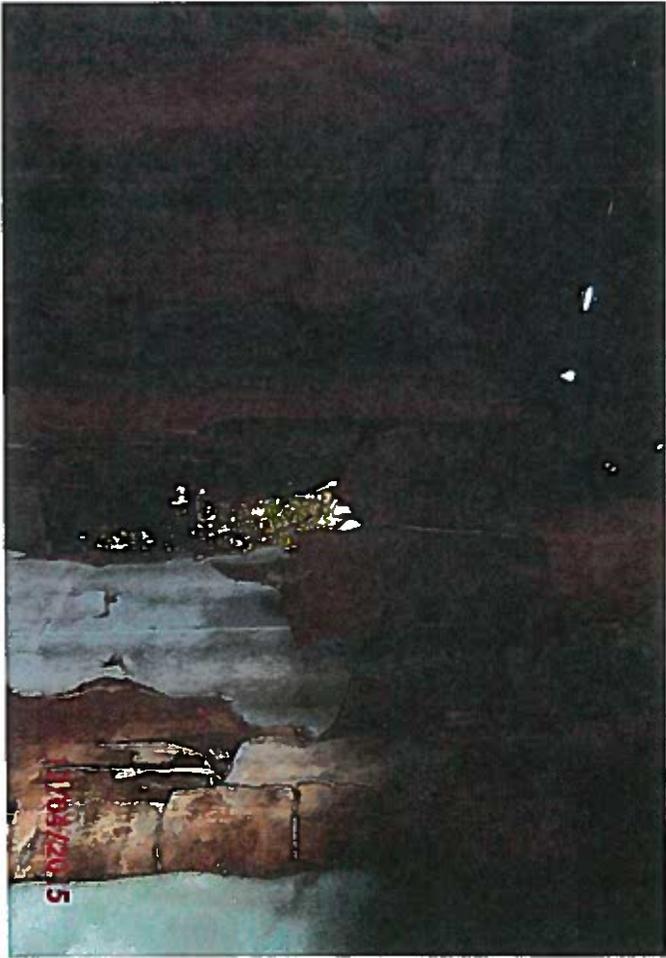
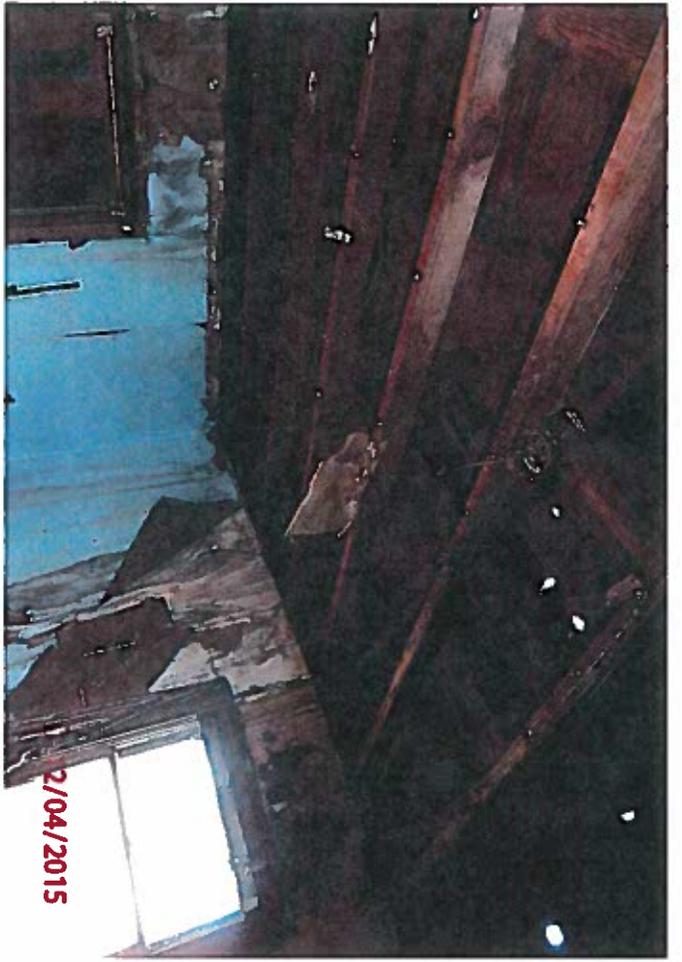
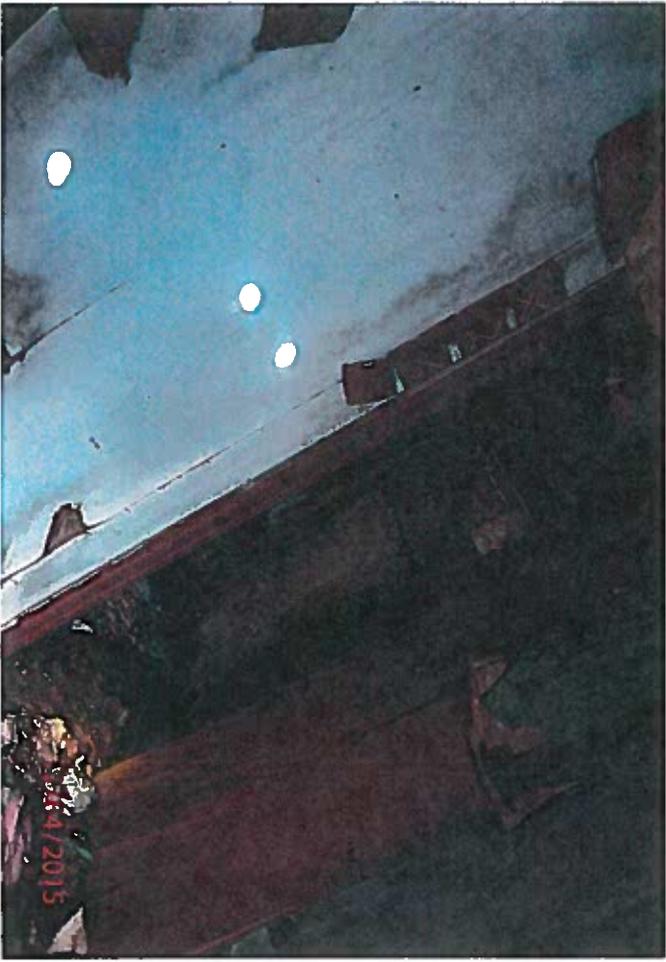


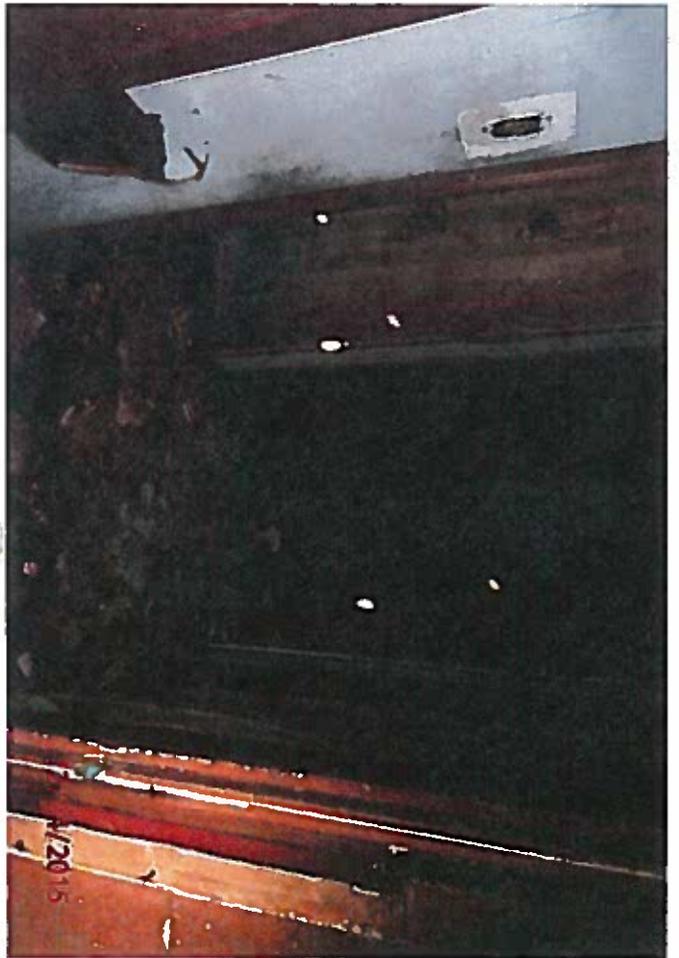
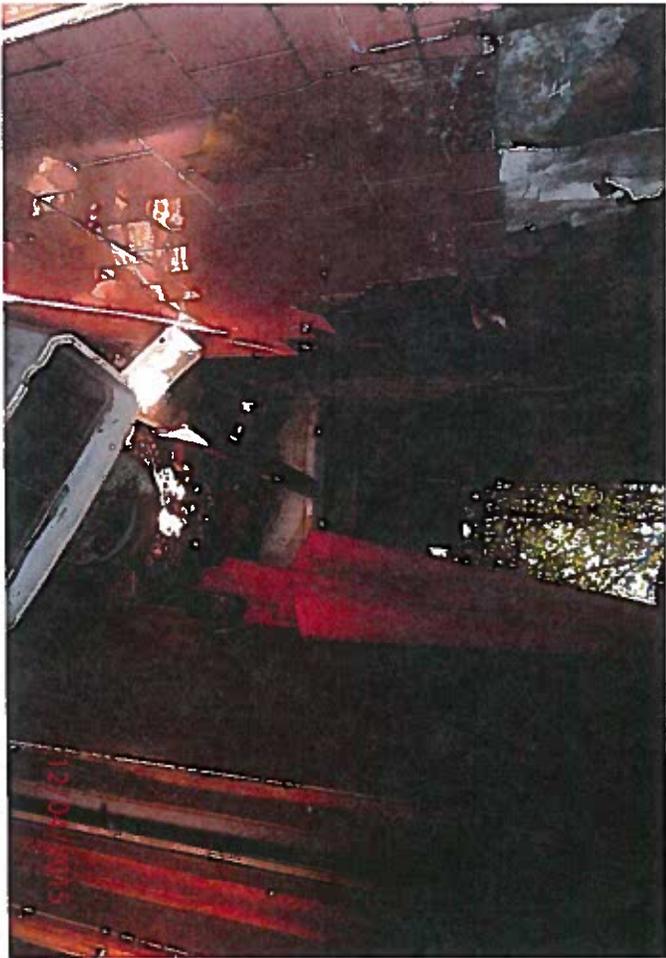
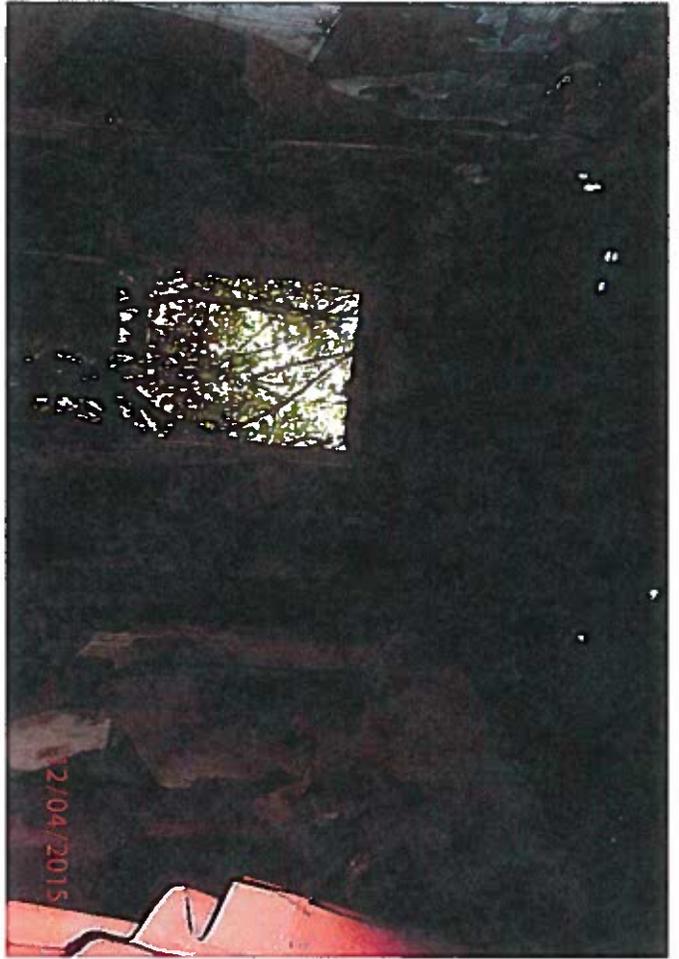
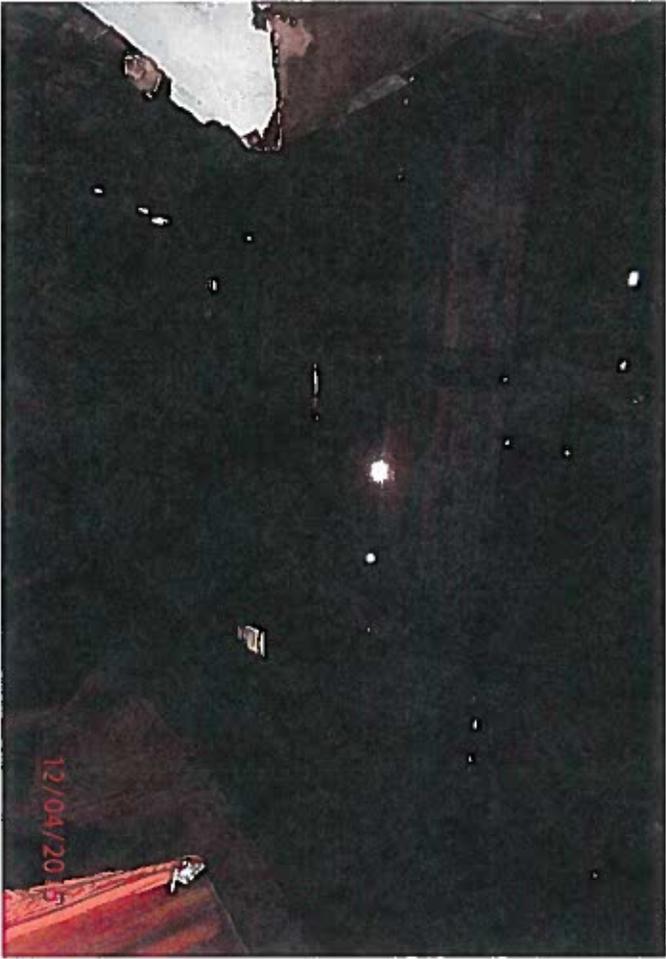


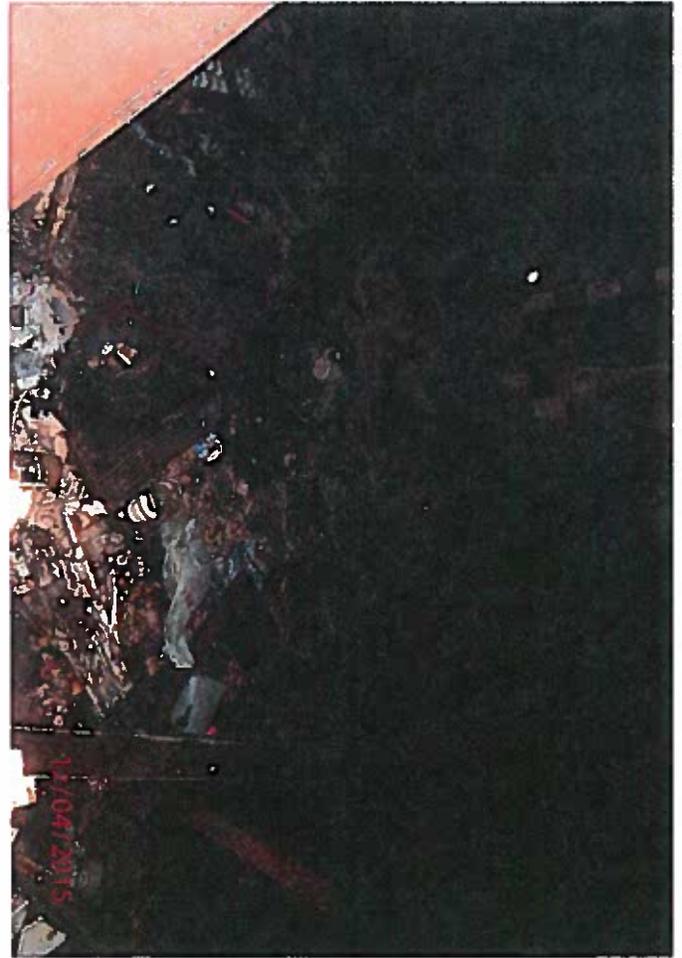
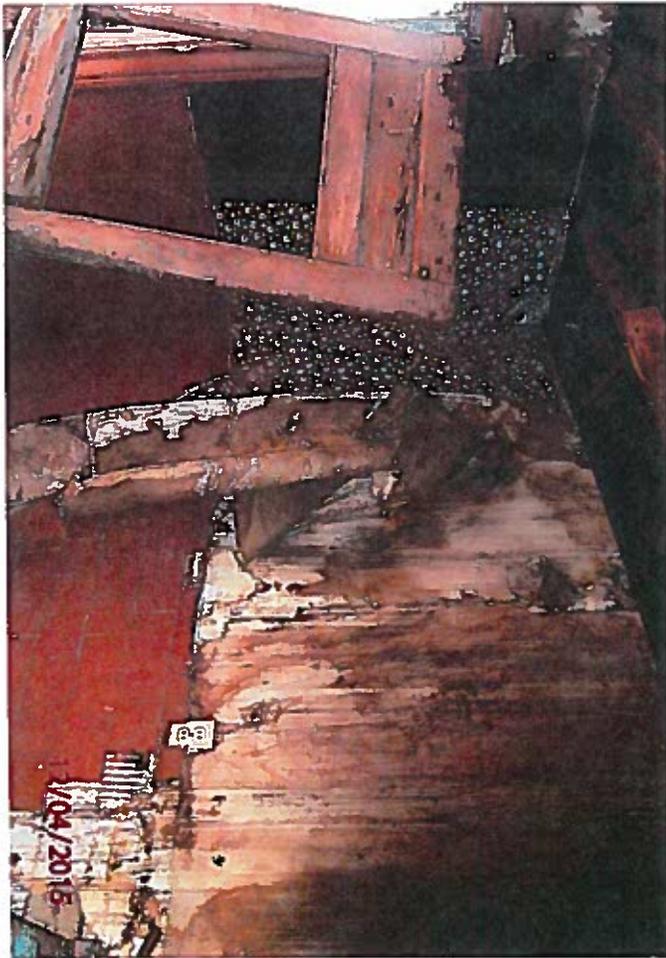
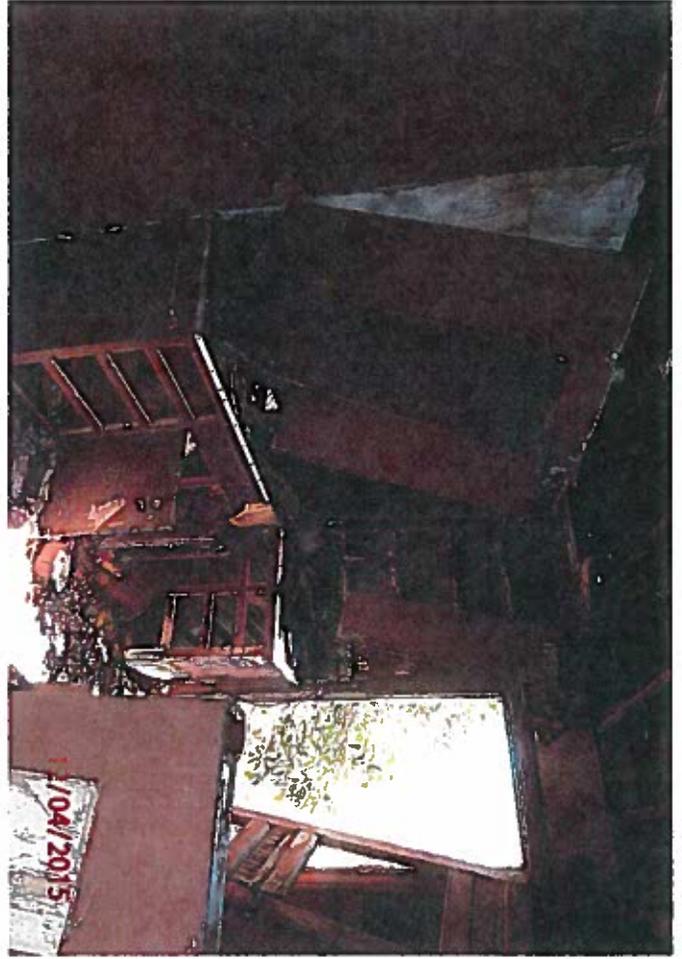
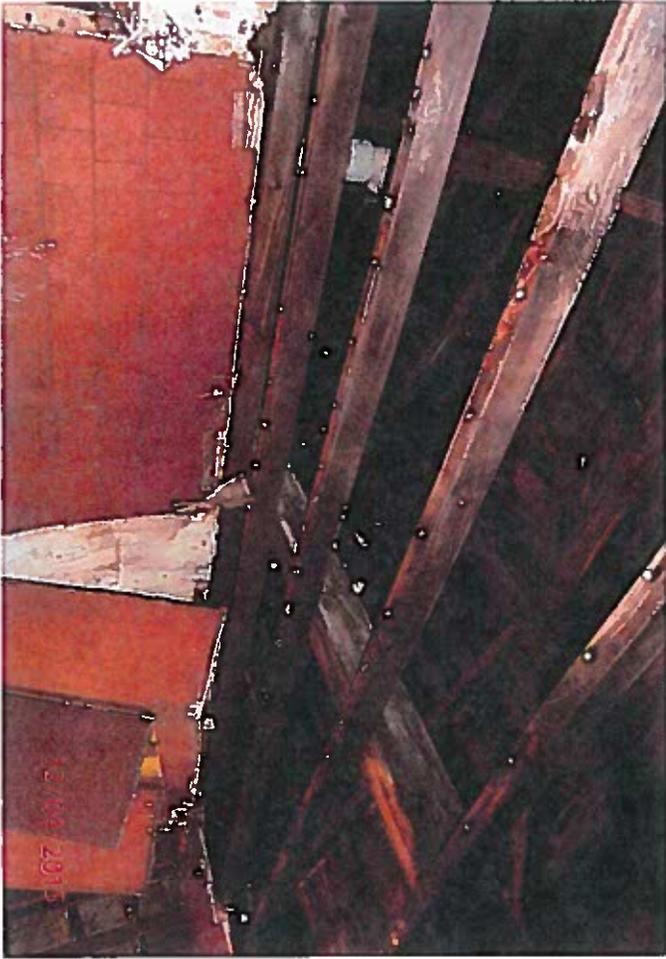


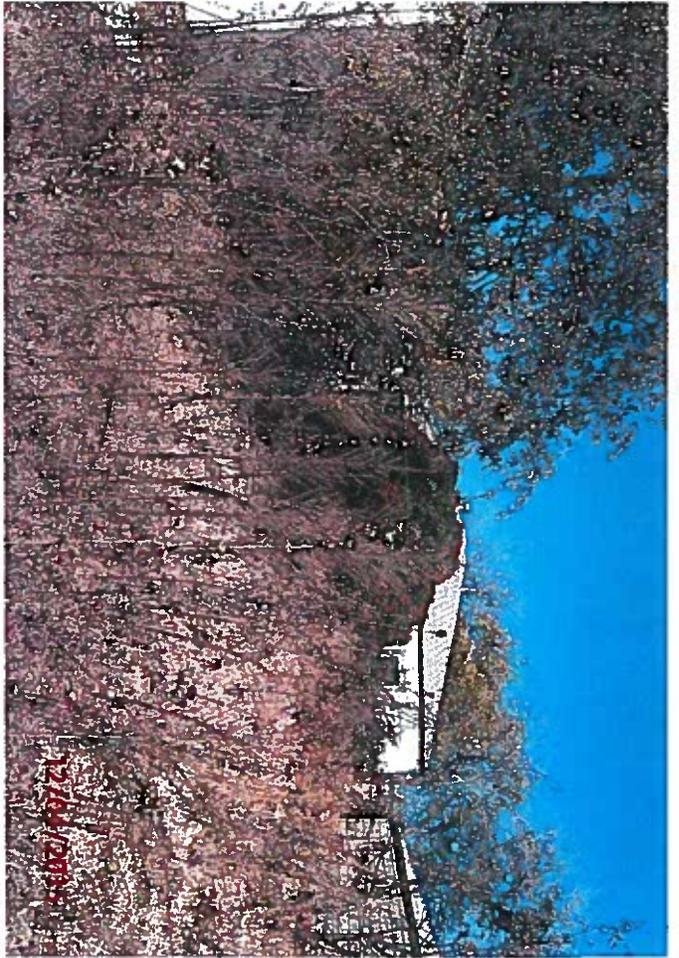
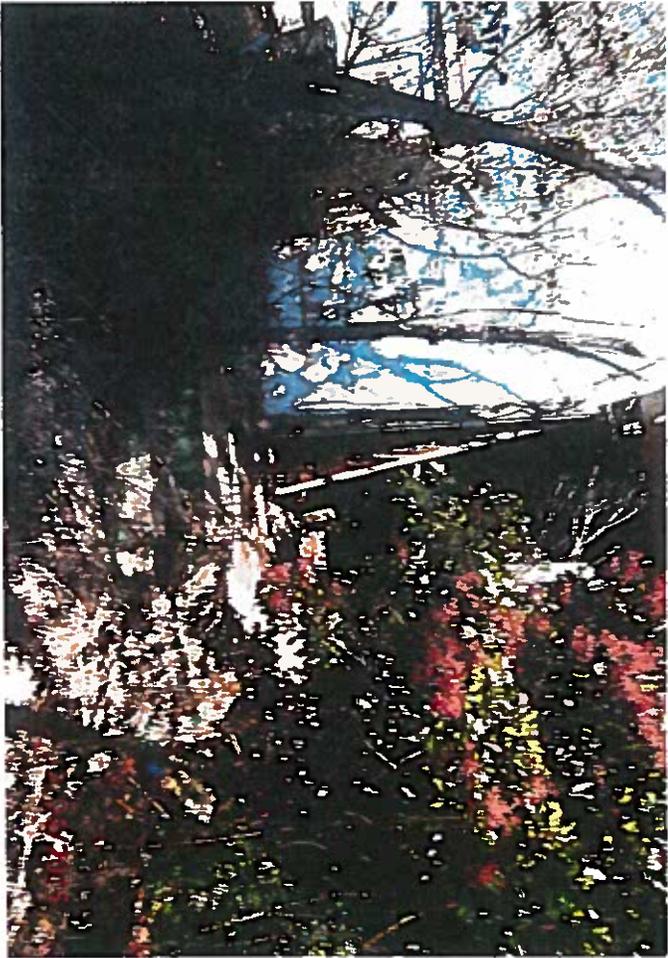
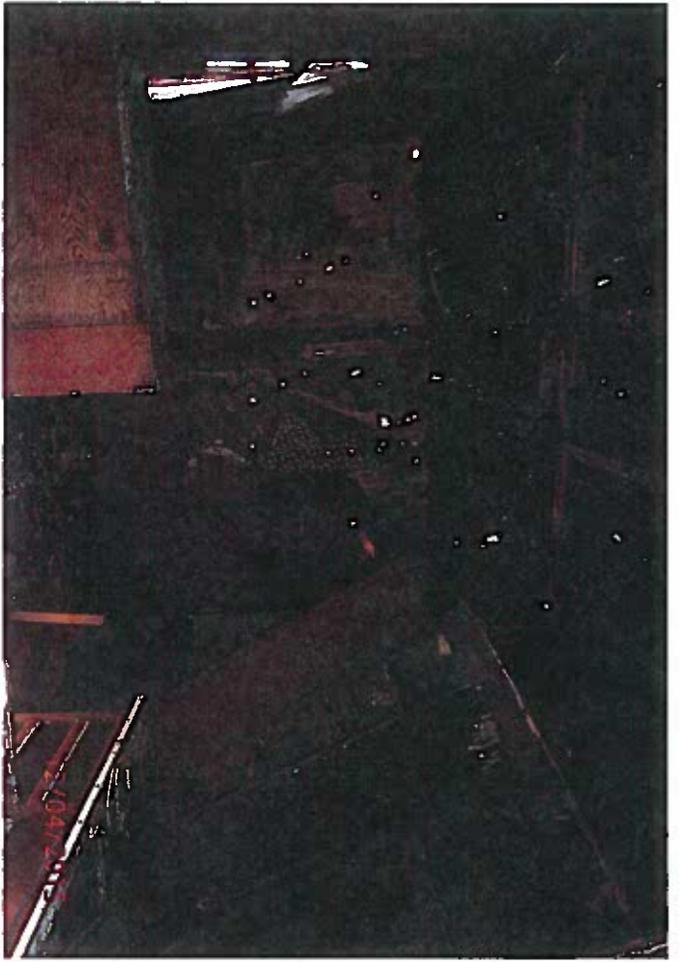
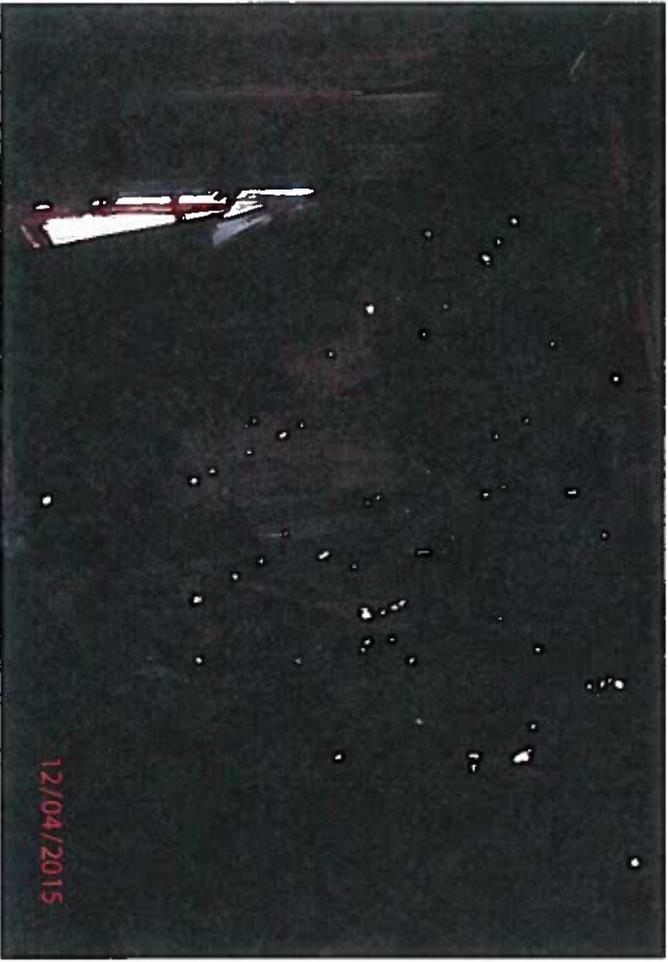


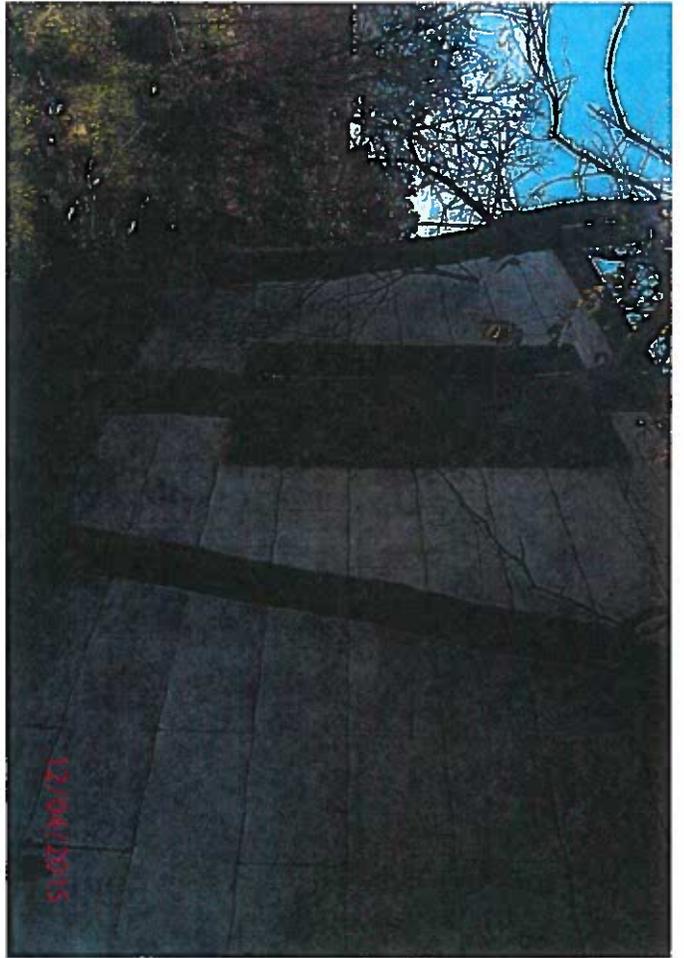
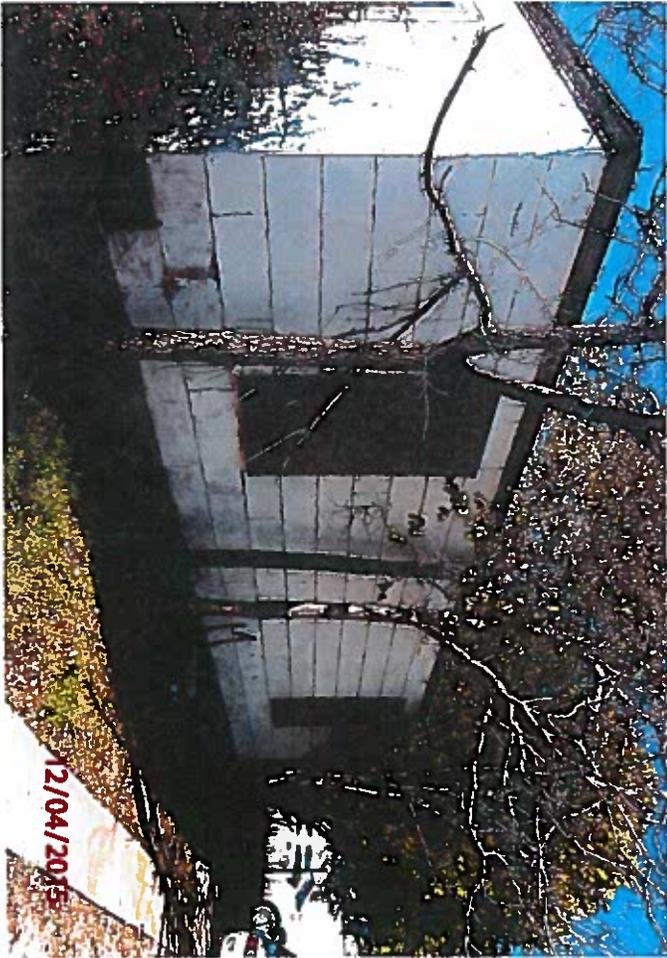
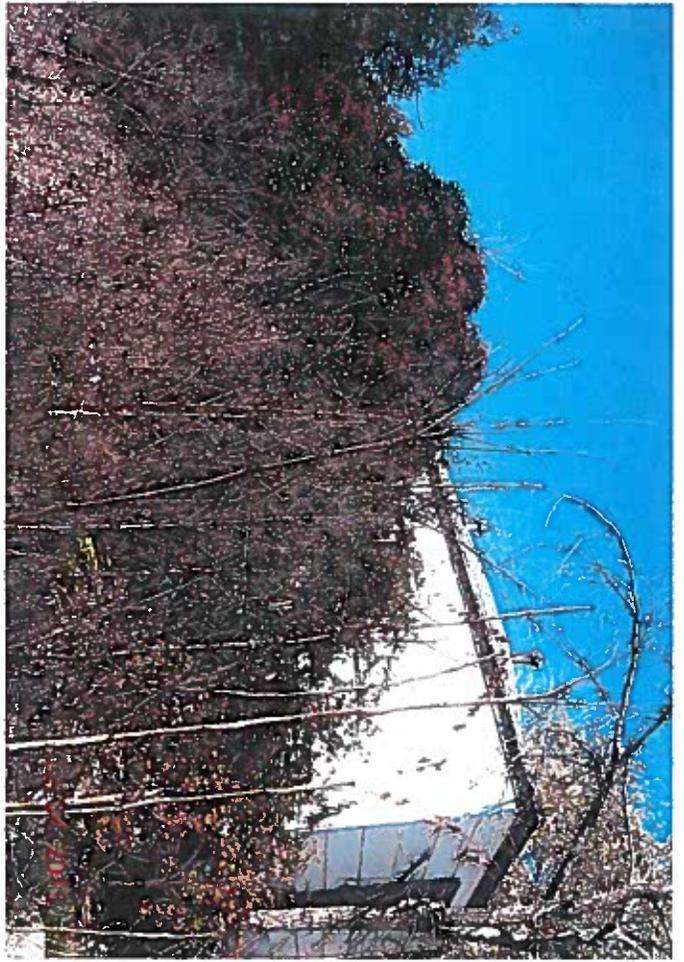
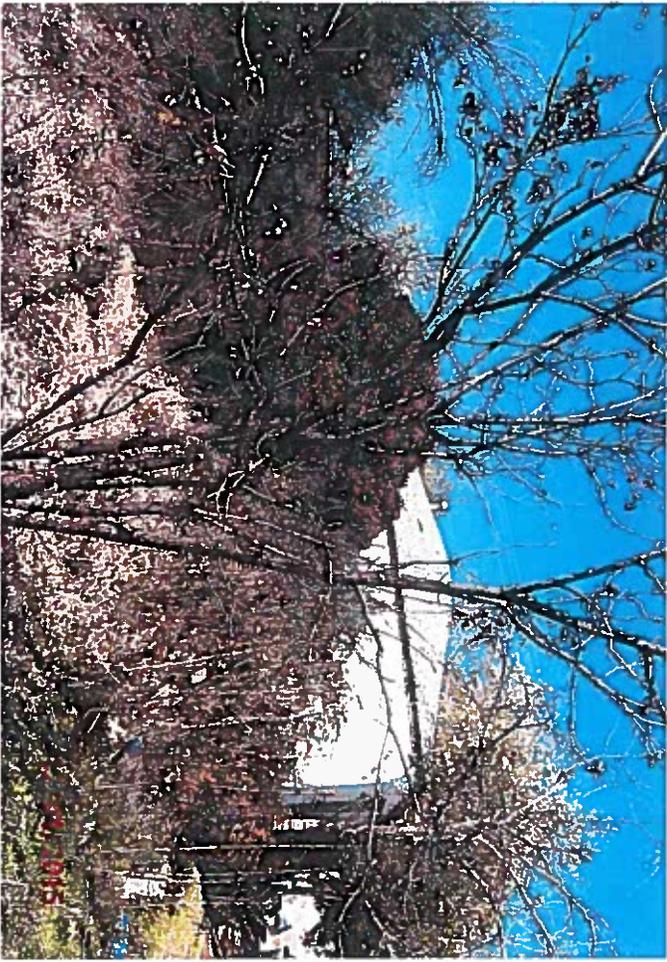


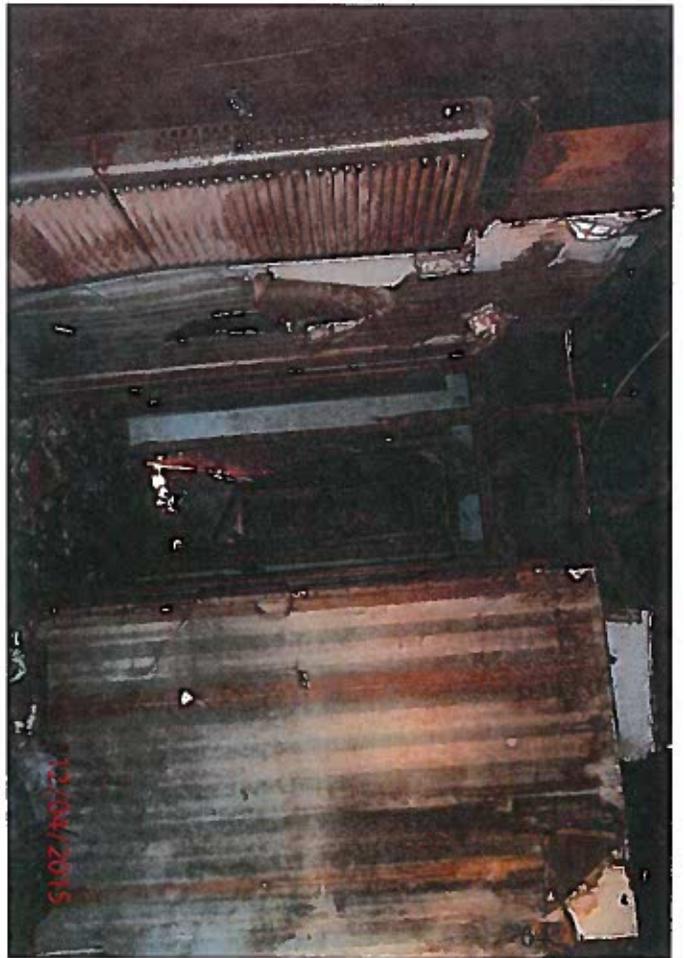
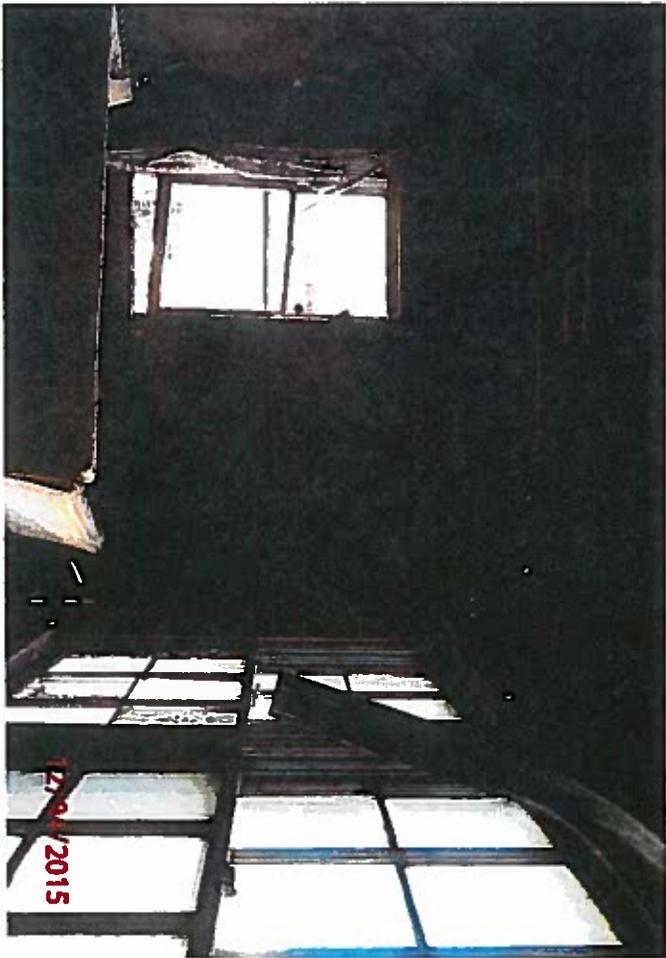
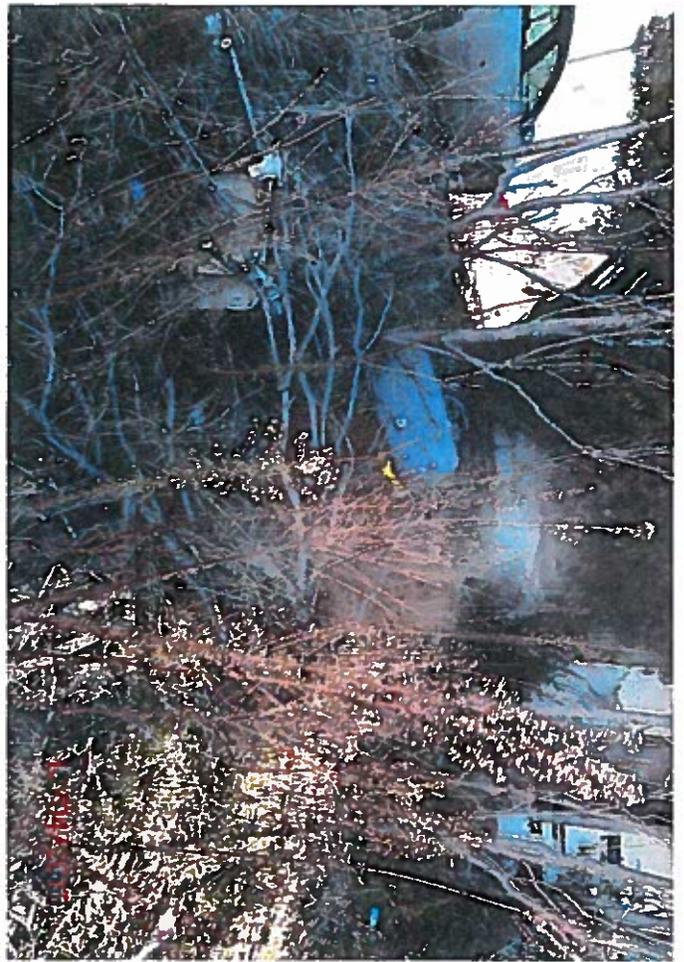
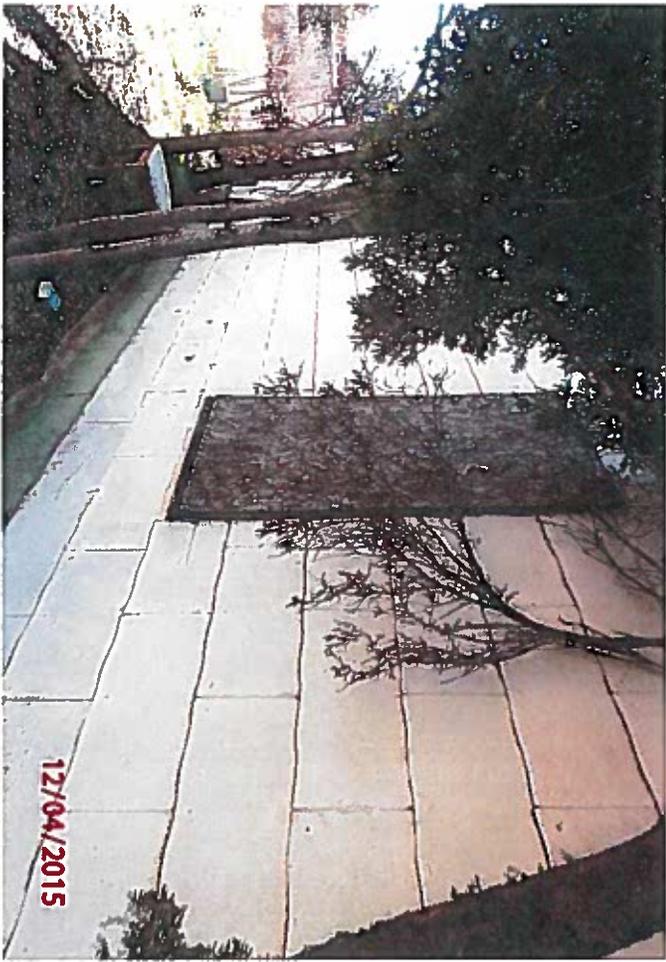


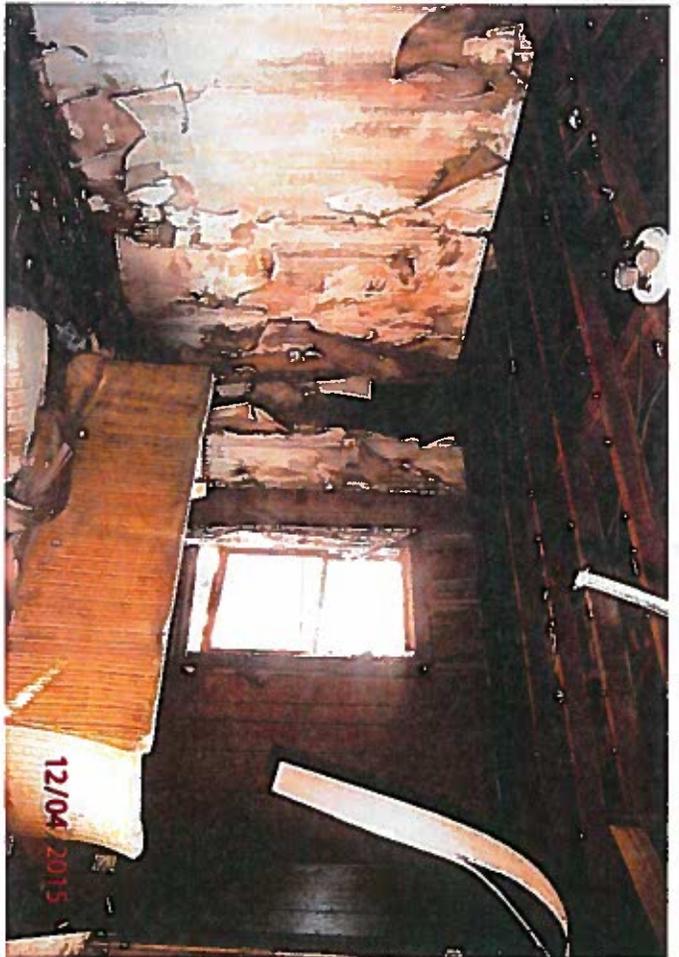
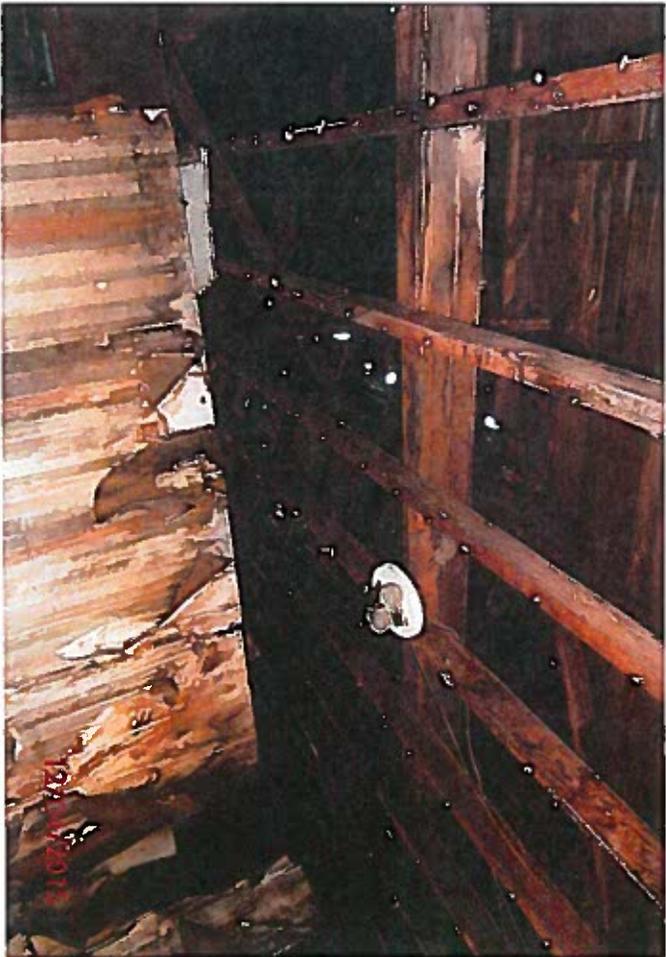
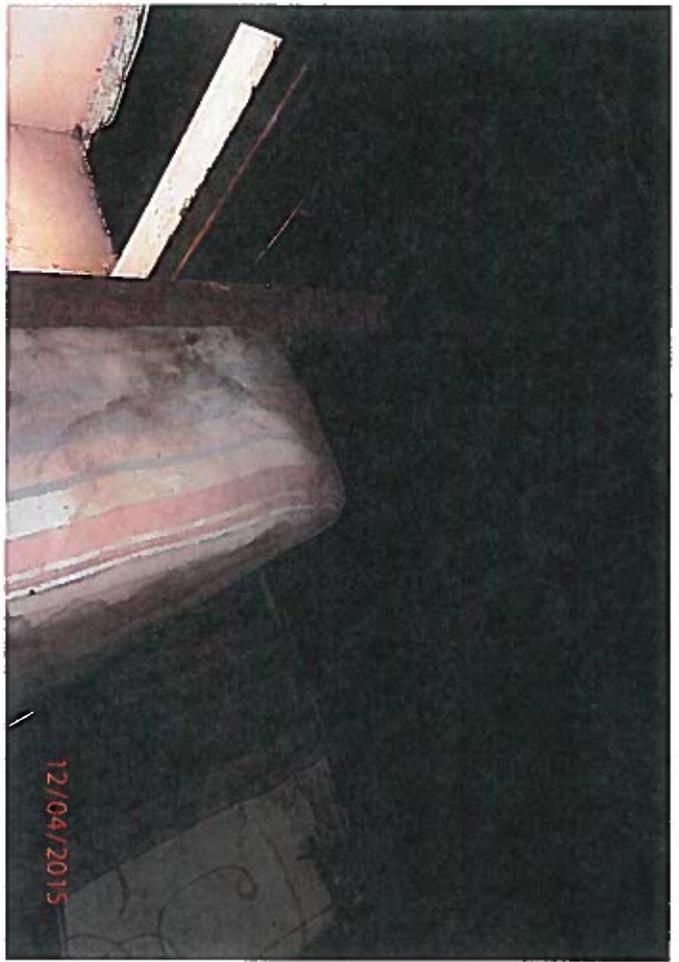
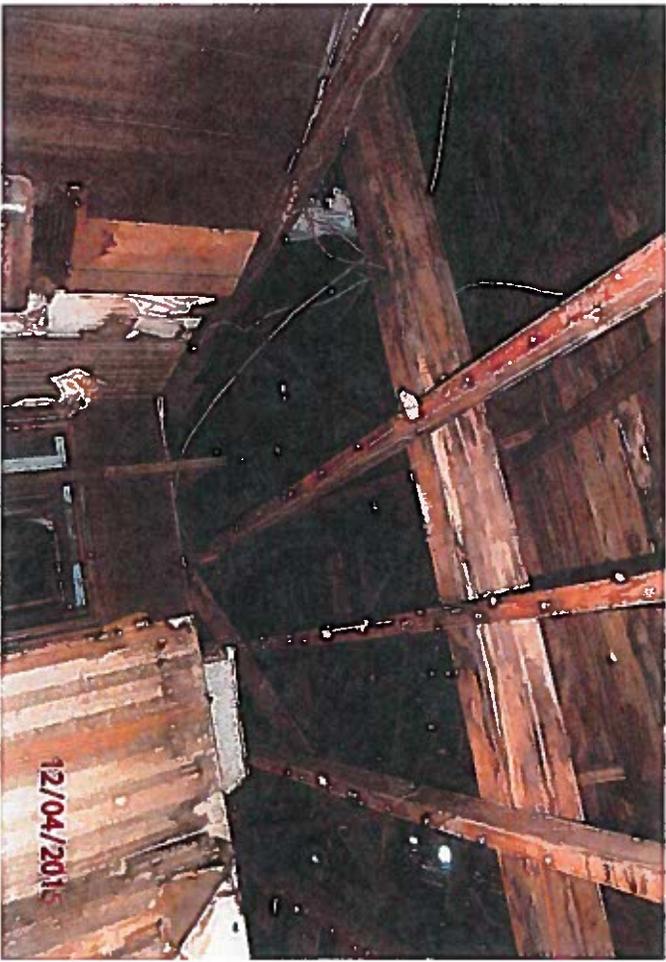












**CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.160104B**

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 320 28th St , SNYDER, TEXAS 79549: Legal Description: Lot W50' E100' N100' L2, Block 22, Grayum & Nelson Addition.

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 01/04/2016, wherein the structure located at 320 28th St, Snyder, Texas 79549, described in previous notices as "Lot W50' E100' N100' L2, Block 22, Grayum & Nelson Addition, was agenda item number 160104B; Legal Description being:

Being 0.34 acre tract of land in Lot 6 Block 21, of the ORIGINAL TOWN OF SNYDER, Scurry County, Texas, and being described by metes and bounds as follows:

BEGINNING at the most Northerly NE corner of Lot 6, B21, of the Original Town of Snyder, for the NE corner of this tract;
THENCE South along and with the West line of Avenue R, for the 138.46 feet to an iron rod set in the West line of Avenue R, for the SE corner of this tract;
THENCE N57

WHEREAS, the Building Standards Commission and the Property Owner agree that the Property is in violation of the ordinances relative to substandard structures under "Substandard Buildings" Ordinance Number 1072; and

WHEREAS, the Building Standards Commission finds that the structure is unoccupied and has been secured against unauthorized entry; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented, including the issuance of notices, the minimum standards violated as set forth in the Administrative Orders and Reports attached to the Chapter 214 letter dated 12/04/2015, for its consideration of this matter and incorporates the same into the body of this Order as specific findings of fact for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the minimum standards required by applicable ordinances; and

WHEREAS, the Building Standards Commission finds that the Property is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION OF THE CITY OF SNYDER THAT:

1. _____ The owner is hereby ordered to repair, remove or demolish the structure located at _____ by no later than 30 days from the date of this Order;
2. _____ The owner has requested, and the Building Standards Commission is permitting the owner _____ days to conduct the repairs. Since the Building Standards Commission is permitting more than 30 days to repair, remove, or demolish the structure, the following specific time schedule is established for the commencement and performance of the work,
 - a. By no later than _____ owner must pull the following permits:
 1. _____ Building
 2. _____ Electrical
 3. _____ Plumbing
 - b. By no later than _____ owner must secure the property against unauthorized entry.
 - c. _____
 - d. _____
3. _____ The property owner or lienholder report to the City the progress on the performance of the work to be performed by _____.
4. _____ The owner must secure the property against unauthorized entry by no later than _____ and while the work is being performed as determined by the City Inspector.
5. _____ No work be performed until such time as a permit is issued consistent with City ordinances;
6. _____ An asbestos study be conducted and submitted to the state and city for approval prior to performing any work ordered herein;
7. _____ All work to be performed be conducted consistent with City ordinances, state and federal regulations and statutes;
8. _____ The structure be vacated;
9. _____ No person or entity may occupy the structure until such time as a final inspection is conducted and certificate of occupancy issued;
10. _____ A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY;
11. _____ Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work, and place a lien on the property in accordance with applicable law.
12. _____ Should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed \$1000 per day.
13. _____ The owner must remove and abate all nuisance conditions within the interior of the structure no later than thirty (30) days from the date of the Order, or _____ 20 _____, that are the source of the public nuisance, specifically, _____ and other hazards to the community as depicted in photographs submitted into evidence before the Building Standards Commission.
14. _____ The owner pull the appropriate permits within _____ days of this Order to commence the repairs of the following:

-
-
-
15. _____ The Building Standards Commission has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of work; therefore, the Building Standards Commission is accepting the detailed plan and time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit I.
 16. _____ This property be brought back to the Building Standards Commission for review at the next scheduled meeting to ensure compliance with this Order.
 17. _____ The owner must allow entry to city staff no later than _____ to inspect the interior of the property. The grass must be cut no later than the close of business on _____, 20_____. The cars, debris, tires, and other hazards to the community be removed no later than _____, 20_____.
 18. _____ This property be brought back to the Commission for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.
 19. _____ The owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at 320 28th St Snyder, TX and eliminate all unhealthy and unsafe conditions within thirty days of this order, including cleaning and grading the property. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.
 20. _____ The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

ORDERED THIS _____ DAY OF _____, 20_____

CHAIRPERSON

SECRETARY

**CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS**

ADDRESS: 1901 19TH ST

SUBDIVISION: CRESWELL S/D SCARBOROUGH ADDN BLOCK: 1 LOT: 9

- DATE: 11-19-15 INSPECTION
- YES NO SEARCH WARRANT NEEDED
- DATE: 12-4-15 SEARCH WARRANT OBTAINED
- DATE: 12-4-15 SEARCH WARRANT EXECUTED
- LOCATE OWNERS, LIEN HOLDERS AND/OR MORTGAGEES

LOCATIONS CHECKED FOR OWNER, LIENHOLDERS AND OR MORTGAGEES:

- SCURRY COUNTY REAL PROPERTY RECORDS SCURRY COUNTY APPRAISAL DISTRICT RECORDS
- RECORDS OF THE SECRETARY OF STATE ASSUMED NAME RECORDS OF SCURRY COUNTY
- TAX RECORDS OF THE CITY OF SNYDER UTILITY RECORDS OF ANY UTILITY DOING BUSINESS IN THE CITY OF SNYDER
- DATE: 12-3-15 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES
- DATE: 12-3-15 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE
- DATE: 12-3-15 FILING OF NOTICE OF PUBLIC HEARING IN PUBLIC RECORDS (SCURRY COUNTY REAL PROPERTY RECORDS)
- DATE: _____ CONDUCT PUBLIC HEARING NOT LESS THAN 30 DAYS AFTER NOTICE

BUILDING STANDARD COMMISSION ORDERS: _____

YES NO ADDITIONAL TIME GIVEN AMOUNT OF TIME: _____ DAYS

ORDERS AND NOTICE AFTER PUBLIC HEARING:

- DATE: _____ COPY OF ORDER DELIVERED TO OCCUPANT, OWNER, LIENHOLDER, OR MORTGAGEE/CERTIFIED MAIL
- DATE: _____ FILE A COPY OF ORDER IN CITY SECRETARY'S OFFICE
- DATE: _____ ADDRESS, DATE OF HEARING, STATEMENT INDICATING RESULTS, WHERE ORDER MAY BE OBTAINED PUBLISHED IN NEWSPAPER WITHIN 10 DAYS
- DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION
- YES NO DATE: _____ BUILDING SECURED, ABATED, REPAIRED, OR DEMOLISHED
- DATE: _____ UPDATE TO BUILDING STANDARDS COMMISSION

IF NO:

- DATE: _____ ORDER FROM BUILDING STANDARDS COMMISSION TO SECURE, ABATE, REPAIR, OPR DEMOLISH
- DATE: _____ BUILDING SECURED, ABATED, REPAIRED OR DEMOLISHED BY CITY CREW
- DATE: _____ BILL SENT TO OWNER, LIENHOLDER, OR MORTGAGEE
- DATE: _____ BILL PAID WITHIN 30 DAYS
- DATE: _____ LIEN FILED

12/04/2015

Emma Arizmendi
1200 19th St
Snyder, TX 79549

CERTIFIED MAIL NO.
7014 2120 0000 0889 4341

**NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION**

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON **01/04/2016** AT **4:30 PM P.M.** IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER:

Emma Arizmendi, 1200 19th St, Snyder, TX 79549

NAME AND ADDRESS OF ALL LIENHOLDERS, MORTGAGEES OR OTHER PERSONS WITH INTEREST TO WHOM THIS NOTICE IS BEING SENT: See Exhibit A, attached hereto and incorporated herein for all purposes.

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: **L9 B1 (Creswell S/D) Scarborough Addn, commonly known as 1901 19th St**

According to the real property records of Scurry County, and appropriate records of the Secretary of State, Appraisal District, tax rolls, among others, you own or may have some interest in the real property described in this notice. If you no longer own or have an interest in the property, you must execute an affidavit stating that you no longer own the property and stating the name and last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to this office not later than the 20th day after the date you receive this notice. If you do not send the affidavit, it will be presumed that you own or have an interest the property described in this notice, even if you do not.

On **12/04/2015**, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

This letter is your official notice of violation and order to abate the violations located at the Property. It has been determined that proceedings shall now commence to cause the repair,

vacation, relocation of occupants, removal, demolition or securing of those buildings. Attached hereto please find the Substandard Building Inspection Report describing the particular conditions which violate the Code, which report is attached hereto as Exhibit B and incorporated herein for all purposes.

As noted above, a public hearing will be held on **01/04/2016**, at **4:30 PM P.M.** before the City of Snyder Building Standards Commission to determine whether the buildings or structures enumerated in the attached report located at the Property comply with the standards set out in Municipal Ordinance No. 1072 of the City of Snyder.

According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with Municipal Ordinance No. 1072 of the City of Snyder, and the time it will take to reasonably perform the work.

If the building is found to be in violation of the standards set forth in Municipal Ordinance No. 1072 of the City of Snyder, the City of Snyder Building Standards Commission may order that the building(s) be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, mortgagee or lienholder within a reasonable time, usually not to exceed 30 days.

If the Commission's Order given to the owner, mortgagee, or lienholder is not complied with in the allowed time, the City may vacate, secure, remove or demolish the building or relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the property owner in addition to a priority lien being placed upon the property to secure payment.

If you should have any questions regarding this notice, or you are not the owner, mortgagee, or lienholder please call my office at (325) 573-4959 or write to the Code Enforcement Officer at P.O. Box 1341, Snyder, Texas 79550.

Respectfully,



Dan Hicks
Code Enforcement Officer

Attachments:

Exhibit A: List of Lienholders, Mortgagees and Interested Parties receiving this notice

Exhibit B: Substandard Building Inspection Report

Exhibit C: Map of Property

CITY OF SNYDER

EXHIBIT A

LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES

ADDRESS: 1901 19th St

CASE #: 160104C

- 1. Emma Arizmendi**
- 2. None follow**
- 3.**
- 4.**
- 5.**
- 6.**
- 7.**
- 8.**
- 9.**
- 10.**

CITY OF SNYDER

EXHIBIT B

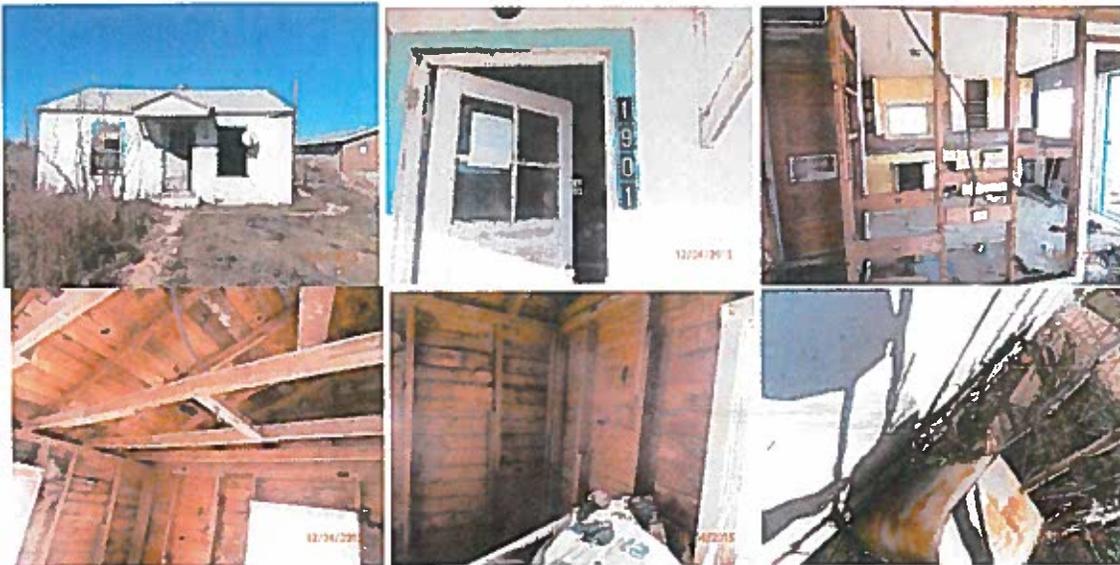
SUBSTANDARD BUILDING INSPECTION REPORT

ADDRESS: 1901 19th St

CASE #: 160104C

In accordance with Municipal Ordinance No. 1072 of the City of Snyder, the 2009 International Property Maintenance code, the 2003 international Residential and Building codes, and Chapter 214 of the Texas Local Government Code, The following listed conditions exist to an extent that endangers the life, health, property, safety, and/or welfare of the public.

- Inadequate Sanitation
- Faulty Weather Protection
- Structural Hazards
- Faulty Materials of Construction
- Attractive Nuisance
- Inadequate Maintenance
- Hazardous Wiring
- Hazardous or Unsanitary Premises
- Improper Occupancy
- Hazardous Plumbing
- Unsecured
- Fire Hazard
- Inadequate Exits
- Fire Damage
- Inadequate Fire Protection or Fire Fighting Equipment
- Hazardous/No Mechanical Equipment




Code Enforcement Officer

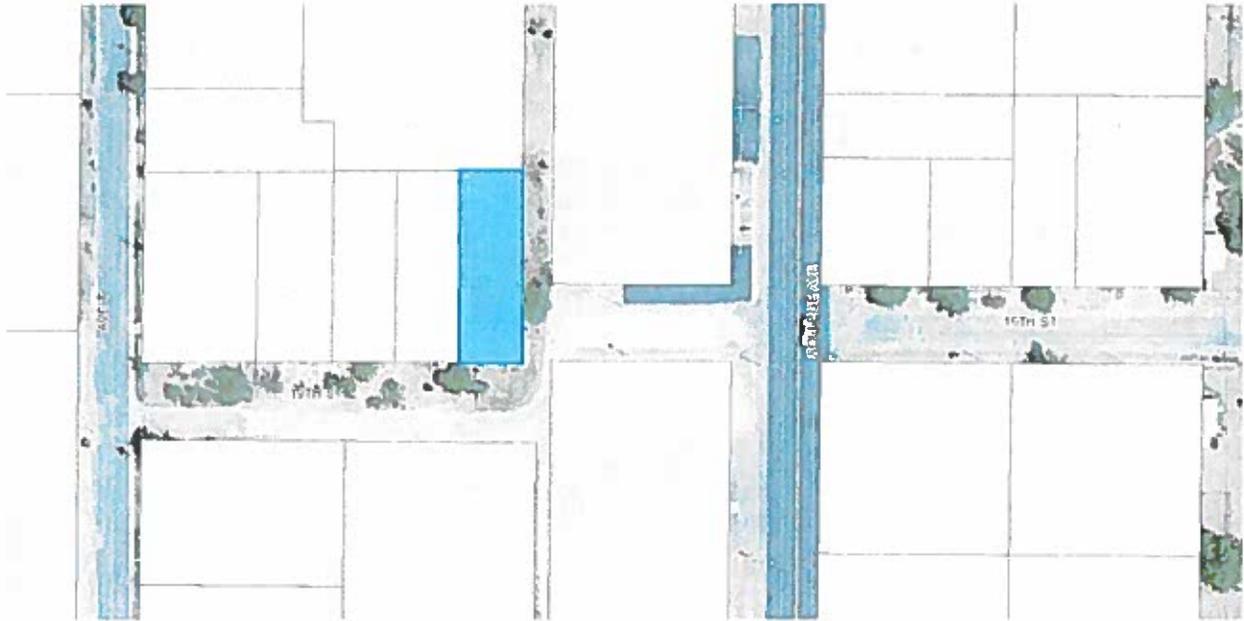
CITY OF SNYDER

EXHIBIT C

MAP OF PROPERTY

ADDRESS: 1901 19th St

CASE#: 160104C



Emma Arizmendi
1200 19th St
Snyder, TX 79549

FILED
DATE 12/4/15
TIME 04:09 a.m.
MELODY APPLETON
COUNTY CLERK
SCURRY COUNTY, TEXAS

**NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION**

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON 01/04/2016 AT 4:30 P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

NAME AND ADDRESS OF RECORD OWNER:

Emma Arizmendi, 1200 19th St Snyder, TX 79549

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: **L9 B1 (Creswell S/D) Scarborough ADDN, commonly known as 1901 19th St**

On 12/04/2015, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

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According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with Municipal Ordinance No. 1072 of the City of Snyder, and the time it will take to reasonably perform the work.

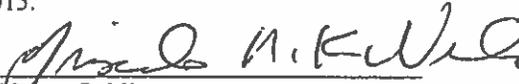
If the building is found to be in violation of the standards set forth in Municipal Ordinance No. 1072 of the City of Snyder, the City of Snyder Building Standards Commission may order that the building(s) be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, mortgagee or lienholder within a reasonable time, usually not to exceed 30 days.

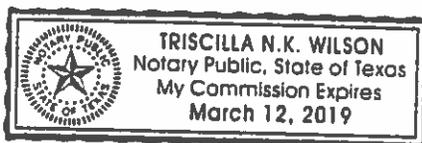
If the Commission's Order given to the owner, mortgagee, or lienholder is not complied with in the allowed time, the City may vacate, secure, remove or demolish the building or relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the property owner in addition to a priority lien being placed upon the property to secure payment.

Respectfully,

Dan Hicks
Code Enforcement Officer

Dan Hicks, City Inspector & Code Enforcement Officer For The City Of Snyder, Texas acknowledged this Instrument before me on this 4th day of December, 2015.


Notary Public



PROBABLE CAUSE AFFIDAVIT

CAME UNTO me this day, Dan Hicks, a person known to me and upon oath swears as follows:

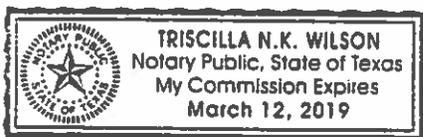
“My name is Dan Hicks. I am over the age of 18, have personal knowledge of the facts asserted below, and am competent to testify to those facts:

- I am a City of Snyder Code Enforcement Officer.
- The legal description of the property is as follows: L9 B1 (Creswell S/D) Scarborough Addn, address 1901 19th St, Snyder, Scurry County, TX, Property ID# 16581, described as white painted stucco sided house with a white composite shingle roof and green/blue trim. The owner of the property is Emma Arizmendi.
- On December 4, 2015, I conducted a Warrantless Inspection of the property. It was observed that the residence has obviously been vacant for an extended period of time. The front door is standing open and there are several broken, missing, or open windows. There has not been water or sewer at the residence since before 9-5-08. There is no electrical service to the structure as there is no meter in the meter base. It is unknown if there is now or ever was natural gas service to the residence.
- We will be searching and inspecting said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes, and also to inspect, review, and take pictures of said property.

Dan Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, on the 4th day of December, 2015, to certify which witness my hand and official seal.

Triscilla N.K. Wilson
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS
Triscilla N.K. Wilson
(Print or Type Name)



My Commission Expires: *3/12/2019*

THE STATE OF TEXAS
CITY OF SNYDER,
COUNTY OF SCURRY

§ A BUILDING
§ LOCATED AT:
§ 1901 19th St,
§ SCURRY COUNTY, TEXAS

ADMINISTRATIVE SEARCH WARRANT

THE STATE OF TEXAS to the Sheriff or any Peace Officer of Scurry County, or the State of Texas, and/or Code Enforcement Official of the City of Snyder.

GREETINGS:

WHEREAS, the Affiant, whose signature is affixed to the Affidavit attached hereto (which said Affidavit is by this reference incorporated herein for all purposes), is a person duly authorized by law to make inspections of premises for the purpose of enforcing health, fire, or building regulations, statutes or ordinances, and did heretofore this day subscribe and swear to said Affidavit before me.

WHEREAS, I find that the verified facts stated by Affiant in said Affidavit show that Affiant has probable cause for the belief he expresses therein and establishes the existence of proper grounds for the issuance of this Warrant;

NOW, THEREFORE, you are hereby commanded to enter the location set forth in the Affidavit as the location of the building located at 1901 19th St, Snyder, Scurry County, Texas, said building being described as a white painted stucco sided house with a white composite shingle roof and green/blue wood trim, with several doors & windows broken or open situated in the 1900 block of 19th St on the north side of the roadway, and search and inspect said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes, and also to inspect, review, and take pictures of said property.

WITNESS my signature on this the 4 day of December, A.D. 2015 at 11:44 o'clock
1 .m.



MAGISTRATE, SCURRY COUNTY, TEXAS

RETURN

THE STATE OF TEXAS
CITY OF SNYDER,
COUNTY OF SCURRY

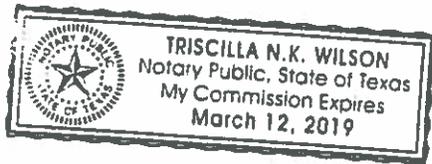
§ A BUILDING
§ LOCATED AT:
§
§ 1901 19th St,
§ SCURRY COUNTY, TEXAS

The undersigned Affiant, being a Peace Officer/Code Enforcement Official under the laws of Texas and being fully sworn, under oath certifies that it was executed on the 4th day of December, 2015, by making the search directed therein at the said premises to determine the existence of any violation of health, fire, or building regulations, ordinances or statutes and also to inspect, review, and take pictures of said property.



AFFIANT

SUBSCRIBED AND SWORN to before me, the undersigned authority, on this the 4th day of December, 2015.





NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
11072

Issued By:

Jana Young Tax Assessor Collector
Scurry County Courthouse
1806 25th Street
Snyder, Tx 79549

Property Information

Property ID: 16581 Geo ID: 01-0208-0770-0001-0036
Legal Acres: 0.0000
Legal Desc: L9 B1 (CRESWELL S/D) SCARBOROUGHADDN
Situs: 1901 19TH ST SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 7907 100.00%
ARIZMENDI, EMMA
1200 19TH ST
SNYDER, TX 79549

For Entities

Value Information

CITY OF SNYDER	Improvement HS:	4,559
HOSPITAL DISTRICT SCURRY CO	Improvement NHS:	0
SCURRY CAD	Land HS:	1,000
SCURRY COUNTY	Land NHS:	0
SNYDER ISD	Productivity Market:	0
WESTERN TX COLLEGE	Productivity Use:	0
	Assessed Value	5,559

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2015	HOSPITAL DISTRICT SCURRY CO	5,559	14.11	-0.14	0.00	13.97
2015	WESTERN TX COLLEGE	5,559	18.21	-0.18	0.00	18.03
2015	SNYDER ISD	5,559	64.70	0.00	0.00	64.70
2015	CITY OF SNYDER	5,559	24.39	0.00	0.00	24.39
2015	SCURRY COUNTY	5,559	17.79	-0.18	0.00	17.61
Totals:			139.20	-0.50	0.00	138.70

Effective Date: 12/02/2015

Total Due if paid by: 12/31/2015

138.70

Tax Certificate Issued for:	Taxes Paid in 2015
SCURRY COUNTY	0.00
CITY OF SNYDER	0.00
SNYDER ISD	0.00
WESTERN TX COLLEGE	0.00
HOSPITAL DISTRICT SCURRY CO	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 12/02/2015
Requested By: SNYDER ABSTRACT & TITLE
Fee Amount: 10.00
Reference #: EMMA ARIZMENDI

Page: 1
True Automation, Inc.


Signature of Authorized Officer of Collecting Office

SNYDER ABSTRACT & TITLE CO., INC.

2617 College Avenue / P.O. Box 69
Snyder, Texas 79550-0069
325-573-8558 fax: 325-573-0974
satco@snyderabstract.com

ABTRACTOR'S CERTIFICATE

Dan Hicks
City of Snyder
1925 24th
Snyder, Texas 79549

December 2, 2015

THIS IS TO CERTIFY: That we have examined the records of the office of Snyder Abstract & Title Co., Inc., insofar as they pertain to the following described property situated in Scurry County, Texas, to-wit:

1901 19th
Snyder, Texas

All of Lot Number Nine (9), in Block Number One (1), of the CRESWELL SUBDIVISION of Block 1, Marshall's Survey in the SCARBOROUGH ADDITION, to the City of Snyder, Scurry County, Texas, according to the plat of said re-survey recorded in Volume 88, Page 127, Deed Records, Scurry County, Texas.

Said records having been examined for a period of time from August 17, 1998, at 8:00 a.m. to November 24, 2015, at 8:00 a.m., and that our records reflect the last conveyance of title to said property to be in the name of:

EMMA ARIZMENDI

and finding the following instruments of record affecting such property:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
OR 424/613	Hazel Underwood	Emma Arizmendi	Vendor's Lien Deed	8-21-1998	8-17-1998
OR 424/615	Emma Arizmendi	West Texas State Bank	Deed of Trust	8-12-1998	8-17-1998
OR 425/148	Emma Arizmendi	N. C. Smith West Texas State Bank	Mechanic's Lien Contract	8-12-1998	8-24-1998
OR 431/46	Emma Arizmendi	West Texas State Bank	Extension & Renewal Note & Lien OR424/615 OR 425/148	11-23-1998	11-30-1998
Or 539/679	West Texas State Bank	Emma Arizmendi	Release OR 424/615 OR 425/148 OR 431/46	12-10-2003	12-15-2003
Probate 6090	Emma Arizmendi		Guardianship		1-31-2007

Based upon the above referenced instruments and examination, title to the above-described property appears to be vested as follows:

RECORD OWNER: EMMA ARIZMENDI

RECORD LIENHOLDERS: None of Record

STATE AND/OR FEDERAL TAX LIENS (As against record owners): None of Record

BANKRUPTCIES AND SUITS INVOLVING DEBTORS: None of Record

ABSTRACTS OF JUDGMENT (As against record owners): None of Record

THIS REPORT IS NOT TITLE INSURANCE. This report only provides title information contained in the above stated records and does not reflect unindexed or misindexed matters or any unrecorded or off record matters that may affect such land. This Company, in issuing this report assumes no liability on account of certain defects that would render such instruments or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exceptions which would appear in a title policy. This company's liability for this report is limited to the amount paid for this report and extends only to the party to which it is issued. No other party may rely on this report. This report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

This certificate does not cover any matters pertaining to rights of parties in possession and is issued with the express understanding, evidenced by acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the title herein described, but is simply reporting hereby as to the recitals of instruments found of record and that the undersigned will incur no liability by reason of the issuance, delivery and/or use of this certificate. Notice is hereby given pursuant to Section 17.506 of the Texas Deceptive Trade Practices Act. Snyder Abstract & Title Co., Inc. hereby notifies the deliverer or user of this certificate that Snyder Abstract & Title Co., Inc. has prepared this Abstractor's Certificate (written information) from official government records or some other source and that Snyder Abstract & Title Co., Inc. is relying on this information in the preparation and delivery of this Abstractor's Certificate. The deliverer or user of this certificate expressly waives the right to sue the undersigned based on liability under tort law, contract law, or the Texas Deceptive Trade Practices Act.

Deliverer or user of this certificate, by acceptance of same, undertakes to indemnify and hold harmless Snyder Abstract & Title Co., Inc., its successors and/or assigns, from any and all claims as a result of the failure whatsoever in the title of said property. It is the intention of the parties hereto that Snyder Abstract & Title Co., Inc. shall prepare an Abstractor's Certificate covering the property herein and shall do nothing else. Snyder Abstract & Title Co., Inc. makes no other representations either impliedly or expressly.

SNYDER ABSTRACT AND TITLE CO., INC.

By: 

DAVID COTTON, President

IS certificate/city 1901 19th 15

0101198

THE STATE OF TEXAS §
COUNTY OF SCURRY §

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WARRANTY DEED
(WITH VENDOR'S LIEN)

KNOW ALL MEN BY THESE PRESENTS:

That, I, HAZEL E. UNDERWOOD, not joined herein by my wife for the reason that the hereinafter-described property constitutes no part of our homestead nor any part of our jointly controlled community property, of the County of Scurry, State of Texas, (hereinafter referred to as "Grantor"), for and in consideration of the sum of Three Thousand Five Hundred and no/100ths (\$3,500.00) Dollars, to me paid and secured to be paid by EMMMA ARIZMENDI, a feme sole, whose mailing address is 1605 College Avenue, Snyder, Texas 79549, (hereinafter referred to as "Grantee") as follows:

All of said consideration of Three Thousand Five Hundred and no/100ths (\$3,500.00) Dollars is evidenced by one certain Promissory Note of even date herewith, executed by Emma Arizmendi, Grantee herein payable to the order of West Texas State Bank, Snyder, Texas, and bearing interest at the rate of eight and one-half percent (8.50%) per annum; the entire unpaid principal balance, together with all accrued interest, being fully due and payable on or before October 12, 1998. Said note is secured by a vendor's lien herein retained and is additionally secured by a Deed of Trust of even date herewith to Bill Parker, Trustee, for the benefit of West Texas State Bank, Snyder, Texas on the hereinafter-described and conveyed real property;

have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY unto the said EMMMA ARIZMENDI, of the County of Scurry, State of Texas, all that certain lot, tract or parcel of land, lying and being situated in the County of Scurry, State of Texas, described as follows:

All of Lot Number Nine (9), in Block Number One (1), of the CRESWELL SUBDIVISION of Block 1, Marshall's Survey in the SCARBOROUGH ADDITION, to the City of Snyder, Scurry County, Texas, according to the plat of said re-survey recorded in Volume 88, Page 127, Deed Records, Scurry County, Texas.

SUBJECT TO any and all valid and subsisting covenants, restrictions, reservations, easements and rights-of-way properly found of record.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said EMMMA ARIZMENDI, her heirs, representatives and assigns forever; and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said EMMMA ARIZMENDI, her heirs, representatives and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

It is understood and agreed that the address of Debtors for sending any notices required or permitted hereunder or with respect to the indebtedness secured hereby is as follows: Emma Arizmendi, 1605 College Avenue, Snyder, Texas 79549, and Beneficiary or any other holder of the indebtedness secured hereby shall be entitled to rely on such address unless Debtors advise Beneficiary or any other holder of the indebtedness secured hereby of an address change by Certified or Registered Mail with Return Receipt Requested, addressed to Beneficiary as follows: West Texas State Bank, P.O. Box 1396, Snyder, Texas 79550-1396, or to such other address as Beneficiary shall have advised Debtors by written notice, Certified Mail with Return Receipt Requested.

But it is expressly agreed and stipulated that the vendor's lien is retained in favor of the holder of said note, against the above-described property, premises, and improvements, until the above-described note and all interest thereon is fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

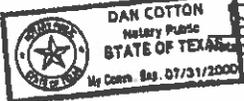
EXECUTED this 12th day of August, 1998.

Hazel E. Underwood
HAZEL E. UNDERWOOD

THE STATE OF TEXAS §
COUNTY OF SCURRY §

This instrument was acknowledged before me on this the 14th day of August, 1998, by HAZEL E. UNDERWOOD.

My commission expires: _____



Dan Cotton
Notary Public in and for the State of Texas

0101198

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Filed for Record in:
Curry County

On Aug 17, 1998 at 08:43P

As a
Recordable

Document Number 0101198

Amount 2.00

Receipt Number - 6173

By,
Lana Peterson

STATE OF OREGON COUNTY OF CURRY
I hereby certify that this instrument was
filed on the date and time stamped herein by an
and was duly recorded in the volume and page
of the record records of
Curry County
as stamped herein by me.

Aug 17, 1998

Honorable Jean Bush, County Clerk
Curry County

Scurry CAD

Property Search Results > 16581 ARIZMENDI, EMMA for Year 2016

Property

Account

Property ID: 16581 Legal Description: L9 B1 (CRESWELL S/D) SCARBOROUGH ADDN
 Geographic ID: 01-0208-0770-0001-0036 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 1901 19TH ST Mapsco:
 SNYDER, TX 79549
 Neighborhood: CENTRAL WEST Map ID:
 Neighborhood CD: S3 CENT W

Owner

Name: ARIZMENDI, EMMA Owner ID: 7907
 Mailing Address: 1200 19TH ST % Ownership: 100.0000000000%
 SNYDER, TX 79549
 Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

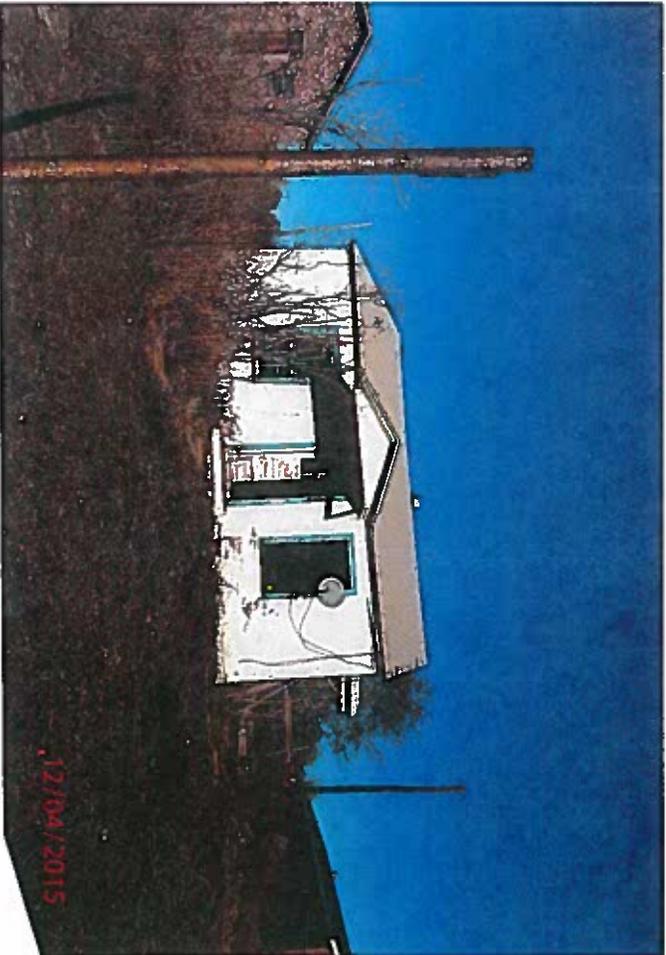
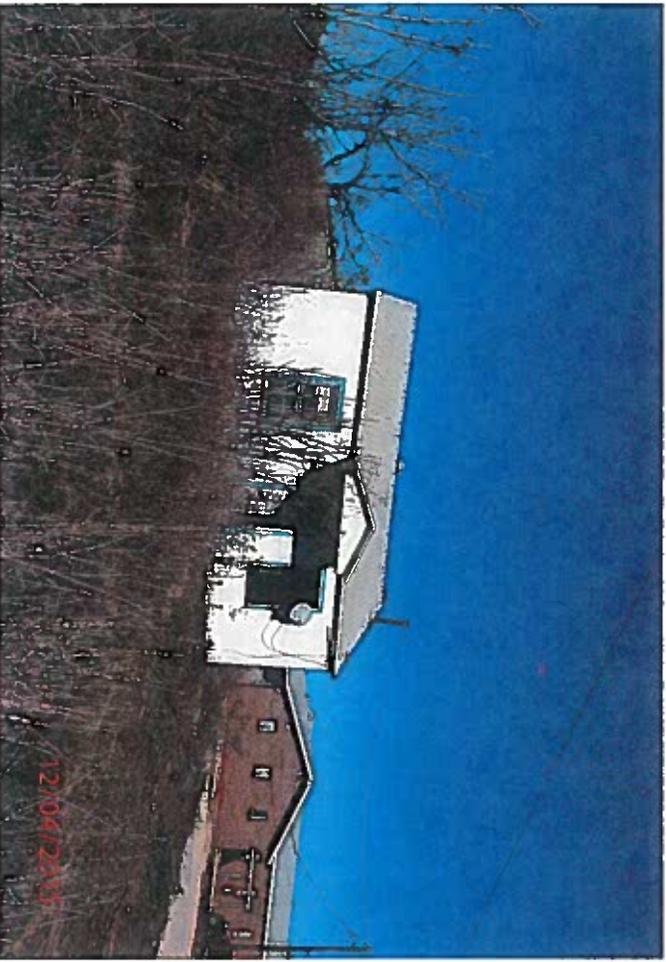
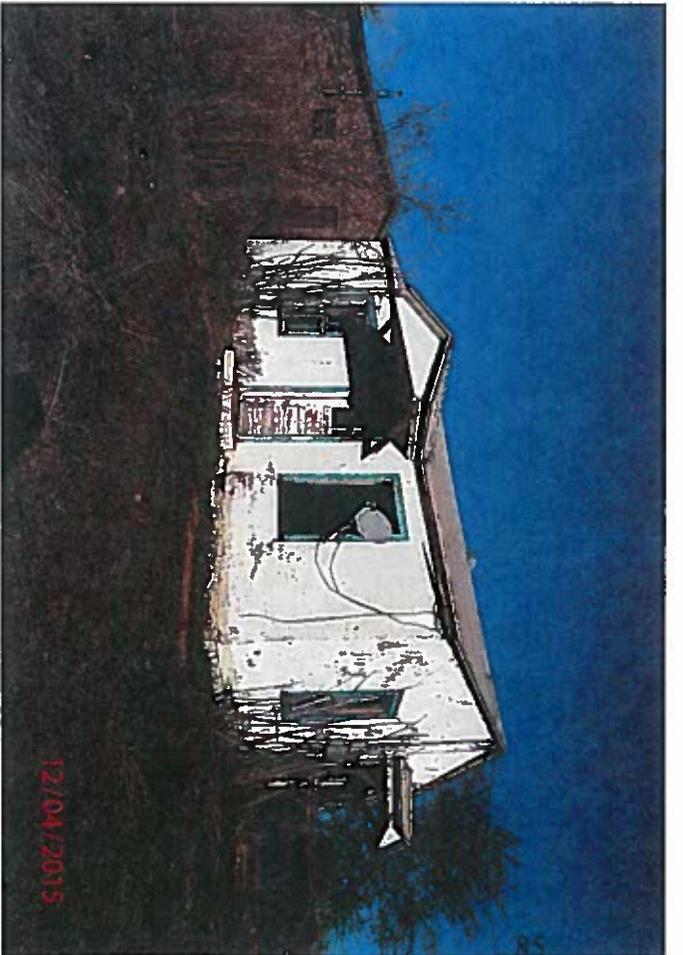
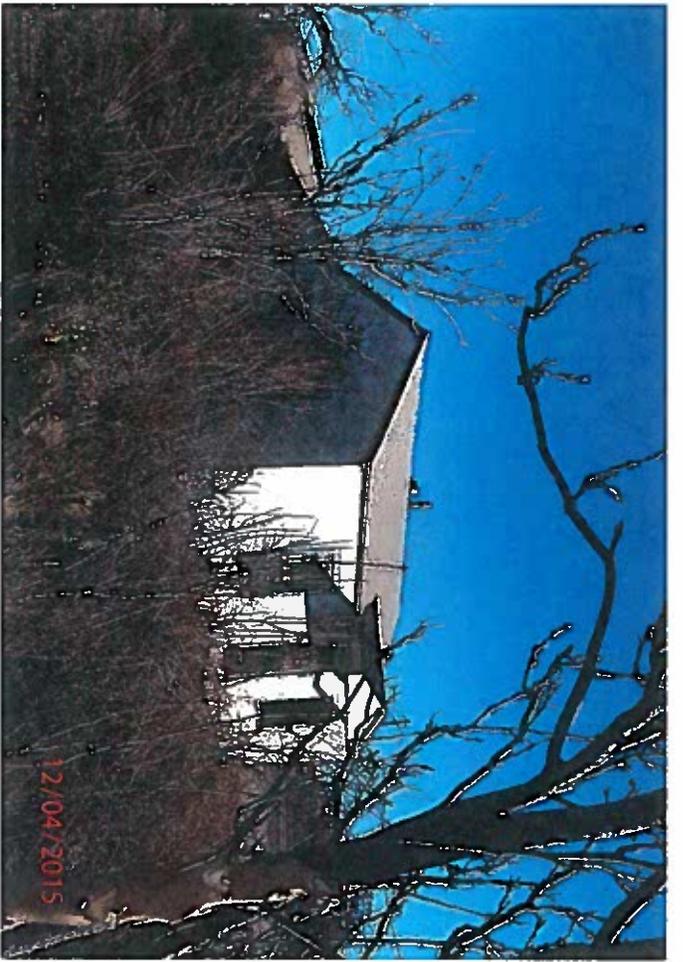
(=) Assessed Value:	=	N/A	

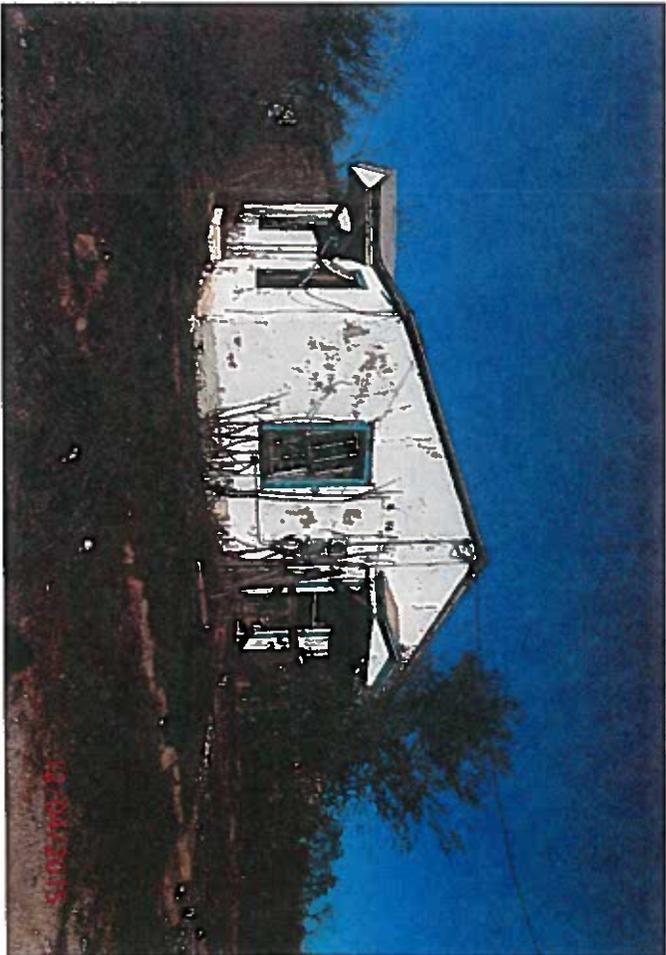
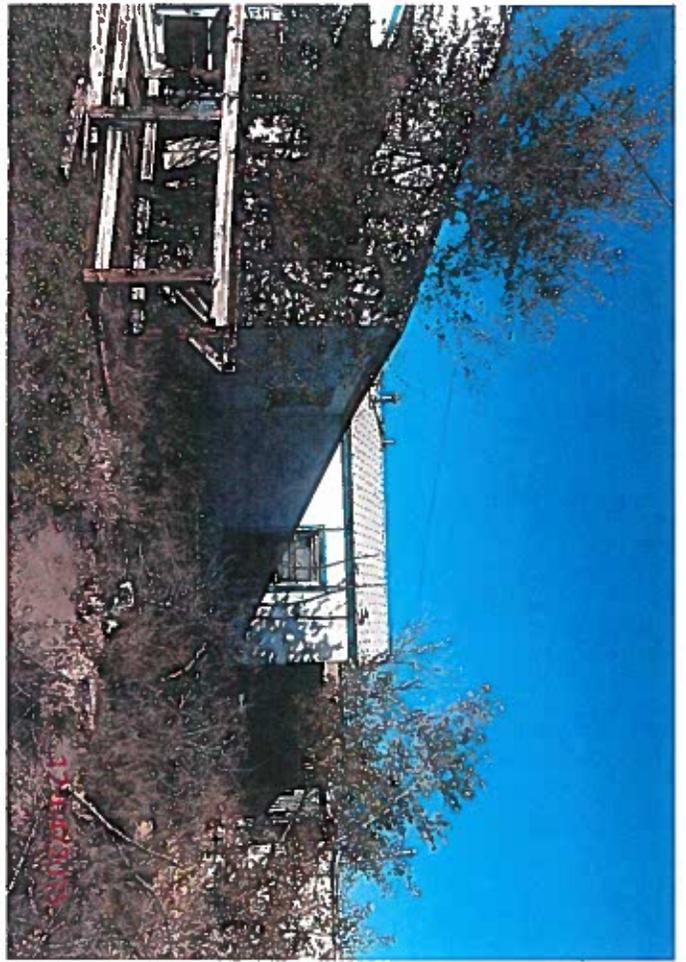
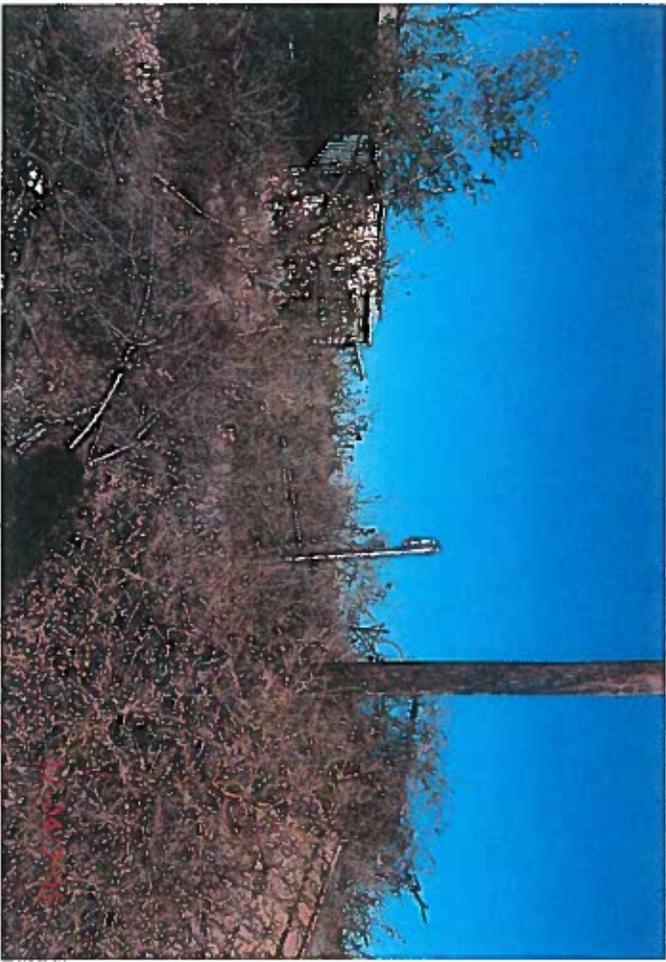
Taxing Jurisdiction

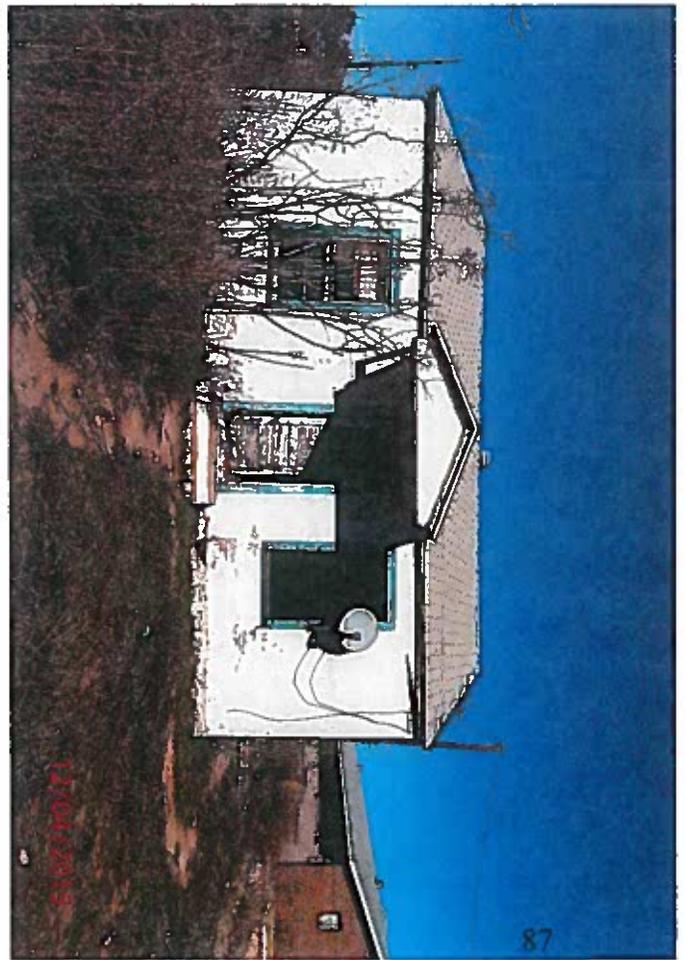
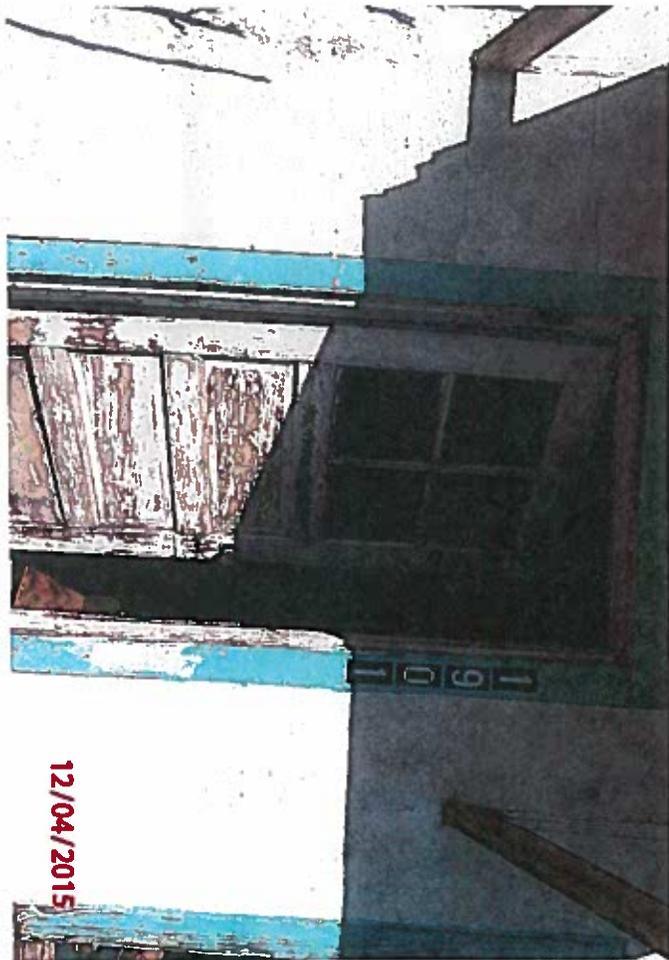
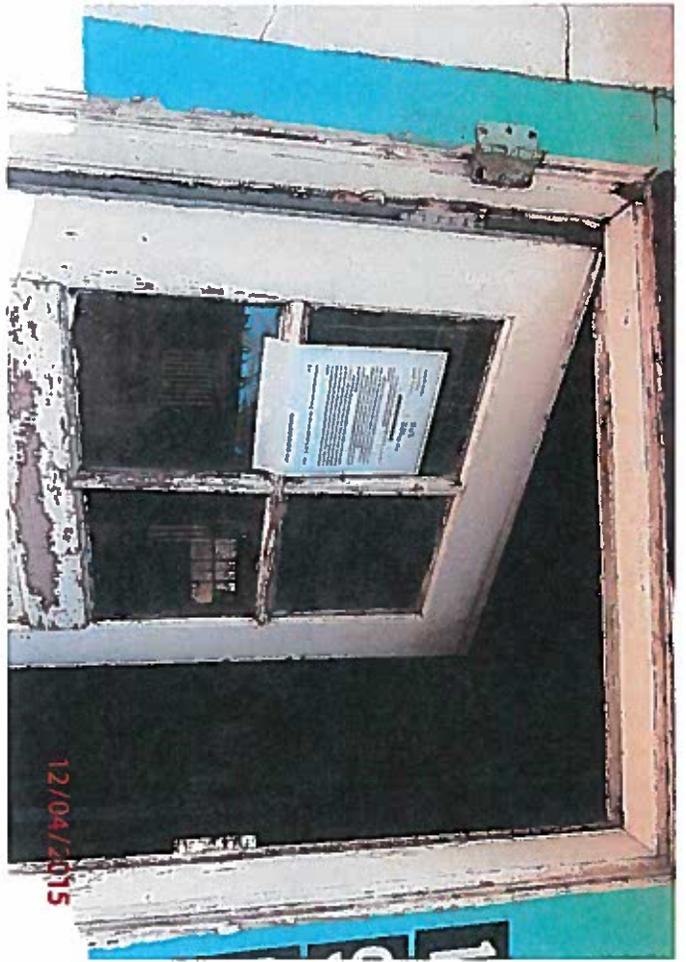
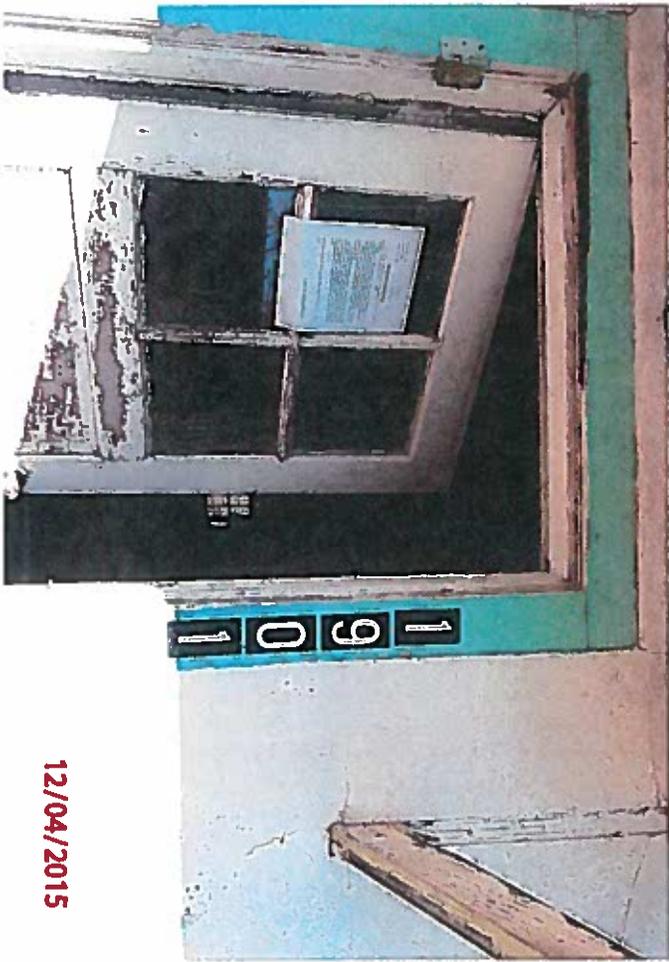
Owner: ARIZMENDI, EMMA
 % Ownership: 100.0000000000%
 Total Value: N/A

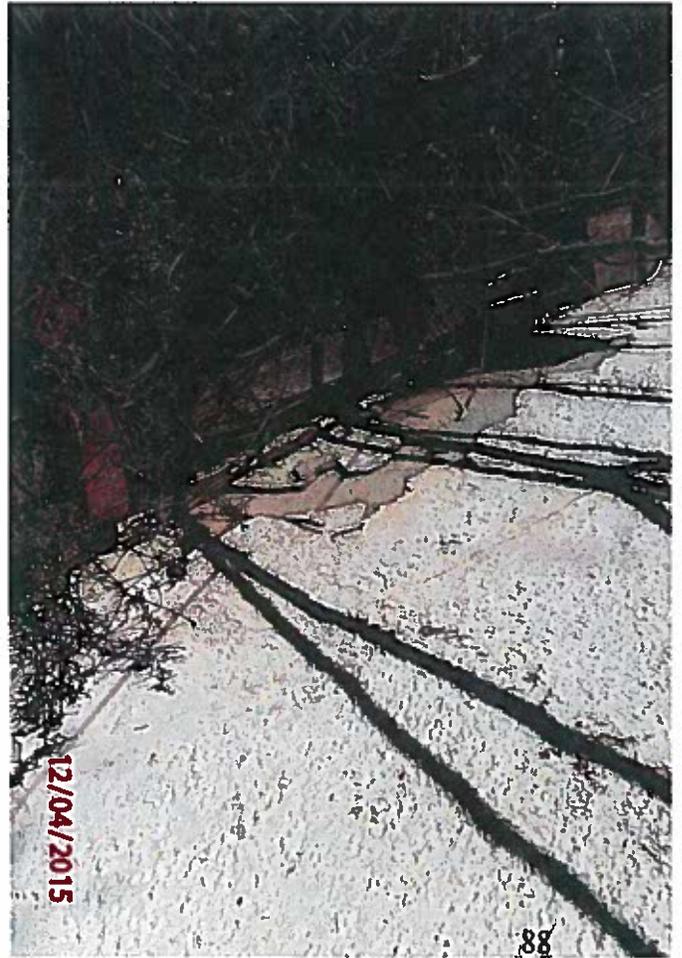
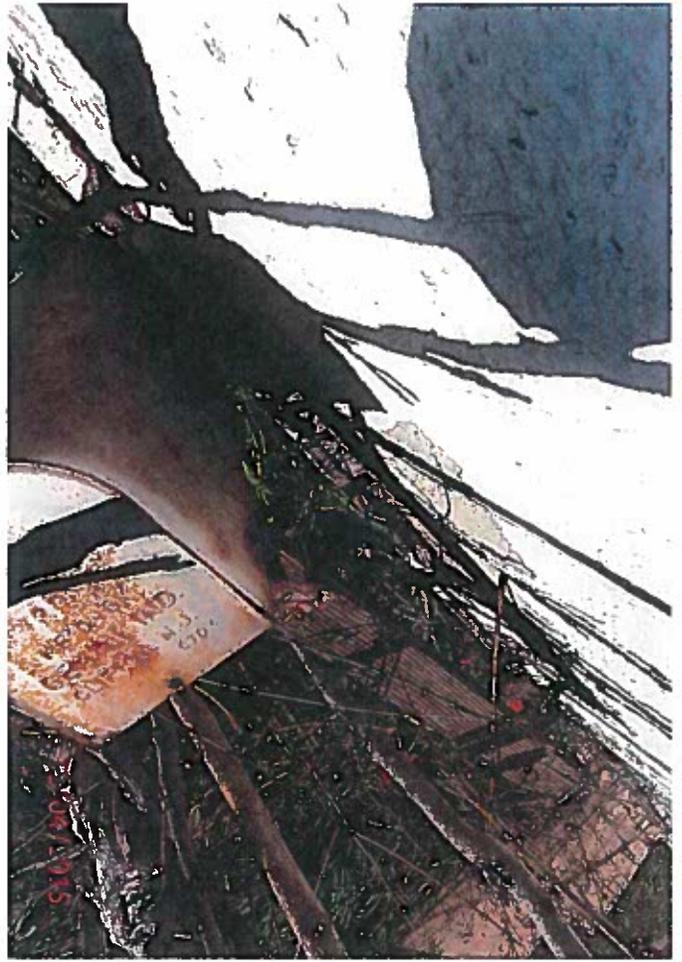
Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	SCURRY CAD	N/A	N/A	N/A	N/A
CITY	CITY OF SNYDER	N/A	N/A	N/A	N/A

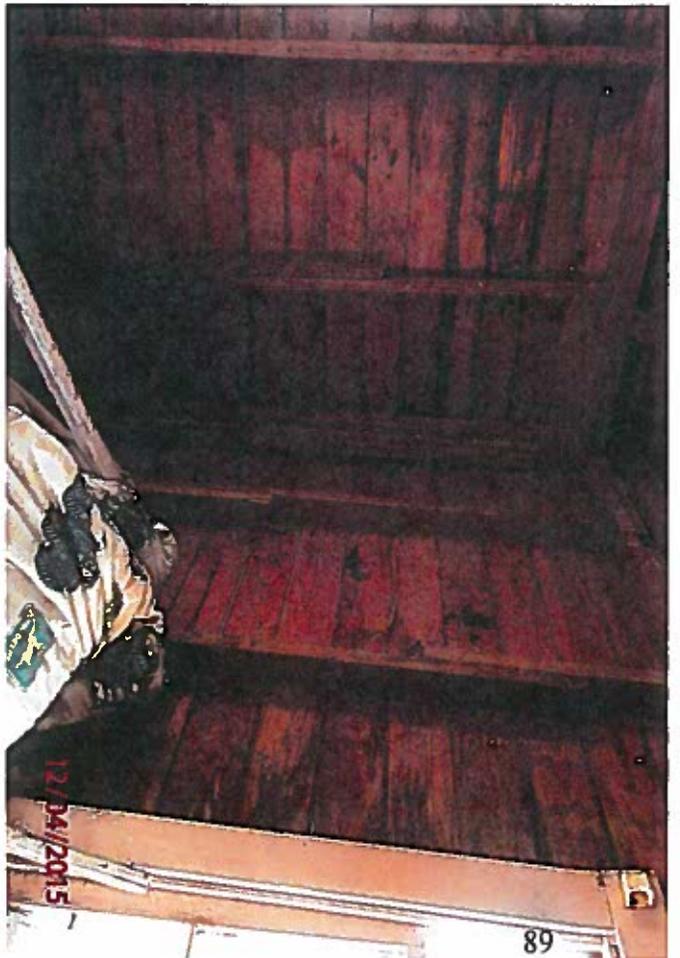
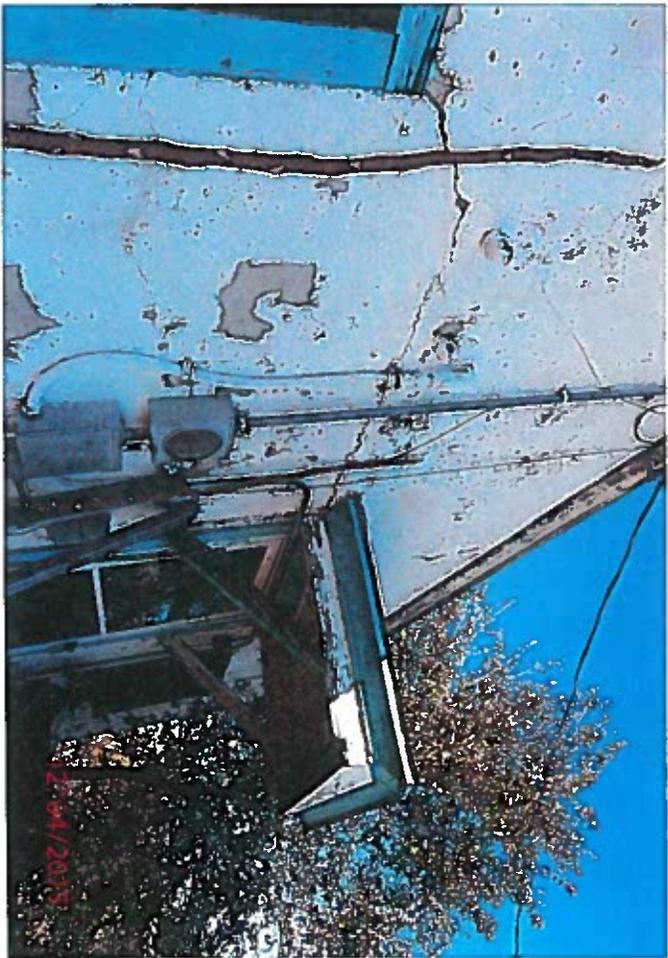
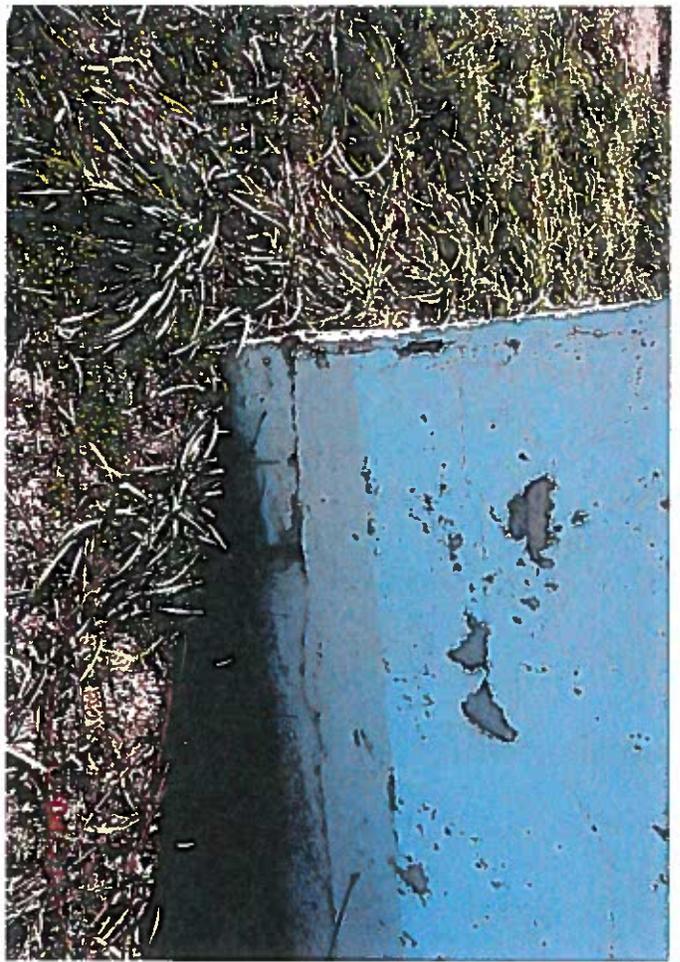
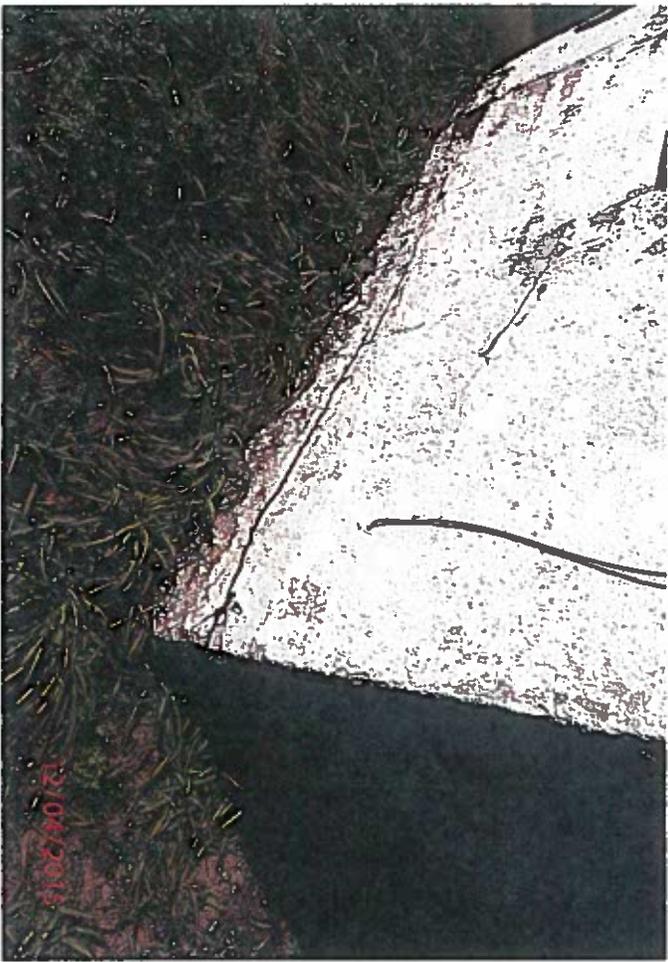
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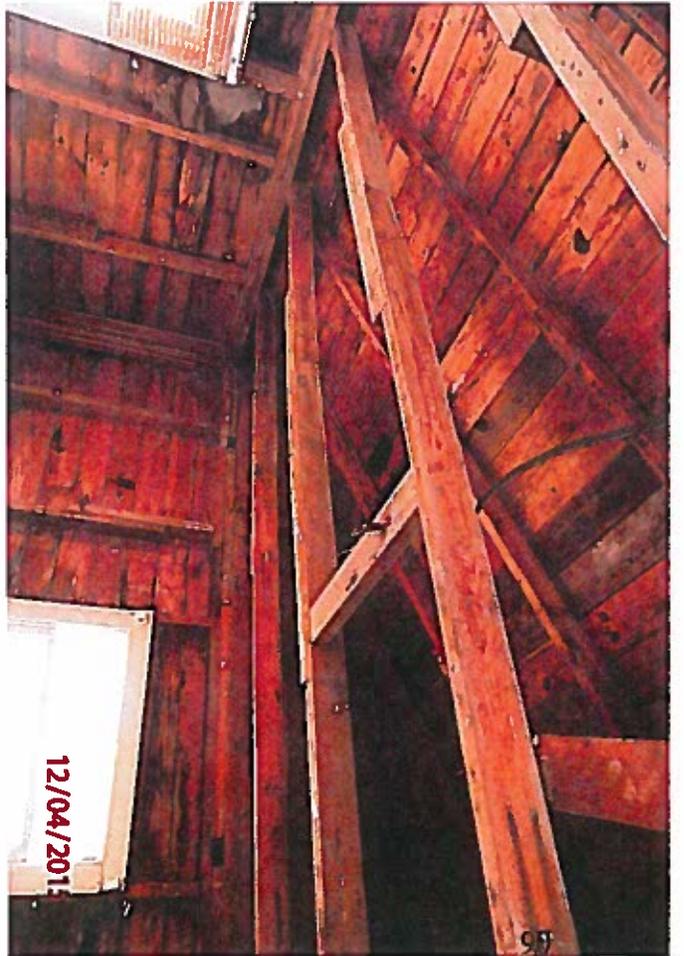
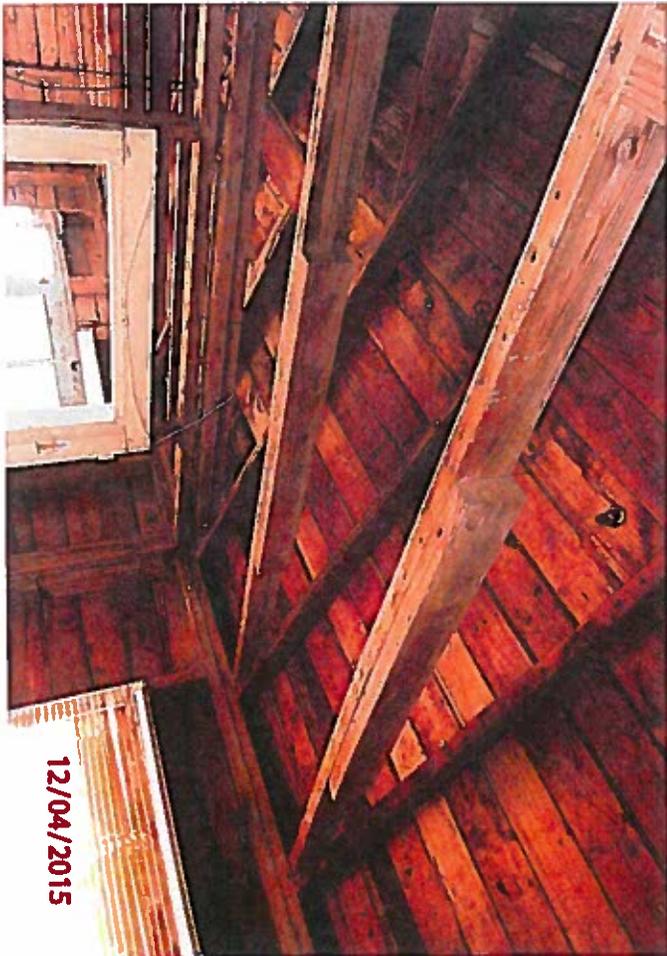
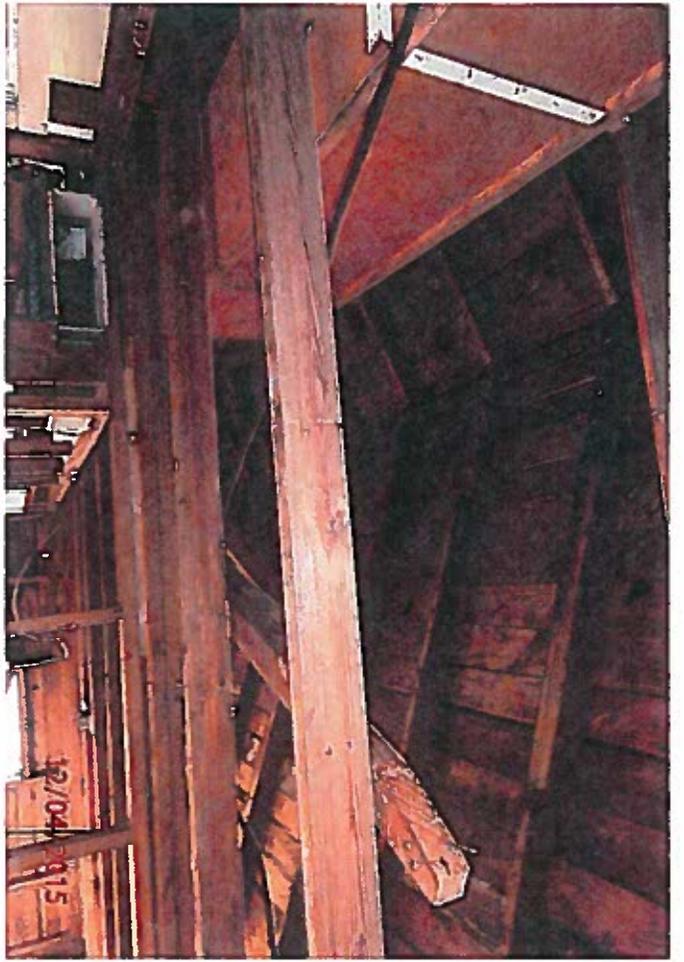
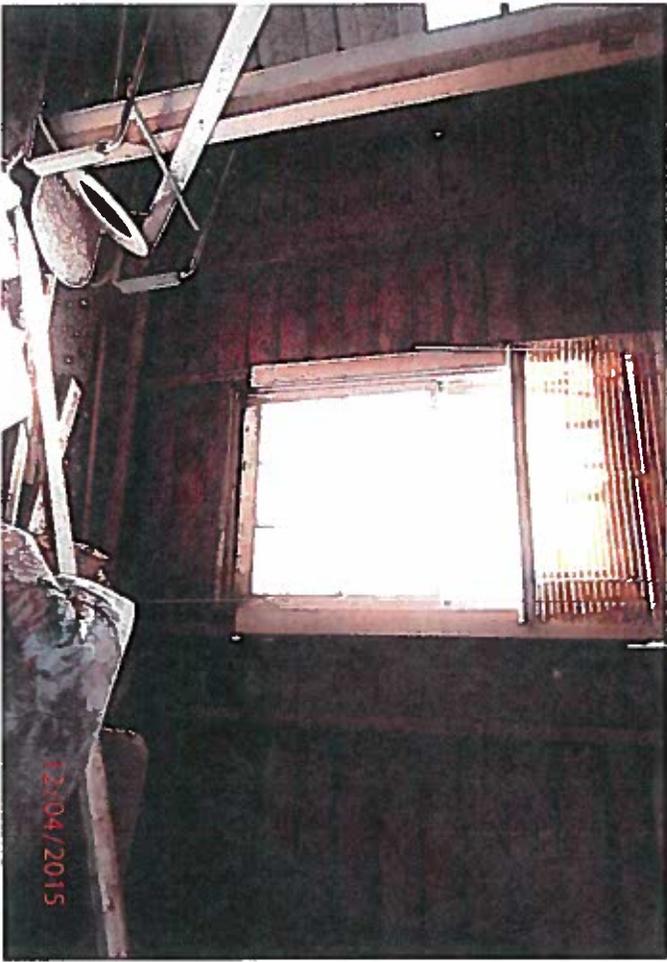


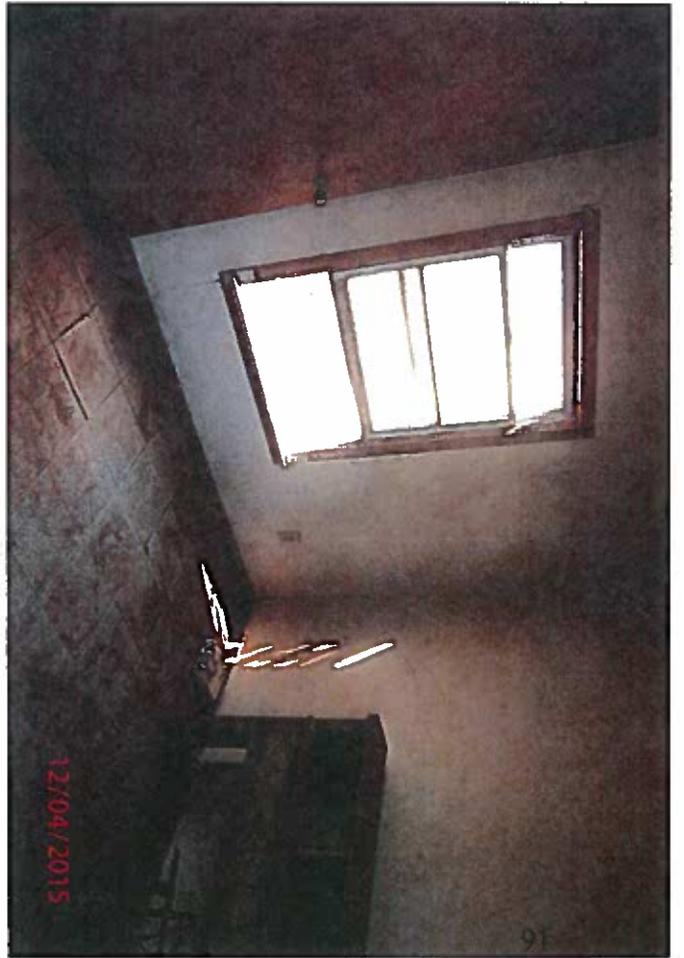
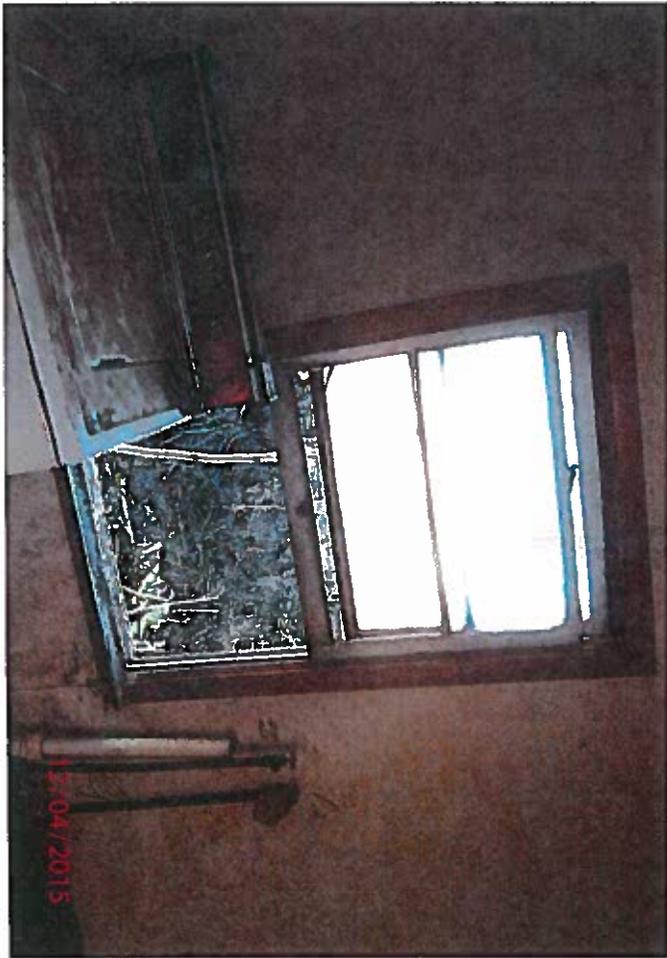
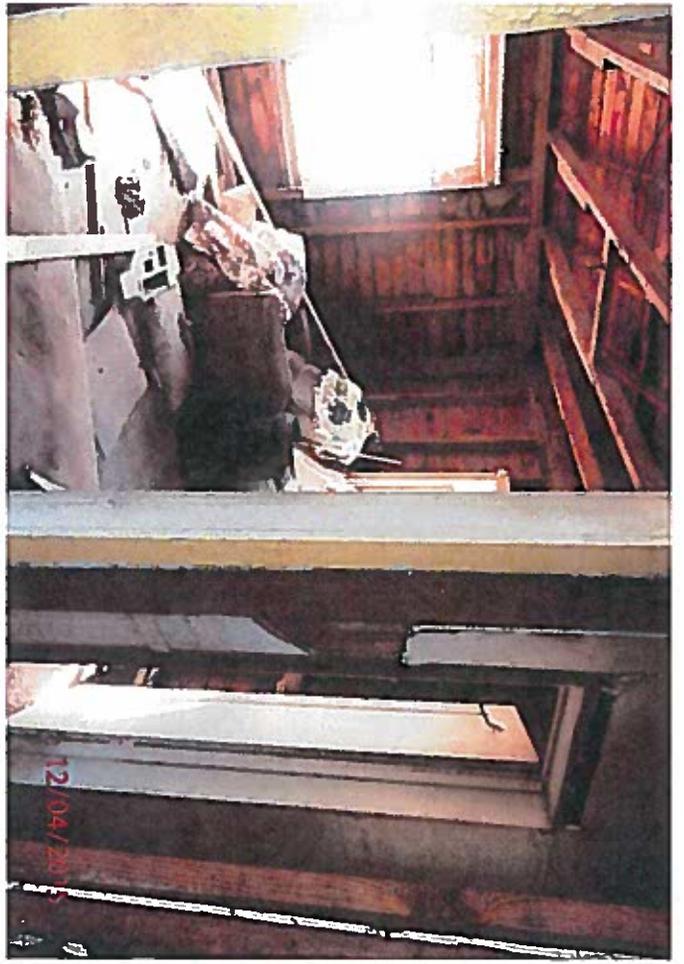
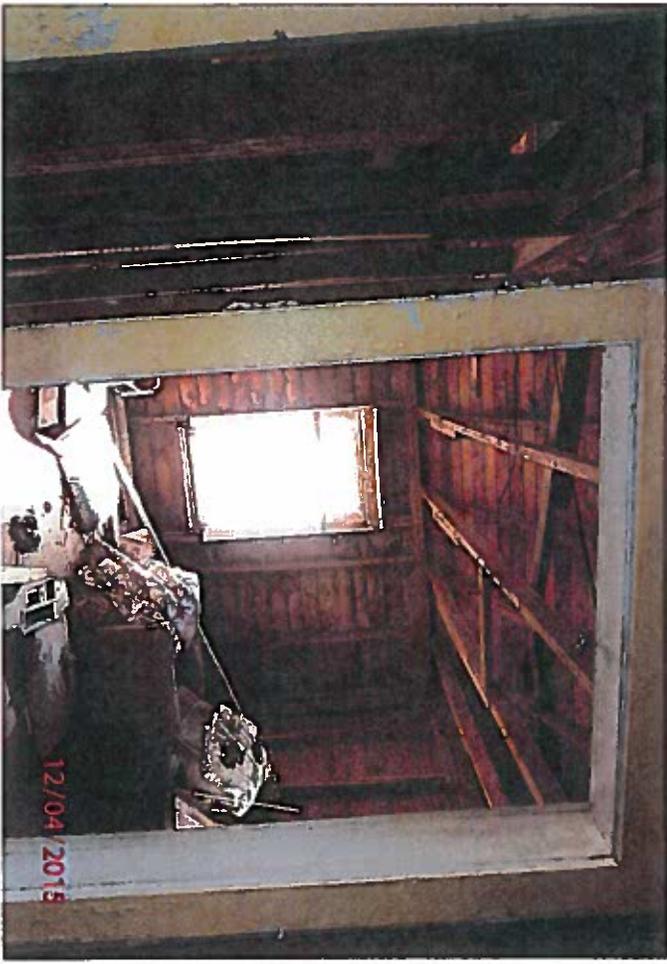


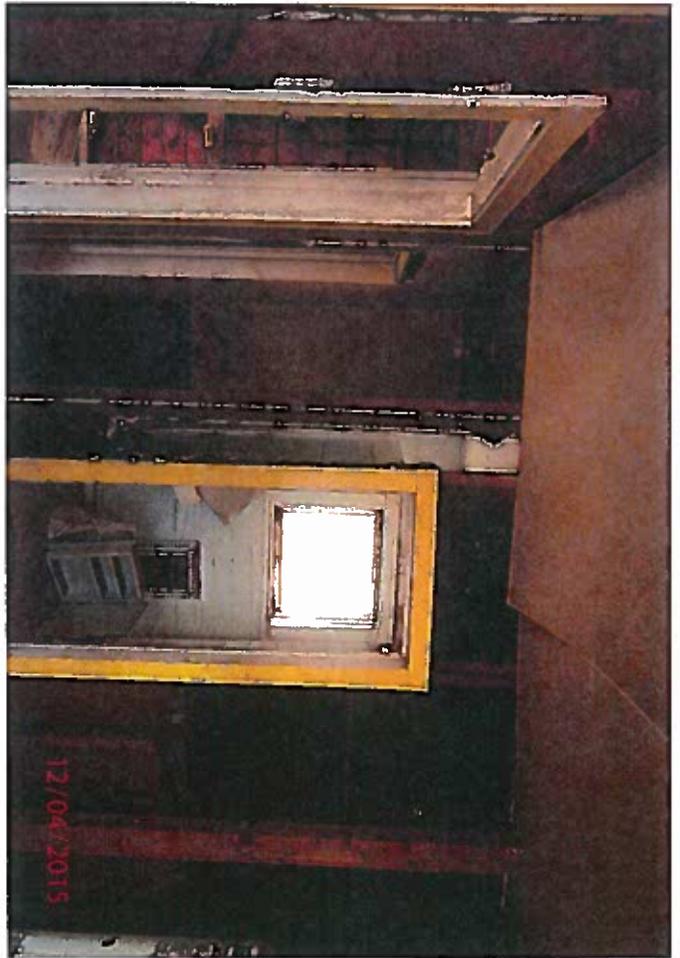
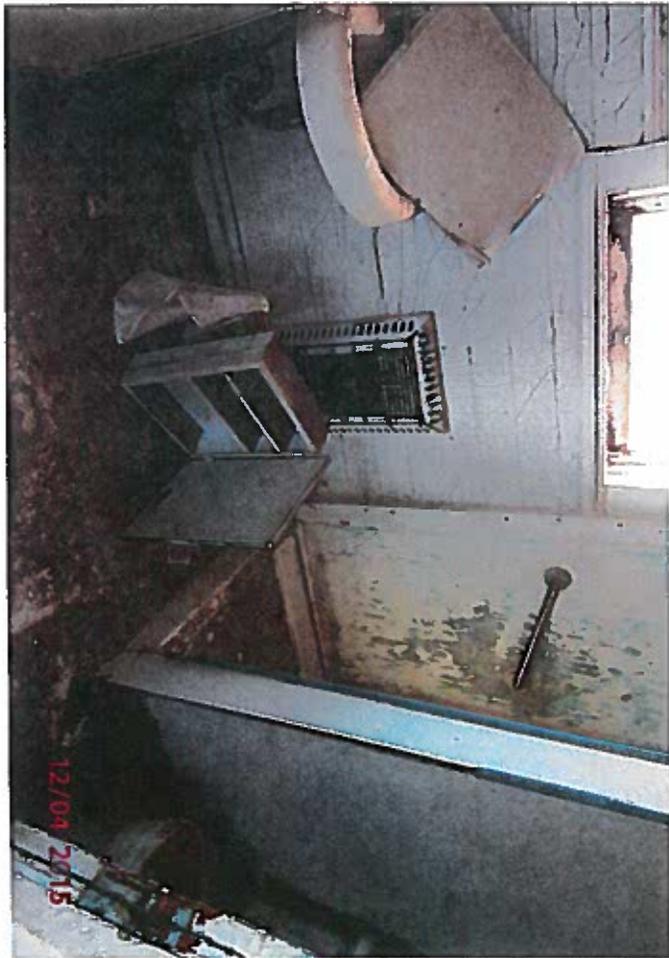
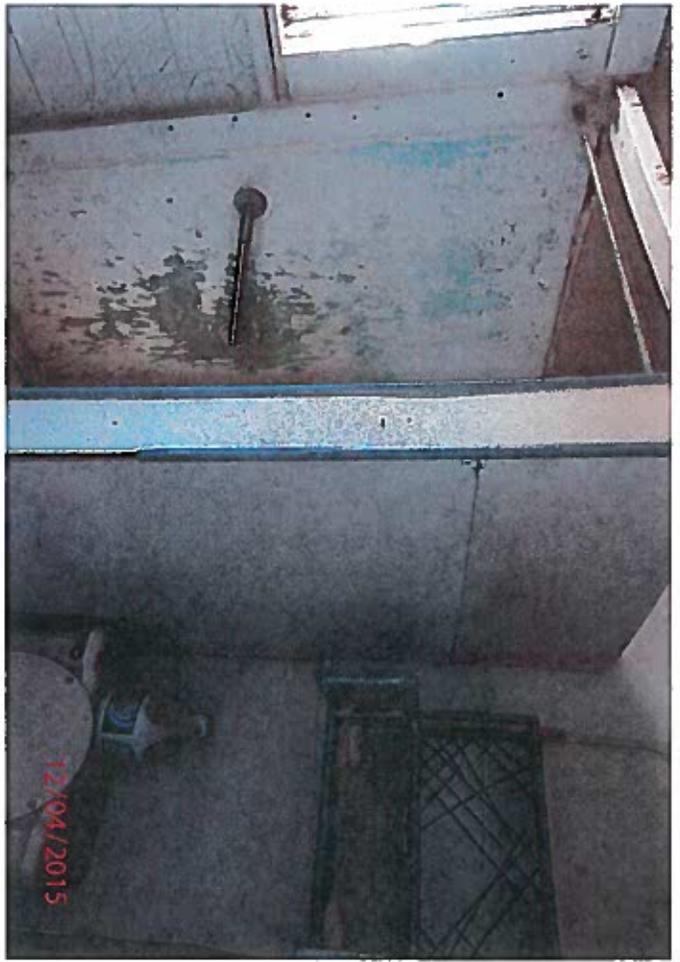
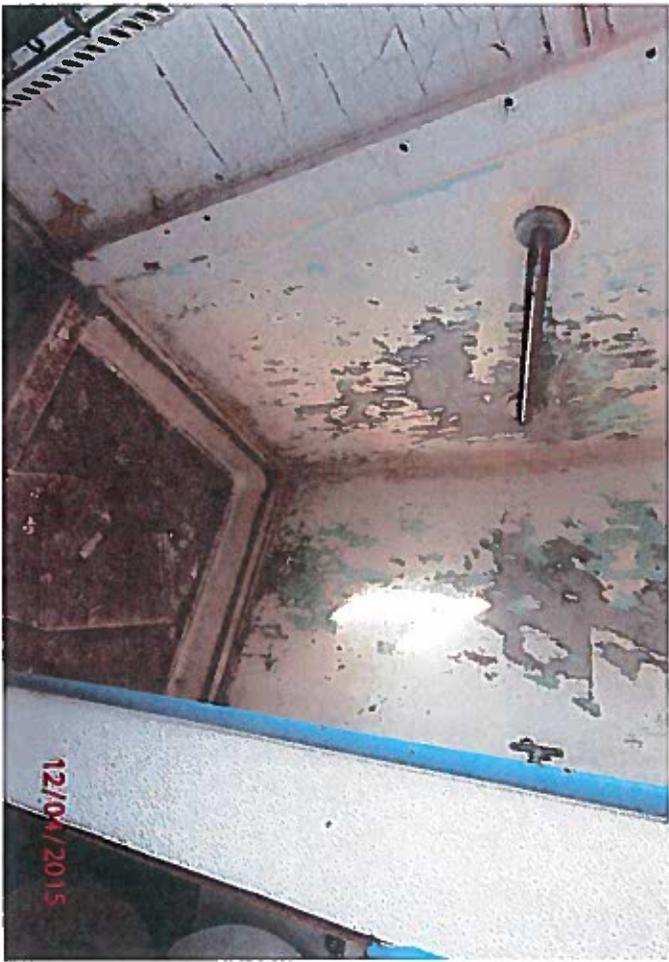


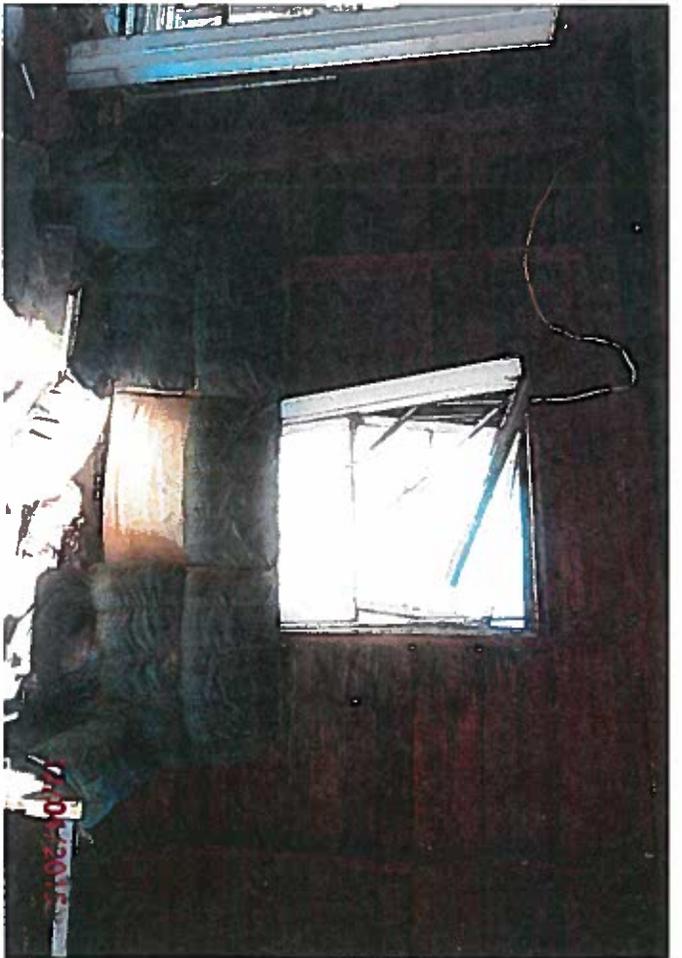
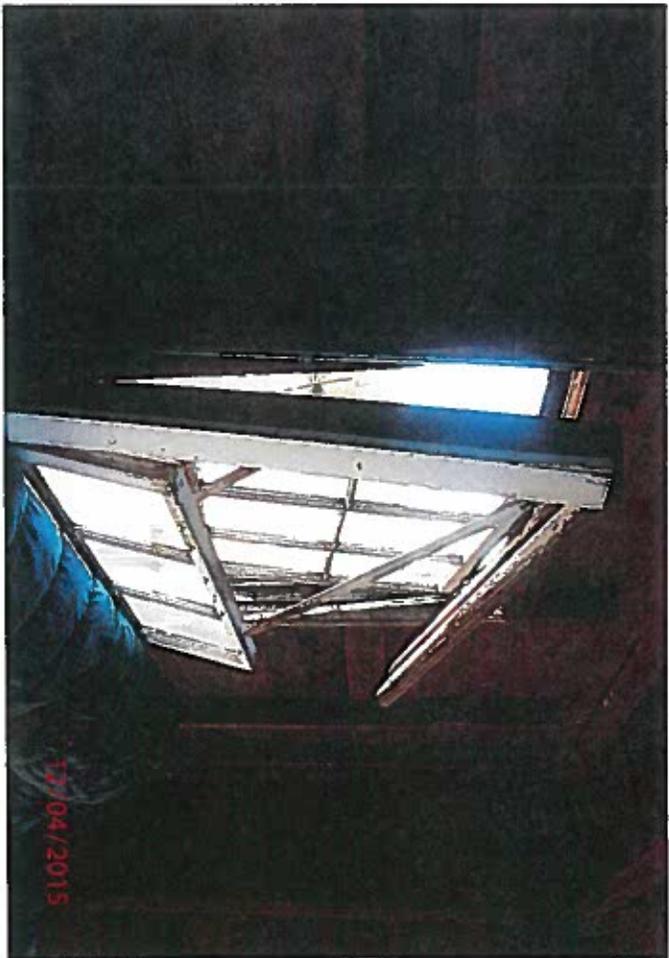
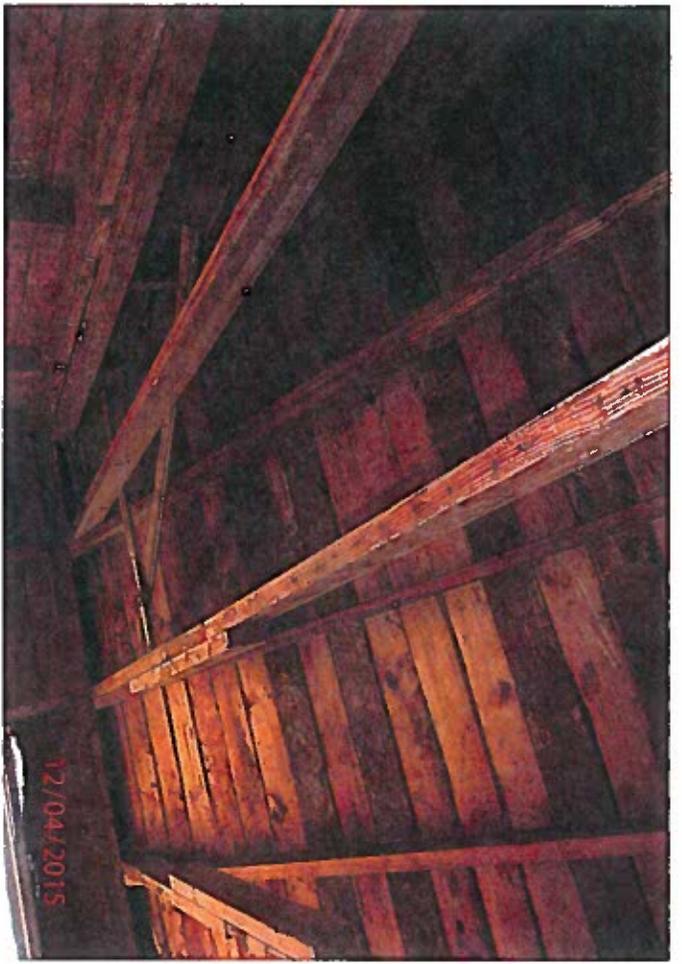


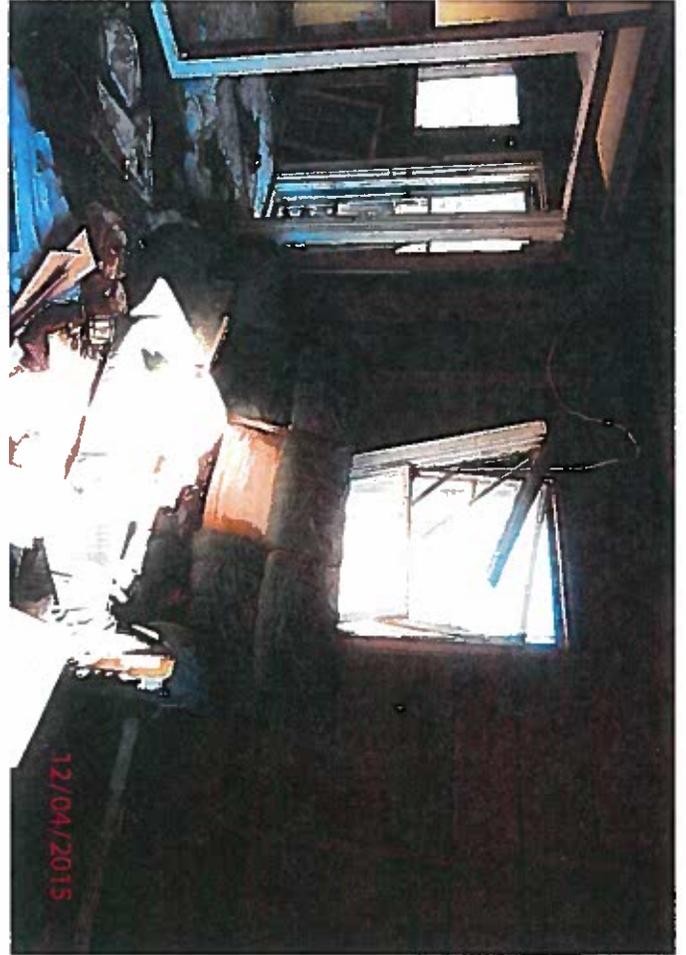
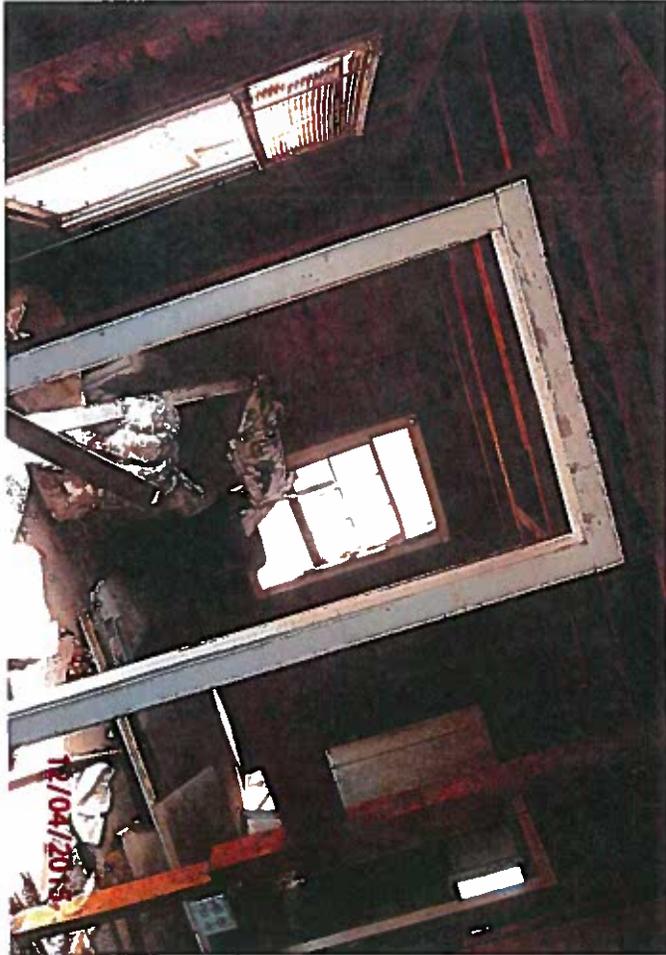
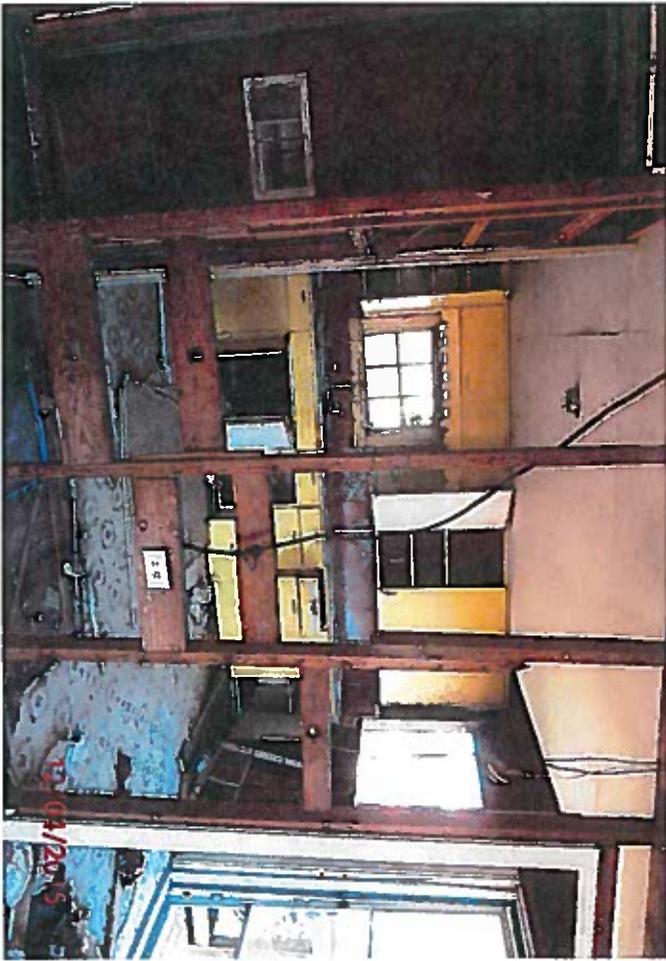












**CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.160104C**

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 1901 19th St , SNYDER, TEXAS 79549: Legal Description: Lot 1, Block 9, Scarborough Addition.

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 01/04/2016, wherein the structure located at 1901 19th St, Snyder, Texas 79549, described in previous notices as "Lot 1, Block 9, Scarborough Addition, was agenda item number 160104C; Legal Description being:

Being 0.34 acre tract of land in Lot 6 Block 21, of the ORIGINAL TOWN OF SNYDER, Scurry County, Texas, and being described by metes and bounds as follows:

BEGINNING at the most Northerly NE corner of Lot 6, B21, of the Original Town of Snyder, for the NE corner of this tract;

THENCE South along and with the West line of Avenue R, for the 138.46 feet to an iron rod set in the West line of Avenue R, for the SE corner of this tract;

THENCE N57

WHEREAS, the Building Standards Commission and the Property Owner agree that the Property is in violation of the ordinances relative to substandard structures under "Substandard Buildings" Ordinance Number 1072; and

WHEREAS, the Building Standards Commission finds that the structure is unoccupied and has been secured against unauthorized entry; and

WHEREAS, the Building Standards Commission takes notice of and incorporates all evidence presented, including the issuance of notices, the minimum standards violated as set forth in the Administrative Orders and Reports attached to the Chapter 214 letter dated 12/04/2015, for its consideration of this matter and incorporates the same into the body of this Order as specific findings of fact for all purposes; and

WHEREAS, based upon the evidence presented, the Building Standards Commission finds that the Property is in violation of the minimum standards required by applicable ordinances; and

WHEREAS, the Building Standards Commission finds that the Property is dilapidated, substandard and/or unfit for human habitation, constitutes a hazard to the health, safety and welfare of the citizen and likely to endanger persons and property; and

THEREFORE, IT IS HEREBY ORDERED BY THE BUILDING STANDARDS COMMISSION OF THE CITY OF SNYDER THAT:

1. _____ The owner is hereby ordered to repair, remove or demolish the structure located at _____ by no later than 30 days from the date of this Order;
2. _____ The owner has requested, and the Building Standards Commission is permitting the owner _____ days to conduct the repairs. Since the Building Standards Commission is permitting more than 30 days to repair, remove, or demolish the structure, the following specific time schedule is established for the commencement and performance of the work,
 - a. By no later than _____ owner must pull the following permits:
 1. _____ Building
 2. _____ Electrical
 3. _____ Plumbing
 - b. By no later than _____ owner must secure the property against unauthorized entry.
 - c. _____
 - d. _____
3. _____ The property owner or lienholder report to the City the progress on the performance of the work to be performed by _____.
4. _____ The owner must secure the property against unauthorized entry by no later than _____ and while the work is being performed as determined by the City Inspector.
5. _____ No work be performed until such time as a permit is issued consistent with City ordinances;
6. _____ An asbestos study be conducted and submitted to the state and city for approval prior to performing any work ordered herein;
7. _____ All work to be performed be conducted consistent with City ordinances, state and federal regulations and statutes;
8. _____ The structure be vacated;
9. _____ No person or entity may occupy the structure until such time as a final inspection is conducted and certificate of occupancy issued;
10. _____ A sign be posted at the front and rear entrance to the property in substantially similar form: SUBSTANDARD BUILDING - DO NOT ENTER — UNSAFE TO OCCUPY;
11. _____ Should the owner, lien holder, or mortgagee fail to do so within the time frame ordered, the City may do the ordered work, and place a lien on the property in accordance with applicable law.
12. _____ Should the property owner violate the terms of this order, that the City may seek administrative penalties in an amount not to exceed \$1000 per day.
13. _____ The owner must remove and abate all nuisance conditions within the interior of the structure no later than thirty (30) days from the date of the Order, or _____ 20 _____, that are the source of the public nuisance, specifically, _____ and other hazards to the community as depicted in photographs submitted into evidence before the Building Standards Commission.
14. _____ The owner pull the appropriate permits within _____ days of this Order to commence the repairs of the following:

- _____
- _____
- _____
15. _____ The Building Standards Commission has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of work; therefore, the Building Standards Commission is accepting the detailed plan and time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit 1.
 16. _____ This property be brought back to the Building Standards Commission for review at the next scheduled meeting to ensure compliance with this Order.
 17. _____ The owner must allow entry to city staff no later than _____ to inspect the interior of the property. The grass must be cut no later than the close of business on _____, 20 _____. The cars, debris, tires, and other hazards to the community be removed no later than _____, 20_____.
 18. _____ This property be brought back to the Commission for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.
 19. _____ The owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at 1901 19th St Snyder, TX and eliminate all unhealthy and unsafe conditions within thirty days of this order, including cleaning and grading the property. Failure to take the ordered actions within the specified time may result in the City taking requisite actions to demolish the structures, clean and grade the lot, and establish a lien on the property without further notice or hearing.
 20. _____ The City Secretary shall file a copy of this order with the City within 10 days of the date of this order and publish in a newspaper of general circulation the street address/legal description of the Property, the date of the hearing, a brief statement of the results of this order and provide notice that a copy of this order and the minutes of the meeting may be reviewed and/or obtained during regular business hours in the office of the City Secretary.

ORDERED THIS _____ DAY OF _____, 20_____

CHAIRPERSON

SECRETARY