AGENDA
SNYDER BUILIDING STANDARDS COMMISSION
MARCH 7, 2016
CITY COUNCIL CHAMBERS
1925 24th STREET
SNYDER, TEXAS
4:30 P.M.

I. PUBLIC HEARING: Substandard Building Located At 1901 19th Street.(Pages 1-36)

Documents: 1901 9TH STREET.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 37-39)

   Documents: ORDER NO. 160104C.PDF

II. PUBLIC HEARING: Substandard Building Located At 1605 College Avenue.(Pages 40-70)

Documents: 1605 COLLEGE AVENUE.PDF

1. Open. Time _____
2. Discussion:
3. Close. Time:_____
4. Consider And Act On Declaring The Substandard Building Located At 1605 College Avenue A Nuisance.
5. Consider And Act On Approval Of Order No. 160307A.(Pages 71-73)

   Documents: ORDER NO. 160307A.PDF

III. PUBLIC HEARING: Substandard Building Located At 410 30th Street.(Pages 74-104)

Documents: 410 30TH STREET.PDF

1. Open. Time _____
2. Discussion:
3. Close. Time:_____
4. Consider And Act On Declaring The Substandard Building Located At 410 30th Street A Nuisance.
5. Consider And Act On Approval Of Order No. 160307B.(Pages 105-107)

   Documents: ORDER NO. 160307B.PDF

IV. ADJOURNMENT:

1. Consider Motion To Adjourn.

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: 1-4-16 CONDUCT PUBLIC HEARING NOT LESS THAN 30 DAYS AFTER NOTICE

BUILDING STANDARD COMMISION ORDERS: New hearing March 7, 2016. Given time to contact

☑ YES ☐ NO **ADDITIONAL TIME GIVEN** **AMOUNT OF TIME:** 60 **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

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ 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

FILED
DATE 2-5-2016
TIME 2:30 PM
MELODY APPLETON
COUNTY CLERK
SCURRY COUNTY, TEXAS

Emma Arizmendi
1200 19th St
Snyder, TX 79549

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 **03/07/2016** 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.

As noted above, a public hearing will be held on **03/07/2016**, 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 February, 2016.

Notary Public

TRISCILLA N.K. WILSON
Notary Public, State of Texas
My Commission Expires
March 12, 2019

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

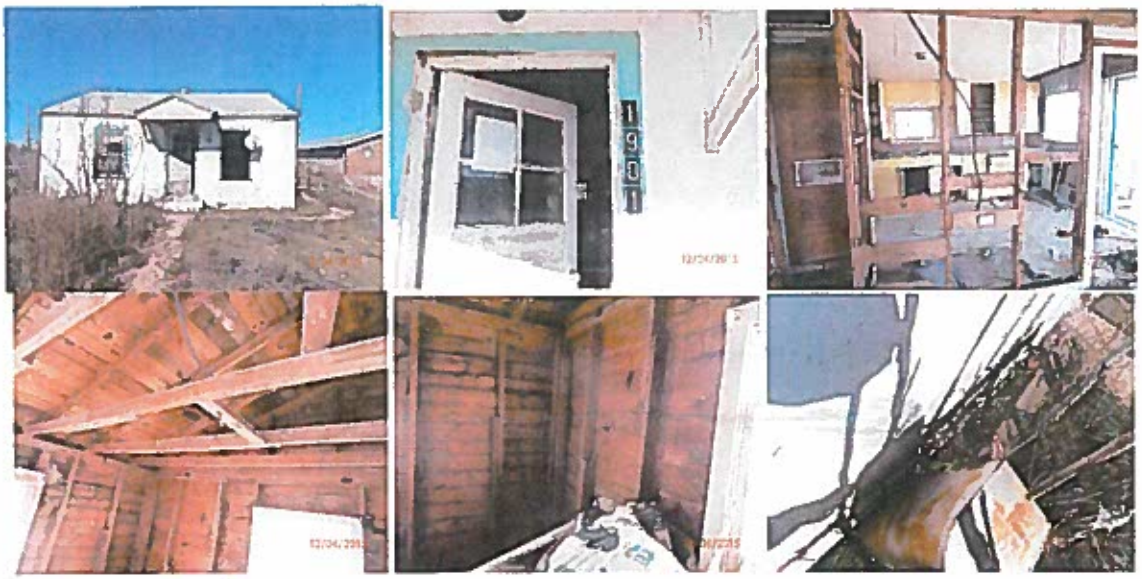
CITY OF SNYDER
EXHIBIT A
LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES
ADDRESS: 1901 19th St
CASE #: 160104C

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

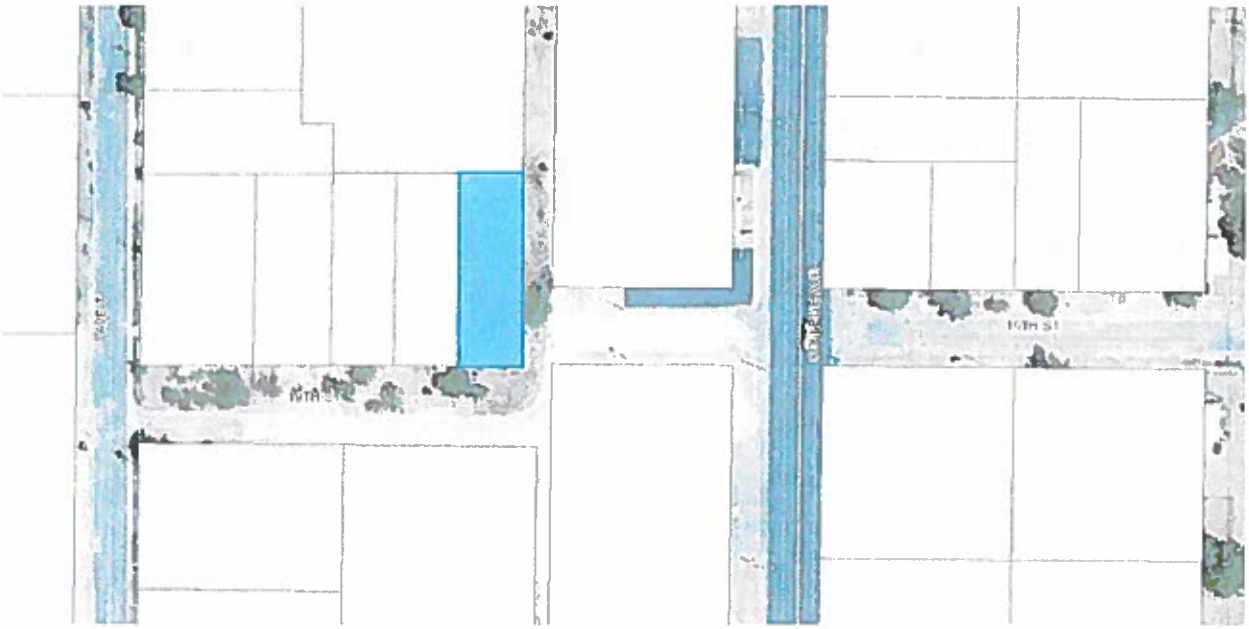
In accordance with Municipal Ordinance No. 1072 of the City of Snyder, the 2009 International Property Maintenance code, the 2003 international Residential and Building codes, and Chapter 214 of the Texas Local Government Code, The following listed conditions exist to an extent that endangers the life,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

☒ Inadequate Sanitation
☒ Structural Hazards
☒ Attractive Nuisance
☒ Hazardous Wiring
☐ Improper Occupancy
☒ Unsecured
☐ Inadequate Exits
☒ Faulty Weather Protection
☒ Faulty Materials of Construction
☒ Inadequate Maintenance
☒ Hazardous or Unsanitary Premises
☒ Hazardous Plumbing
☒ Fire Hazard
☐ 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 04:09a m
MELODY APPLETON
COUNTY CLERK
SCURRY COUNTY, TEXAS

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

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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

TRISCILLA N.K. WILSON
Notary Public, State of Texas
My Commission Expires
March 12, 2019

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.

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
Notary Public, State of Texas
My Commission Expires
March 12, 2019

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

My Commission Expires: 3/12/2019

THE STATE OF TEXAS	§	A BUILDING
	§	LOCATED AT:
CITY OF SNYDER,	§	
	§	1901 19th St,
COUNTY OF SCURRY	§	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 A .m.

MAGISTRATE, SCURRY COUNTY, TEXAS

RETURN

THE STATE OF TEXAS	§	A BUILDING
	§	LOCATED AT:
CITY OF SNYDER,	§	
	§	1901 19th 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.

TRISCILLA N.K. WILSON
Notary Public, State of Texas
My Commission Expires
March 12, 2019

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

Scurry CAD

Revisit March

Property Search Results > 16581 ARIZMENDI, EMMA for Year 2016

water accounts
Zamora 4-08-9/08 writeoff
arizmendi 2-19-07 -6-7-07 writeoff
arizmendi 3-20-2000 -12-7-06
good account

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 SNYDER, TX 79549	Mapsco:	
Neighborhood:	CENTRAL WEST	Map ID:	
Neighborhood CD:	S3 CENT W		

Owner

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

HOSP	HOSPITAL DISTRICT SCURRY CO	N/A	N/A	N/A	N/A
S_CO	SCURRY COUNTY	N/A	N/A	N/A	N/A
SISD	SNYDER ISD	N/A	N/A	N/A	N/A
WTC	WESTERN TX COLLEGE	N/A	N/A	N/A	N/A
	Total Tax Rate:	N/A			

Taxes w/Current Exemptions: N/A

Taxes w/o Exemptions: N/A

Improvement / Building

Improvement #1: Residential **State Code:** A **Living Area:** 886.0 sqft **Value:** N/A

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	LIVING AREA	RW1	STUCCO	1938	886.0
ST	STG	Storage - POOR		1938	330.0
ST	STG	Storage - POOR		1938	20.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	LT	LOT	0.1722	7500.00	50.00	150.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2016	N/A	N/A	N/A	N/A	N/A	N/A
2015	$4,559	$1,000	0	5,559	$0	$5,559
2014	$4,599	$1,000	0	5,599	$0	$5,599
2013	$4,519	$1,000	0	5,519	$0	$5,519
2012	$4,519	$1,000	0	5,519	$0	$5,519
2011	$4,519	$1,000	0	5,519	$0	$5,519
2010	$4,524	$1,000	0	5,524	$0	$5,524
2009	$4,524	$1,000	0	5,524	$0	$5,524
2008	$4,520	$1,000	0	5,520	$0	$5,520
2007	$4,520	$1,000	0	5,520	$0	$5,520
2006	$4,520	$1,000	0	5,520	$0	$5,520
2005	$4,520	$1,000	0	5,520	$0	$5,520
2004	$4,518	$1,000	0	5,518	$0	$5,518
2003	$4,518	$1,000	0	5,518	$0	$5,518
2002	$4,518	$1,000	0	5,518	$0	$5,518
2001	$4,518	$1,000	0	5,518	$0	$5,518

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	8/14/1998	62	MECHANICS LEIN			425	148	0
2	8/12/1998	12	ESTATE	UNDERWOOD, HAZEL E	ARIZMEMMA	424	613	0
3	2/22/1996	13	FAMILY	UNDERVELMA	UNDERWOOD, HAZEL E	399	633	0

Tax Due

Property Tax Information as of 01/04/2016

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2015	CITY OF SNYDER	$5,559	$24.39	$0.00	$24.39	$0.00	$0.00	$24.39
2015	HOSPITAL DISTRICT SCURRY CO	$5,559	$14.11	$0.00	$14.11	$0.00	$0.00	$14.11
2015	SCURRY COUNTY	$5,559	$17.79	$0.00	$17.79	$0.00	$0.00	$17.79
2015	SNYDER ISD	$5,559	$64.70	$0.00	$64.70	$0.00	$0.00	$64.70
2015	WESTERN TX COLLEGE	$5,559	$18.21	$0.00	$18.21	$0.00	$0.00	$18.21
	2015 TOTAL:		**$139.20**	**$0.00**	**$139.20**	**$0.00**	**$0.00**	**$139.20**
2014	CITY OF SNYDER	$5,599	$24.56	$24.56	$0.00	$0.00	$0.00	$0.00
2014	HOSPITAL DISTRICT SCURRY CO	$5,599	$11.56	$11.56	$0.00	$0.00	$0.00	$0.00
2014	SCURRY COUNTY	$5,599	$17.52	$17.52	$0.00	$0.00	$0.00	$0.00
2014	SNYDER ISD	$5,599	$65.17	$65.17	$0.00	$0.00	$0.00	$0.00
2014	WESTERN TX COLLEGE	$5,599	$13.76	$13.76	$0.00	$0.00	$0.00	$0.00
	2014 TOTAL:		**$132.57**	**$132.57**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2013	CITY OF SNYDER	$5,519	$24.53	$24.53	$0.00	$0.00	$0.00	$0.00
2013	HOSPITAL DISTRICT SCURRY CO	$5,519	$11.39	$11.39	$0.00	$0.00	$0.00	$0.00
2013	SCURRY COUNTY	$5,519	$17.31	$17.31	$0.00	$0.00	$0.00	$0.00
2013	SNYDER ISD	$5,519	$64.24	$64.24	$0.00	$0.00	$0.00	$0.00
2013	WESTERN TX COLLEGE	$5,519	$13.80	$13.80	$0.00	$0.00	$0.00	$0.00
	2013 TOTAL:		**$131.27**	**$131.27**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2012	CITY OF SNYDER	$5,519	$24.53	$24.53	$0.00	$0.00	$0.00	$0.00
2012	HOSPITAL DISTRICT SCURRY CO	$5,519	$11.59	$11.47	$0.00	$0.00	$0.00	$0.00
2012	SCURRY COUNTY	$5,519	$17.31	$17.14	$0.00	$0.00	$0.00	$0.00
2012	SNYDER ISD	$5,519	$64.24	$64.24	$0.00	$0.00	$0.00	$0.00
2012	WESTERN TX COLLEGE	$5,519	$10.25	$10.15	$0.00	$0.00	$0.00	$0.00
	2012 TOTAL:		**$127.92**	**$127.53**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2011	CITY OF SNYDER	$5,519	$24.53	$24.53	$0.00	$0.00	$0.00	$0.00
2011	HOSPITAL DISTRICT SCURRY CO	$5,519	$14.90	$14.90	$0.00	$0.00	$0.00	$0.00
2011	SCURRY COUNTY	$5,519	$22.01	$22.01	$0.00	$0.00	$0.00	$0.00
2011	SNYDER ISD	$5,519	$64.24	$64.24	$0.00	$0.00	$0.00	$0.00
2011	WESTERN TX COLLEGE	$5,519	$11.67	$11.67	$0.00	$0.00	$0.00	$0.00
	2011 TOTAL:		**$137.35**	**$137.35**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2010	CITY OF SNYDER	$5,524	$23.81	$23.81	$0.00	$0.00	$0.00	$0.00
2010	HOSPITAL DISTRICT SCURRY CO	$5,524	$14.91	$14.91	$0.00	$0.00	$0.00	$0.00
2010	SCURRY COUNTY	$5,524	$21.04	$21.04	$0.00	$0.00	$0.00	$0.00
2010	SNYDER ISD	$5,524	$64.30	$64.30	$0.00	$0.00	$0.00	$0.00
2010	WESTERN TX COLLEGE	$5,524	$8.41	$8.41	$0.00	$0.00	$0.00	$0.00
	2010 TOTAL:		**$132.47**	**$132.47**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
2009	CITY OF SNYDER	$5,524	$22.31	$22.31	$0.00	$0.00	$0.00	$0.00
2009	HOSPITAL DISTRICT SCURRY CO	$5,524	$14.91	$14.91	$0.00	$0.00	$0.00	$0.00
2009	SCURRY COUNTY	$5,524	$20.31	$20.31	$0.00	$0.00	$0.00	$0.00
2009	SNYDER ISD	$5,524	$64.30	$64.30	$0.00	$0.00	$0.00	$0.00
2009	WESTERN TX COLLEGE	$5,524	$8.40	$8.40	$0.00	$0.00	$0.00	$0.00
	2009 TOTAL:		**$130.23**	**$130.23**	**$0.00**	**$0.00**	**$0.00**	**$0.00**

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) SCARBOROUGH ADDN
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

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

ABSTRACTOR'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 deliveree 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 deliveree 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.

Deliveree 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: 1901 19th 15

0101198

THE STATE OF TEXAS §

COUNTY OF SCURRY §

OR 424 613

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 EMMA 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 EMMA 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 EMMA 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 EMMA 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
STATE OF TEXAS
My Comm. Exp. 07/31/2000

Dan Cotton
Notary Public in and for the State of Texas

0101198

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Filed for Record in:
Sherry County

On Aug 17,1998 at 08:43A

As a
Recording

Document Number: *0101198*

Amount *9.00*

Receipt Number - 6173
By,
Lana Peterson

STATE OF NEBR COUNTY OF SHERRY
I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the record records of:
Sherry County
as stamped hereon by me.

Aug 17,1998

Honorable Jean Rasch, County Clerk
Sherry 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 SNYDER, TX 79549	Mapsco:	
Neighborhood:	CENTRAL WEST	Map ID:	
Neighborhood CD:	S3 CENT W		

Owner

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

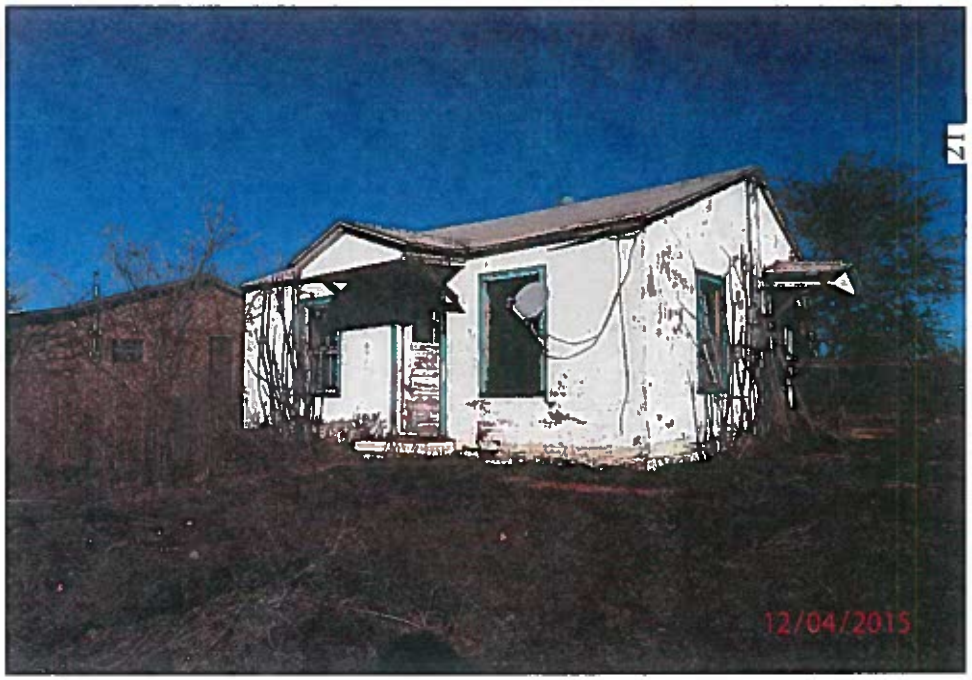
(=) Assessed Value:	=	N/A		

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

12/04/2015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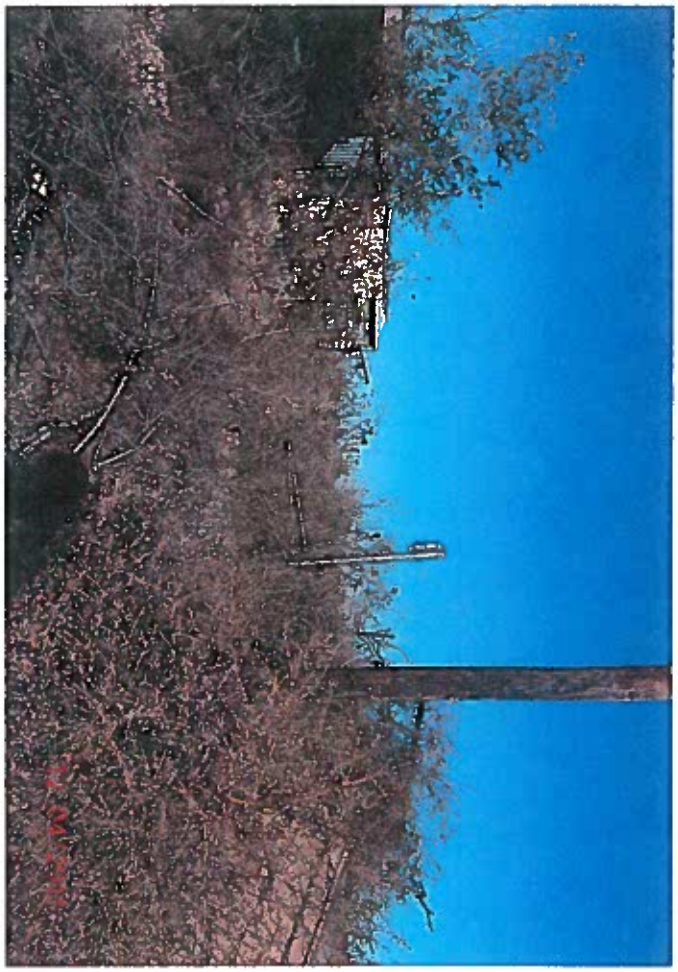

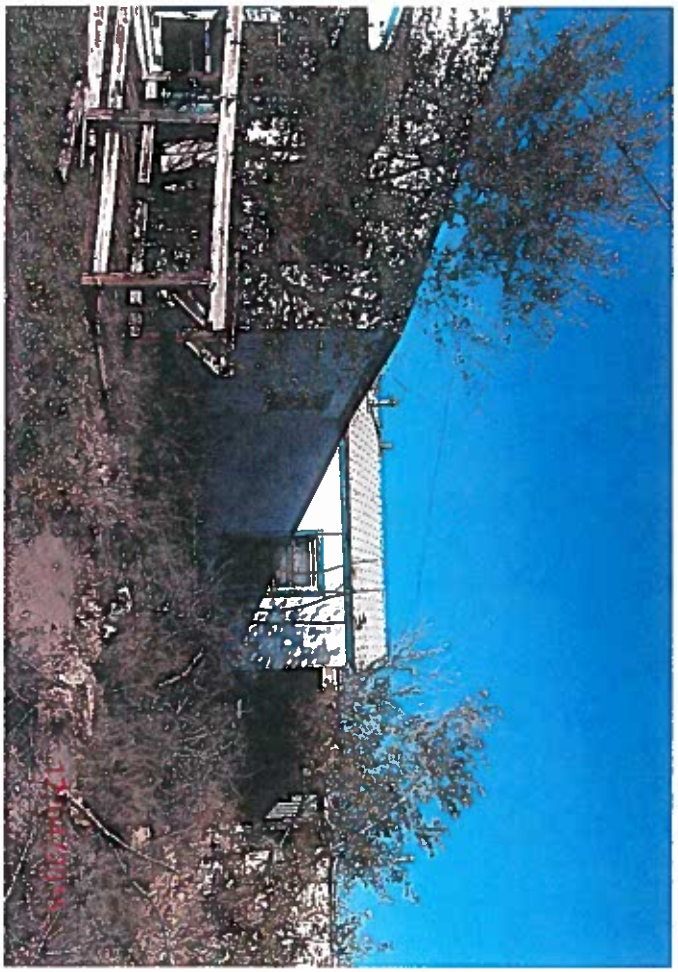

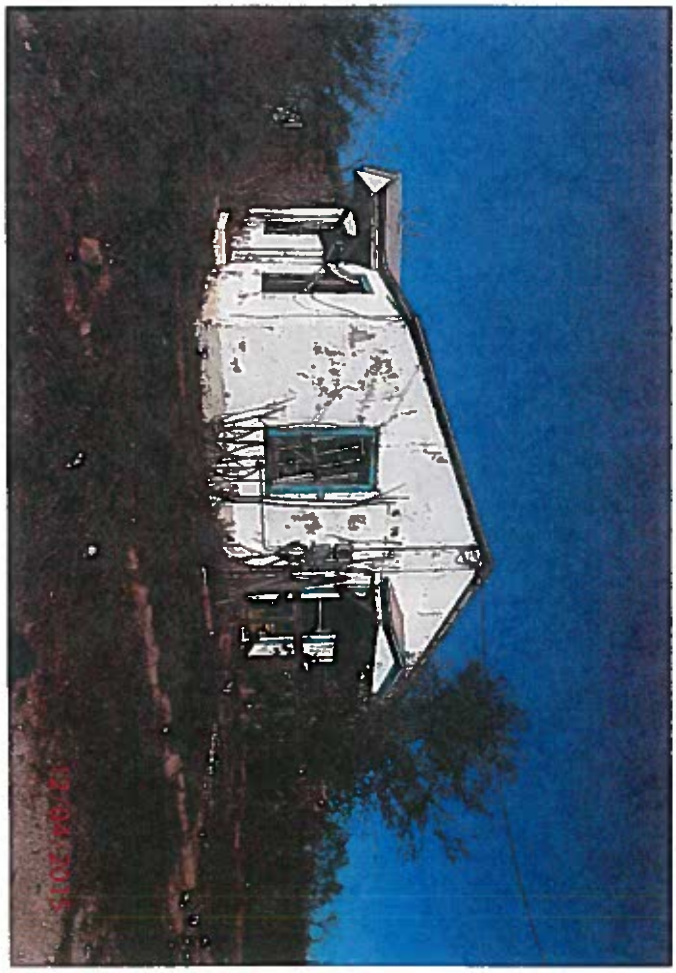

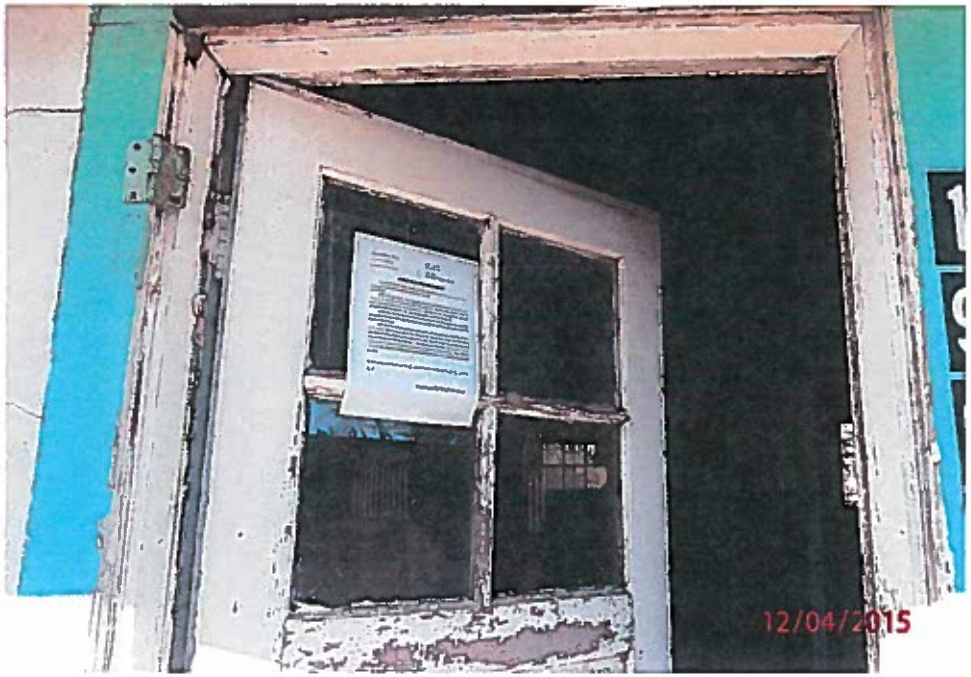
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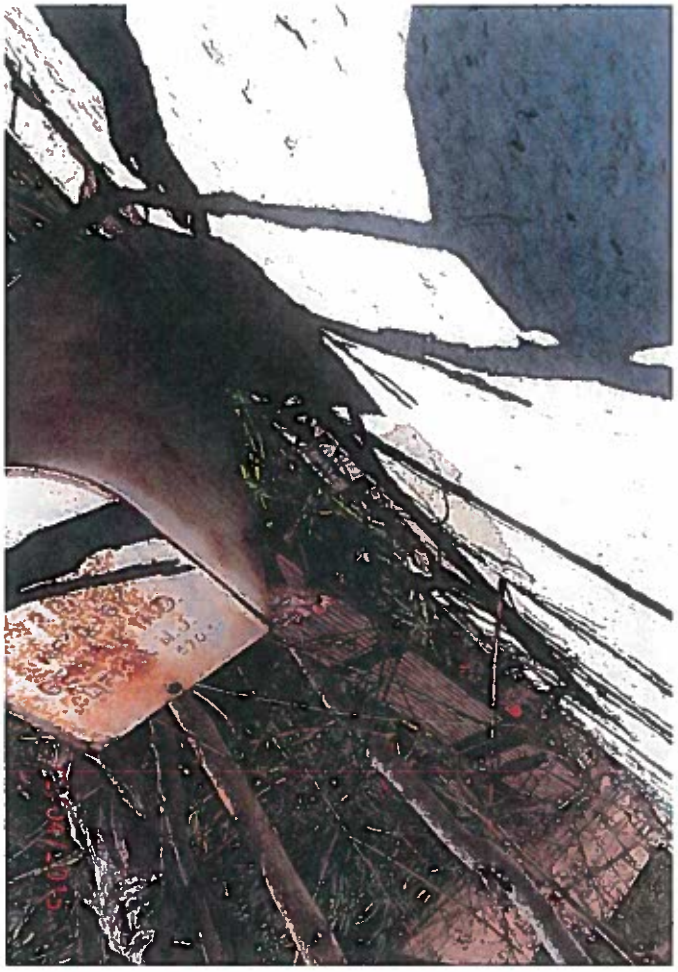
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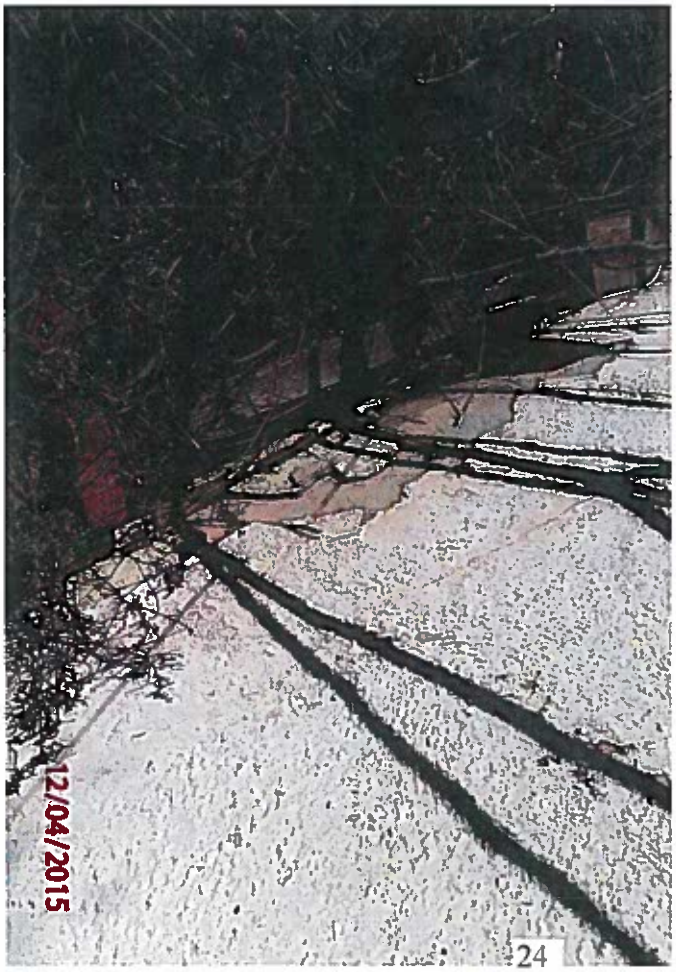
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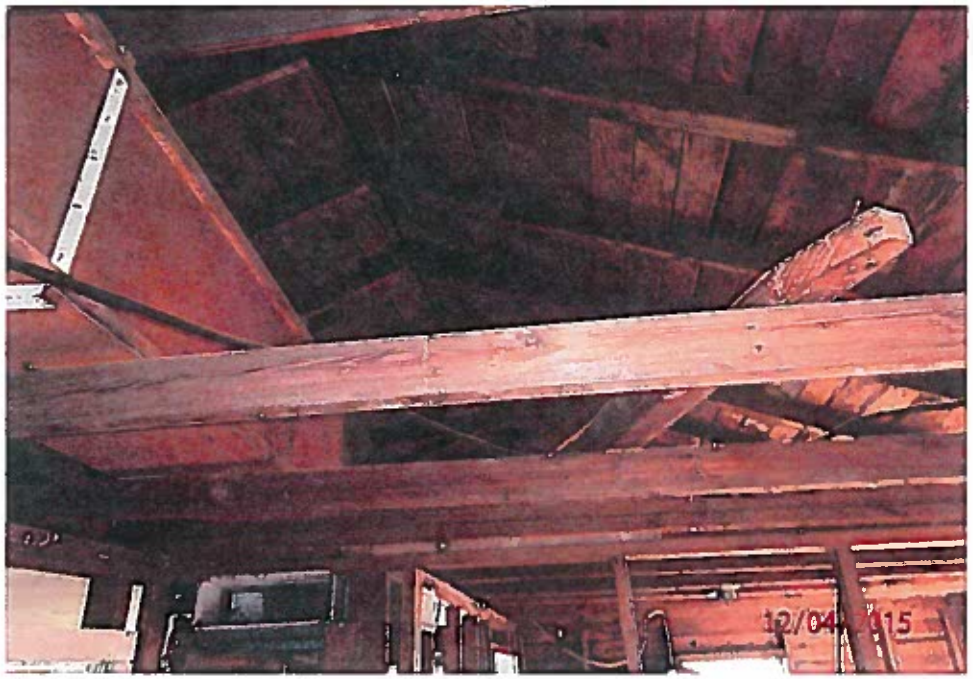
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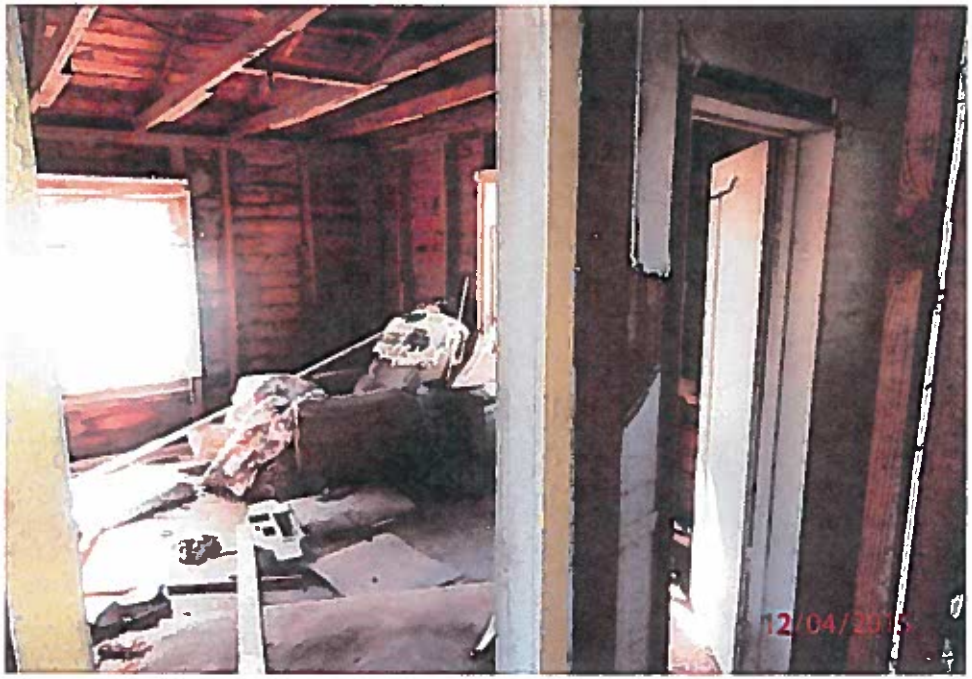
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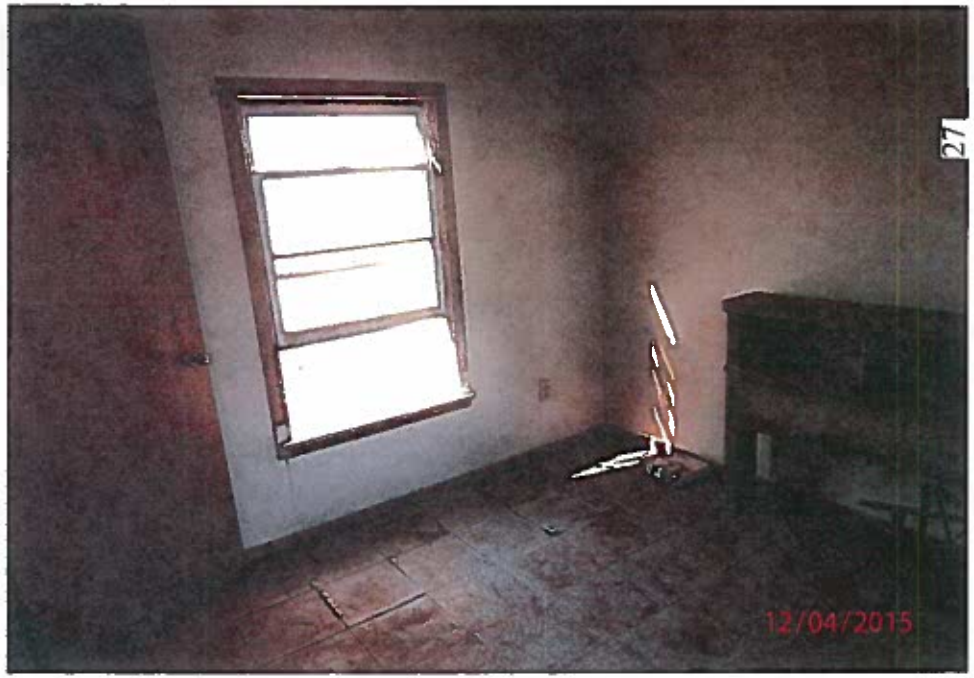
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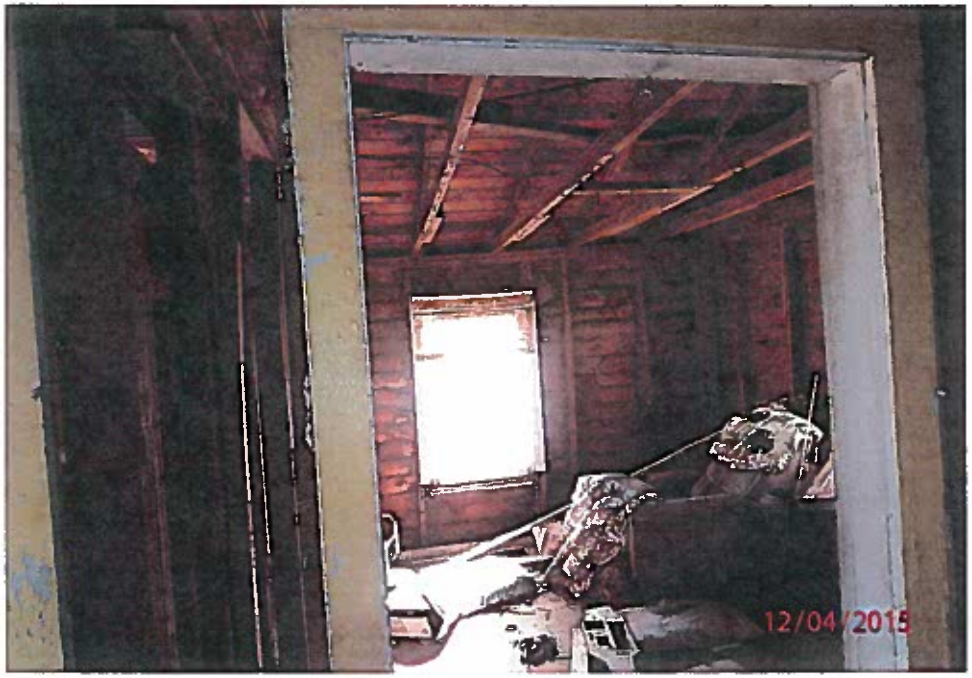
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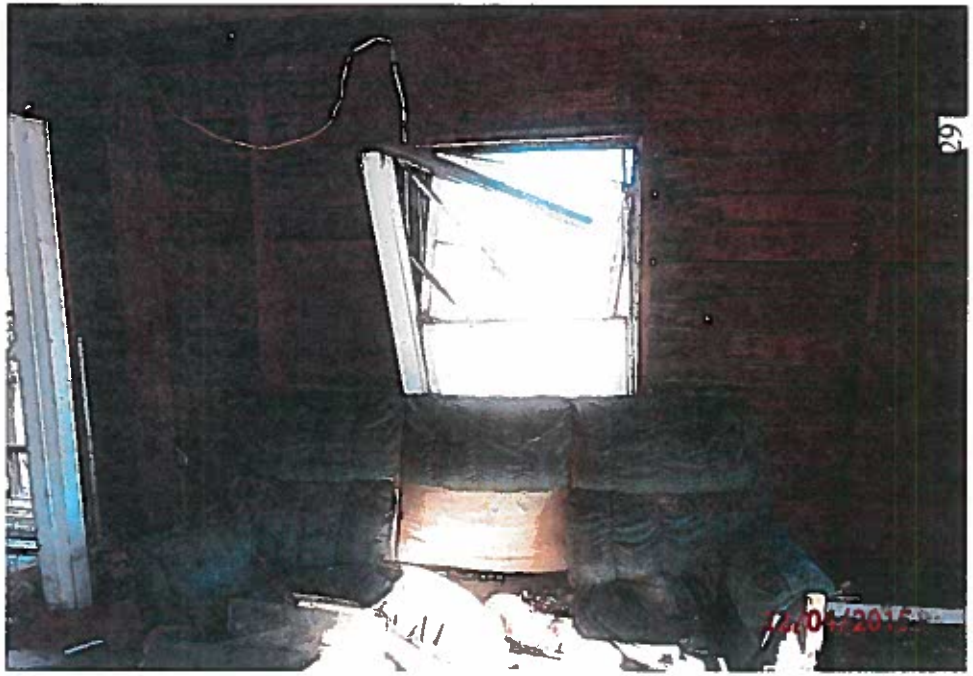

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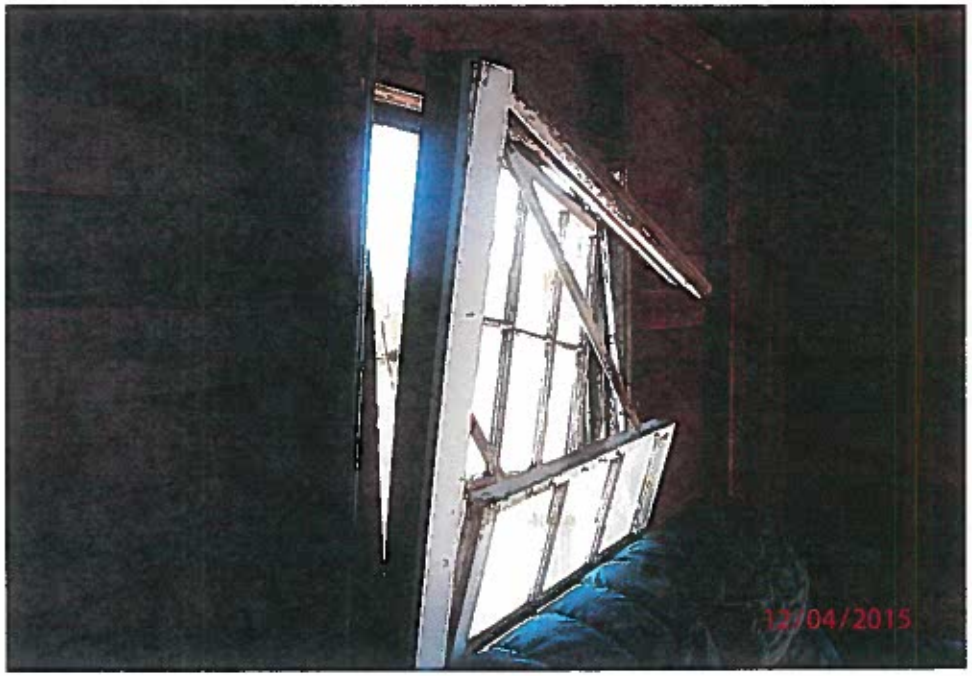
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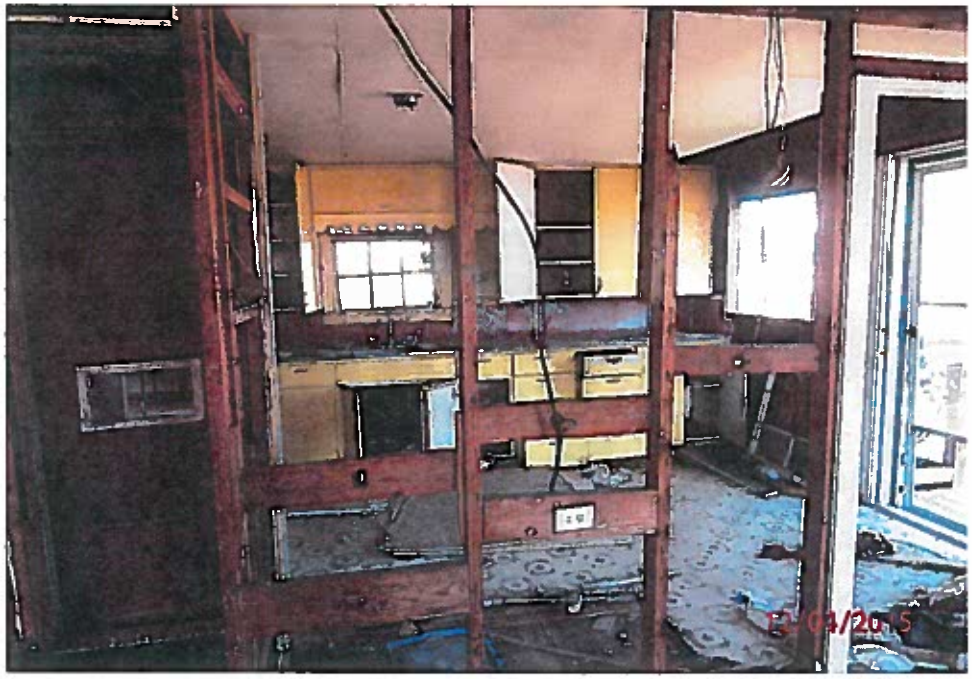
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12/04/2015

Emma Arizmendi
1200 19th St
Snyder, TX 79549

CERTIFIED MAIL NO.
7014 2120 0000 0890 0196

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 **03/07/2016** 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 **03/07/2016**, 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.

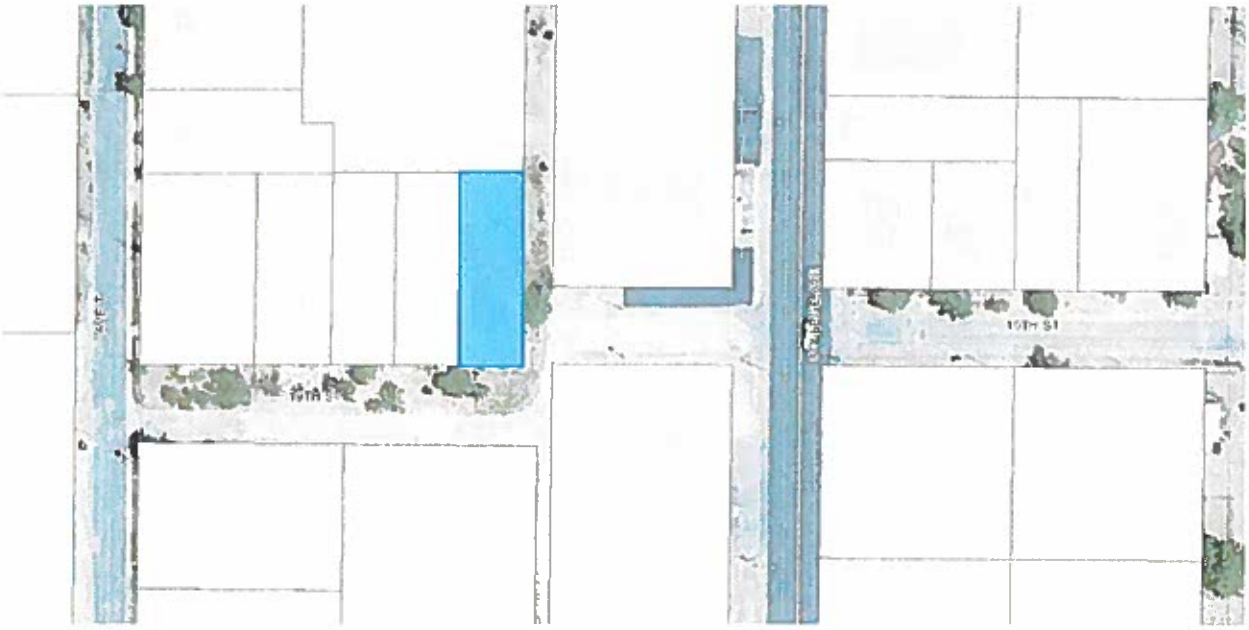
CITY OF SNYDER
EXHIBIT B
SUBSTANDARD BUILDING INSPECTION REPORT
ADDRESS: 1901 19th St
CASE #: 160104C

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



U.S. POSTAGE PITNEY BOWES
ZIP 79549 $ 006.95[5]
02 1W
0001388978 DEC 04 2015

THE CITY OF SNYDER, TEXAS
P.O. BOX 1341
SNYDER, TEXAS 79550-1341

Not Deliverable As Addressed
Unable To Forward
Elena Arizmendi
1200 19th St
Snyder, TX 79549

12-22

7954981814 0003

12-10
12-20
12-5

CERTIFIED MAIL®

7014 2120 0000 0889 4341

U.S. Postal Service
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OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

1901 19th

Sent To Arizmendi
Street & Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, July 2014 See Reverse for Instructions

7014 2120 0000 0889 4341

U.S. Postal Service™
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Postage	$
Certified Fee	
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Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

1901 19th

Sent To Arizmendi
Street & Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, July 2014 See Reverse for Instructions

7014 2120 0000 0890 0196

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 dated12/04/2015, 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 BUIILDING STANDARDS COMMISSION OF THE CITYOF 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

CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS

ADDRESS: 1605 College Ave

SUBDIVISION: Cody BLOCK: 26 LOT: N60' L2

☑ DATE: 2-3-16 INSPECTION

☑ YES ☐ NO SEARCH WARRANT NEEDED

☑ DATE: 2-3-16 SEARCH WARRANT OBTAINED

☑ DATE: 2-3-16 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: 2-4-16 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES

☑ DATE: 2-4-16 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE

☑ DATE: 2-4-16 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 COMMISION 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

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ 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

Jose Reyes
1605 College AVe
Snyder, TX 79549

FILED
DATE 2-5-2016
TIME 2:30 P.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 **03/07/2016** 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:
Jose Reyes, 1605 College Ave, Snyder, TX 79549
ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: **N60' L2 B26 Cody**, commonly known as **1605 College Ave**

On **02/03/2016**, 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 **03/07/2016**, 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 February, 2016.

Notary Public

TRISCILLA N.K. WILSON
Notary Public, State of Texas
My Commission Expires
March 12, 2019

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:

- The legal description of the property is as follows: N60' L2 B26 CODY ADDN, Property ID# 12191, described as a white sided with a brown roof residential house which faces the East, situated on the West side of the 1600 block of College Ave, Snyder, Scurry County, Texas. The owner of the property is Jose Reyes.
- On February 2, 2016, City of Snyder Code Enforcement Officer Dan Hicks conducted a Warrantless Inspection of the property. The house has been partially burned by a fire on the north side.
- 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, take pictures of said property.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, on the 2nd day of February, 2016, to certify which witness my hand and official seal.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

TRISCILLA N.K. WILSON
Notary Public, State of Texas
My Commission Expires
March 12, 2019

Triscilla N.K. Wilson
(Print or Type Name)
My Commission Expires: 3/12/2019

THE STATE OF TEXAS	§	A BUILDING
	§	LOCATED AT:
CITY OF SNYDER,	§	
	§	1605 COLLEGE AVE,
COUNTY OF SCURRY	§	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 1605 College Ave, Snyder, Scurry County, Texas, said building being described as a white sided with a brown roof residential house which faces the East, situated on the West side of the 1600 block of College Ave and search and inspect said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes.

WITNESS my signature on this the 3 day of February, A.D. 2016 at 9:54 o'clock A .m.

Deborah Bay

MUNICIPAL COURT JUDGE,
SCURRY COUNTY, TEXAS

RETURN

THE STATE OF TEXAS	§	A BUILDING
	§	LOCATED AT:
CITY OF SNYDER,	§	
	§	1605 COLLEGE AVE,
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 3rd day of February, 2016, 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, take pictures of said property.

AFFIANT

SUBSCRIBED AND SWORN to before me, the undersigned authority, on this the 4th day of February, 2016.

TRISCILLA N.K. WILSON
Notary Public, State of Texas
My Commission Expires
March 12, 2019

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

02/04/2016

Jose Reyes
1605 College Ave
Snyder, TX 79549-1659

CERTIFIED MAIL NO.
7014 2120 0000 0890 0189 202

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 **03/07/2016** 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:

Jose Reyes, 1605 College Ave Snyder, TX 79549-1659

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: **N60' L2 B26 Cody**, commonly known as **1605 College Ave**

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 **02/03/2016**, 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 **03/07/2016**, 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.

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: 1605 College Ave
CASE #: 160307B

1. **Jose Reyes**
2. **None follow**
3.
4.
5.
6.
7.
8.
9.
10.

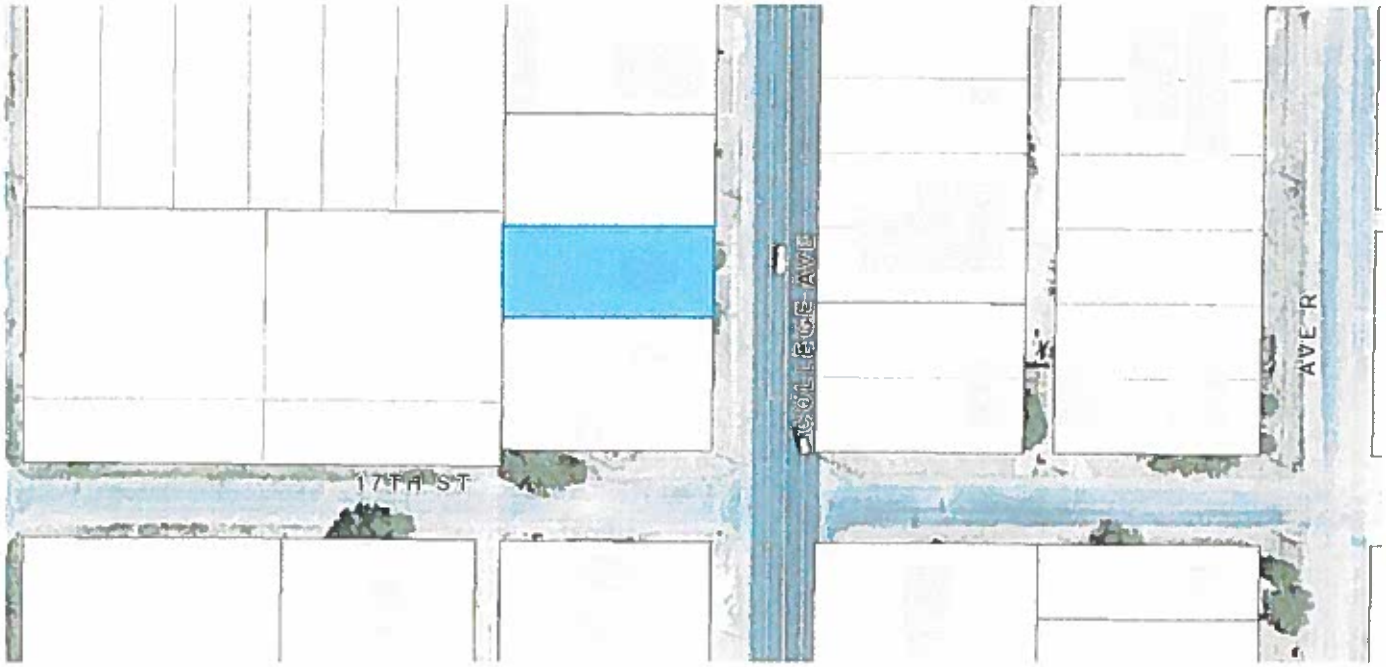
CITY OF SNYDER
EXHIBIT B
SUBSTANDARD BUILDING INSPECTION REPORT
ADDRESS: 1605 College Ave
CASE #: 160306B

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

Code Enforcement Officer

CITY OF SNYDER
EXHIBIT C
MAP OF PROPERTY
ADDRESS: 1605 College Ave
CASE#: 160307A



Through Tax Year 2015

TAX CERTIFICATE

Certificate # 11182

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

Property Information

Property ID: 12191 Geo ID: 01-0208-0140-0026-0006
Legal Acres: 0.0000
Legal Desc: N60' L2 B26 CODY
Situs: 1605 COLLEGE AV SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 46494 100.00%
REYES, JOSE
1605 COLLEGE AV
SNYDER, TX 79549-1659

For Entities	Value Information	
CITY OF SNYDER	Improvement HS:	3,466
HOSPITAL DISTRICT SCURRY CO	Improvement NHS:	0
SCURRY CAD	Land HS:	8,910
SCURRY COUNTY	Land NHS:	0
SNYDER ISD	Productivity Market:	0
WESTERN TX COLLEGE	Productivity Use:	0
	Assessed Value	12,376

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	12,376	31.41	0.00	0.00	31.41
2015	WESTERN TX COLLEGE	12,376	40.53	0.00	0.00	40.53
2015	SNYDER ISD	12,376	144.06	0.00	0.00	144.06
2015	CITY OF SNYDER	12,376	54.29	0.00	0.00	54.29
2015	SCURRY COUNTY	12,376	39.61	0.00	0.00	39.61
Totals:			**309.90**	**0.00**	**0.00**	**309.90**

Effective Date: 01/27/2016 Total Due if paid by: 01/31/2016 309.90

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: 01/27/2016
Requested By: SNYDER ABSTRACT & TITLE
Fee Amount: 10.00
Reference #: JOSE REYES

Page: 1
True Automation, Inc.

Signature of Authorized Officer of Collecting Office

Statement of Account

NOTICE: This is a statement of Taxes Paid & Due as of 01/27/2016 09:55:29AM based upon the tax records of the tax office.

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

Property Information

Property ID: 12191 Geo ID: 01-0208-0140-0026-0006
Legal Acres: 0.0000
Legal Desc: N60' L2 B26 CODY
Situs: 1605 COLLEGE AV SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 46494 Ownership: 100.00%
REYES, JOSE
1605 COLLEGE AV
SNYDER, TX 79549-1659

Value Information

Improvement HS:	3,466
Improvement NHS:	0
Land HS:	8,910
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	12,376

Entity	Description	Pct.
CITY	CITY OF SNYDER	100.00%
HOSP	HOSPITAL DISTRICT SCURRY CO	100.00%
S_CO	SCURRY COUNTY	100.00%
SISD	SNYDER ISD	100.00%
WTC	WESTERN TX COLLEGE	100.00%

Ex Code	Description

Paid Bills Summary

Entity	Year	Statement ID	Tax Paid	Disc/P&I Paid	Att. Fee Paid	Under/Over/Refund	Posting Date	Amount Paid
CITY	2001	422	23.15	5.99	1.98	0.00	06/01/2005	31.12
CITY	2001	422	4.52	3.30	1.17	0.00	02/09/2007	8.99
WTC	2001	422	14.49	3.74	1.24	0.00	06/01/2005	19.47
WTC	2001	422	2.83	2.07	0.74	0.00	02/09/2007	5.64
Total for Year 2001								**65.22**
CITY	2003	379	27.60	6.07	6.73	0.00	06/01/2005	40.40
CITY	2003	379	0.00	0.00	0.00	0.00	02/09/2007	0.00
S_CO	2003	379	7.66	1.69	1.87	0.00	06/01/2005	11.22
S_CO	2003	379	0.00	0.00	0.00	0.00	02/09/2007	0.00
SISD	2003	379	0.00	0.00	0.00	0.00	02/09/2007	0.00
WTC	2003	379	16.22	3.57	3.96	0.00	06/01/2005	23.75
WTC	2003	379	0.00	0.00	0.00	0.00	02/09/2007	0.00
Total for Year 2003								**75.37**
CITY	2004	384	27.60	10.21	7.56	0.00	02/09/2007	45.37
S_CO	2004	384	6.77	2.50	1.85	0.00	02/09/2007	11.12
SISD	2004	384	0.00	0.00	0.00	0.00	02/09/2007	0.00
WTC	2004	384	14.19	5.25	3.89	0.00	02/09/2007	23.33
Total for Year 2004								**79.82**
CITY	2005	397	28.01	7.00	7.00	0.00	02/09/2007	42.01
S_CO	2005	397	4.89	1.22	1.22	0.00	02/09/2007	7.33
SISD	2005	397	0.00	0.00	0.00	0.00	02/09/2007	0.00
WTC	2005	397	10.19	2.54	2.55	0.00	02/09/2007	15.28
Total for Year 2005								**64.62**
CITY	2006	400	27.37	1.91	0.00	0.00	02/09/2007	29.28
S_CO	2006	400	4.67	0.33	0.00	0.00	02/09/2007	5.00
SISD	2006	400	0.00	0.00	0.00	0.00	02/09/2007	0.00
WTC	2006	400	9.08	0.63	0.00	0.00	02/09/2007	9.71
Total for Year 2006								**43.99**
CITY	2007	405	25.87	5.95	6.36	0.00	12/01/2008	38.18
S_CO	2007	405	3.86	0.90	0.95	0.00	12/01/2008	5.71
WTC	2007	405	8.09	1.86	1.99	0.00	12/01/2008	11.94
Total for Year 2007								**55.83**
CITY	2008	16797	26.00	5.46	6.29	0.00	10/06/2009	37.75
HOSP	2008	16797	3.53	0.74	0.85	0.00	10/06/2009	5.12
S_CO	2008	16797	3.23	0.68	0.78	0.00	10/06/2009	4.69
WTC	2008	16797	7.40	1.56	1.79	0.00	10/06/2009	10.75
Total for Year 2008								**58.31**
CITY	2009	414	25.50	10.46	7.19	0.00	06/04/2012	43.15
HOSP	2009	414	3.55	1.46	1.00	0.00	06/04/2012	6.01
S_CO	2009	414	4.83	1.98	1.36	0.00	06/04/2012	8.17
WTC	2009	414	9.60	3.93	2.71	0.00	06/04/2012	16.24
Total for Year 2009								**73.57**
CITY	2010	422	28.44	8.24	7.34	0.00	06/04/2012	44.02
HOSP	2010	422	4.32	1.25	1.11	0.00	06/04/2012	6.68
S_CO	2010	422	6.10	1.77	1.57	0.00	06/04/2012	9.44

*** Continued on Next Page ***

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True Automation, Inc.

Statement of Account

NOTICE: This is a statement of Taxes Paid & Due as of 01/27/2016 09:55:29AM based upon the tax records of the tax office.

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

Property Information

Property ID: 12191 Geo ID: 01-0208-0140-0026-0006
Legal Acres: 0.0000
Legal Desc: N60' L2 B26 CODY
Situs: 1605 COLLEGE AV SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 46494 Ownership: 100.00%
REYES, JOSE
1605 COLLEGE AV
SNYDER, TX 79549-1659

Value Information

Improvement HS:	3,466
Improvement NHS:	0
Land HS:	8,910
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	12,376

Entity	Description	Pct.
CITY	CITY OF SNYDER	100.00%
HOSP	HOSPITAL DISTRICT SCURRY CO	100.00%
S_CO	SCURRY COUNTY	100.00%
SISD	SNYDER ISD	100.00%
WTC	WESTERN TX COLLEGE	100.00%

Ex Code	Description

Paid Bills Summary

Entity	Year	Statement ID	Tax Paid	Disc/P&I Paid	Att. Fee Paid	Under/Over/Refund	Posting Date	Amount Paid
WTC	2010	422	10.05	2.92	2.59	0.00	06/04/2012	15.56
Total for Year 2010								75.70
CITY	2011	11913	29.33	4.40	0.00	0.00	06/22/2012	33.73
HOSP	2011	11913	17.82	2.67	0.00	0.00	06/22/2012	20.49
S_CO	2011	11913	26.33	3.94	0.00	0.00	06/22/2012	30.27
SISD	2011	11913	76.81	11.52	0.00	0.00	06/22/2012	88.33
WTC	2011	11913	13.95	2.10	0.00	0.00	06/22/2012	16.05
Total for Year 2011								188.87
CITY	2012	11951	29.33	0.00	0.00	0.00	01/24/2013	29.33
HOSP	2012	11951	13.86	0.00	0.00	0.00	01/24/2013	13.86
S_CO	2012	11951	20.69	0.00	0.00	0.00	01/24/2013	20.69
SISD	2012	11951	76.81	0.00	0.00	0.00	01/24/2013	76.81
WTC	2012	11951	12.26	0.00	0.00	0.00	01/24/2013	12.26
Total for Year 2012								152.95
CITY	2013	12237	29.33	2.64	0.00	0.00	03/13/2014	31.97
HOSP	2013	12237	13.62	1.22	0.00	0.00	03/13/2014	14.84
S_CO	2013	12237	20.69	1.86	0.00	0.00	03/13/2014	22.55
SISD	2013	12237	76.81	6.90	0.00	0.00	03/13/2014	83.71
WTC	2013	12237	16.50	1.49	0.00	0.00	03/13/2014	17.99
Total for Year 2013								171.06
CITY	2014	11999	40.73	0.00	0.00	0.00	10/24/2014	40.73
HOSP	2014	11999	18.59	0.57	0.00	0.00	10/24/2014	18.59
S_CO	2014	11999	28.17	0.87	0.00	0.00	10/24/2014	28.17
SISD	2014	11999	108.07	0.00	0.00	0.00	10/24/2014	108.07
WTC	2014	11999	22.13	0.68	0.00	0.00	10/24/2014	22.13
Total for Year 2014								217.69
							Total Paid:	1,323.00

Unpaid Bills Summary

Entity	Year	Statement ID	Tax Rate	Type	Tax Due	Disc/P&I	Attorney Fees	Total Due
CITY	2015	12058	0.438700	L	54.29	0.00	0.00	54.29
HOSP	2015	12058	0.253800	L	31.41	0.00	0.00	31.41
S_CO	2015	12058	0.320000	L	39.61	0.00	0.00	39.61
SISD	2015	12058	1.164000	L	144.06	0.00	0.00	144.06
WTC	2015	12058	0.327500	L	40.53	0.00	0.00	40.53
Total for Year 2015					309.90	0.00	0.00	309.90
			Total For All Years		**309.90**	**0.00**	**0.00**	**309.90**

Total Due if Paid By 01/31/2016 309.90

Paid Refunds Summary
No Information on File.

*** Continued on Next Page ***

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True Automation, Inc

Statement of Account

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Scurry County Courthouse
1806 25th Street
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Situs: 1605 COLLEGE AV SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 46494 Ownership: 100.00%
REYES, JOSE
1605 COLLEGE AV
SNYDER, TX 79549-1659

Value Information

Improvement HS:	3,466
Improvement NHS:	0
Land HS:	8,910
Land NHS:	0
Productivity Market:	0
Productivity Use:	0
Assessed Value	12,376

Entity	Description	Pct.
CITY	CITY OF SNYDER	100.00%
HOSP	HOSPITAL DISTRICT SCURRY CO	100.00%
S_CO	SCURRY COUNTY	100.00%
SISD	SNYDER ISD	100.00%
WTC	WESTERN TX COLLEGE	100.00%

Ex Code	Description

*** End of Statement ***

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True Automation Inc.

NATIONAL FINANCING STATEMENT (FORM UCC1) (TRANS) (REV. 12/19/95)

IMPORTANT — READ INSTRUCTIONS ON BACK BEFORE FILLING OUT FORM — DO NOT DETACH STUB

SCURRY COUNTY 0350-007506

[redacted]

THIS SPACE FOR USE OF FILING OFFICER

F 4 2 5 0098838 0 R

FINANCING STATEMENT — FOLLOW INSTRUCTIONS CAREFULLY

This Financing Statement is presented for filing pursuant to the Uniform Commercial Code and will remain effective, with certain exceptions, for 5 years from date of filing.

A. NAME & TEL. # OF CONTACT AT FILER (optional)

B. FILING OFFICE ACCT. # (optional)

C. RETURN COPY TO: (Name and Mailing Address)

PACESETTER PRODUCTS, INC
3109 SKYWAY CIRCLE NORTH
IRVING, TEXAS 75038

D. OPTIONAL DESIGNATION (if applicable) ☐ LESSOR/LESSEE ☐ CONSIGNOR/CONSIGNEE ☐ NON-UCC FILING

1. DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (1a or 1b)

1a. ENTITY'S NAME

OR

1b. INDIVIDUAL'S LAST NAME: ARIZNENDI | FIRST NAME: EMMA | MIDDLE NAME | SUFFIX

1c. MAILING ADDRESS: 1605 COLLEGE AVE | CITY: SNYDER | STATE: TX | COUNTRY | POSTAL CODE: 79549

1d. S.S. OR TAX I.D.# | OPTIONAL ADD'L INFO RE ENTITY DEBTOR | 1e. TYPE OF ENTITY | 1f. ENTITY'S STATE OR COUNTRY OF ORGANIZATION | 1g. ENTITY'S ORGANIZATIONAL I.D.#, if any ☐ NONE

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME - Insert only one debtor name (2a or 2b)

2a. ENTITY'S NAME

OR

2b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX

2c. MAILING ADDRESS | CITY | STATE | COUNTRY | POSTAL CODE

2d. S.S. OR TAX I.D.# | OPTIONAL ADD'L INFO RE ENTITY DEBTOR | 2e. TYPE OF ENTITY | 2f. ENTITY'S STATE OR COUNTRY OF ORGANIZATION | 2g. ENTITY'S ORGANIZATIONAL I.D.#, if any ☐ NONE

3. SECURED PARTY'S (ORIGINAL S/P or ITS TOTAL ASSIGNEE) EXACT FULL LEGAL NAME - Insert only one secured party name (3a or 3b)

3a. ENTITY'S NAME: PACESETTER PRODUCTS, INC

OR

3b. INDIVIDUAL'S LAST NAME | FIRST NAME | MIDDLE NAME | SUFFIX

3c. MAILING ADDRESS: 3109 SKYWAY CIRCLE | CITY: IRVING | STATE: TX | COUNTRY | POSTAL CODE: 75038

4. This FINANCING STATEMENT covers the following types or items of property:

TO BE FILED IN REAL ESTATE RECORDS: THE BELOW ITEMS OR IMPROVEMENTS ARE TO BECOME FIXTURES ON PROPERTY LOCATED AT: 1605 COLLEGE AVE, SNYDER, TEXAS 79549

3 FASTRACK STORM WINDOWS
3 PW5 PICTURE WINDOWS
2 -HUNTER DOUGLAS MINI BLINDS
1- OPERATING STORM DOOR
LEGAL DESCRIPTION: LOT 2, BLOCK 26, CODY ADDITION OF SCURRY ADDITION
AKA: 1605 COLLEGE AVE, SNYDER, TEXas 79549

5. CHECK BOX (if applicable) ☐ This FINANCING STATEMENT is signed by the Secured Party instead of the Debtor to perfect a security interest (a) in collateral already subject to a security interest in another jurisdiction when it was brought into this state, or when the debtor's location was changed to this state, or (b) in accordance with other statutory provisions (additional data may be required)

7. If filed in Florida (check one) ☐ Documentary stamp tax paid ☐ Documentary stamp tax not applicable

6. REQUIRED SIGNATURE(S)

Emma Ariznendi

EMMA ARIZNENDI

8. XXX This FINANCING STATEMENT is to be filed (for record) (or recorded) in the REAL ESTATE RECORDS XXX Attach Addendum (if applicable)

9. [illegible] (ADDITIONAL FEE) (optional) ☐ All Debtors ☐ Debtor 1 ☐ Debtor 2

(1) FILING OFFICER COPY — NATIONAL FINANCING STATEMENT (FORM UCC1) (TRANS) (REV. 12/19/95)

Reorder from Hart Forms & Services, Inc. 800-223-HART (11691)

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Filed for Record in:
Scurry County

On: Mar 09,1998 at 01:51P

As a
Recordings

Document Number: 0098838

Amount 9.00

Receipt Number - 3789
By,
Lana Peterson

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

Mar 09,1998

Honorable Jean Hauck, County Clerk
Scurry County

0009816

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Filed for Record in:
Scurry County

On: Mar 09,1998 at 01:51P

As a
Ucc Standard

Document Number: 0009816

Amount 16.00

Receipt Number - 3789
By,
Lana Peterson

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

Mar 09,1998

Honorable Jean Hauck, County Clerk
Scurry County

Scurry County
Honorable Joan Bunch
County Clerk
Snyder, Tx 79549

70 2010 20103842

Instrument Number: 2010-20103842
As
Recordings

Recorded On: November 24, 2010

Parties: ARIZMENDI GILBERT JR
To REYES JOSE

Billable Pages: 1
Number of Pages: 2

Comment: WARRANTY DEED

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Recordings	16.00
Total Recording:	16.00

********** DO NOT REMOVE. THIS PAGE IS PART OF THE INSTRUMENT **********

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:
Document Number: 2010-20103842
Receipt Number: 75260
Recorded Date/Time: November 24, 2010 09:52:44A
Book-Vol/Pg: BK-OR VL-729 PG-687
User / Station: S Gregory - SCAN01

Record and Return To:

COTTON & COTTON 2
P O BOX 841
SNYDER TX 79550

State of Texas
County of Scurry
I hereby certify that this instrument was filed for record in my office on the date and time stamped hereon and was recorded on the volume and page of the named records of Scurry County, Texas

Joan Bunch

Joan Bunch, County Clerk

20103842

NOTICE OF CONFIDENTIALITY RIGHTS: **IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

THE STATE OF TEXAS §

COUNTY OF SCURRY §

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, **GILBERT ARIZMENDI, JR.**, a single man, (hereinafter referred to as "Grantor"), for and in consideration of the sum of Ten and no/100ths ($10.00) Dollars, and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which are hereby acknowledged and confessed; have GRANTED, SOLD and CONVEYED, and by these presents do hereby GRANT, SELL and CONVEY unto **JOSE REYES**, as his sole and property and estate, whose mailing address is 1605 College Ave., Snyder, Texas 79549, (hereinafter referred to as "Grantee"), all of the following-described lot, tract or parcel of land, lying and being situated in the County of Scurry, State of Texas, to-wit:

All of the North Sixty feet (N 60') of Lot Number Two (2), in Block Number Twenty-six (26), of the CODY ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears on the map or plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas, and being described as follows:

BEGINNING at the Northeast corner of said Lot 2;
THENCE South with the East line of said Block, 60' to the SE corner of this tract;
THENCE West 150' to the SW corner of this tract in the West line of said Block 26;
THENCE North with the West line of said Block 26, 60' to the NW corner of this tract;
THENCE East with the North line of said Lot 2, 150' to the place of beginning.

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 **JOSE REYES**, his heirs, representatives and assigns forever; and Grantor does hereby bind himself, his heirs, representatives and assigns, to Warrant and Forever Defend all and singular the said premises unto the said **JOSE REYES**, his heirs, representatives and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED this 23rd day of ~~October~~ November, 2010.

GILBERT ARIZMENDI, JR.

THE STATE OF TEXAS §

COUNTY OF SCURRY §

This instrument was acknowledged before me on this the 23rd day of ~~October~~ November, 2010, by **GILBERT ARIZMENDI, JR.**

My commission expires:

DAWN/REAL/BM

BOBBIE FORBES NOTARY PUBLIC STATE OF TEXAS EXPIRES 08-17-2011

Notary Public in and for the State of Texas

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

ABSTRACTOR'S CERTIFICATE

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

January 28, 2016

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:

1605 College Avenue
Snyder, Texas

All of the North Sixty feet (N 60') of Lot Number Two (2), in Block Number Twenty-six (26), of the CODY ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears on the map or plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas, and being described as follows:

BEGINNING at the Northeast corner of said Lot 2;
THENCE South with the East line of said Block, 60' to the SE corner of this tract;
THENCE West 150' to the SW corner of this tract in the West line of said Block 26;
THENCE North with the West line of said Block 26, 60' to the NW corner of this tract;
THENCE East with the North line of said Lot 2, 150' to the place of beginning.

Said records having been examined for a period of time from **January 30, 2008, at 8:00 a.m.** to **January 26, 2016, at 8:00 a.m.**, and that our records reflect the last conveyance of title to said property to be in the name of:

JOSE REYES

and finding the following instruments of record affecting such property:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
D 379/640	Scurry County, et al	David and Lupe Arizmendi	Trustees Deed	9-8-1992	9-24-1992
DTFF 4/25	Emma Arizmendi	Pacesetter Products Inc.	Financing Statement		3-9-1998
OR 413/755	Emma Arizmendi a/k/a Emma Ariznendi	Pacesetter Products Inc.	Financing Statement		3-9-1998
OR 440/740	David and Lupe Arizmendi	Gilbert Arizmendi, Jr.	Special Warranty Deed	1-12-1999	6-4-1999
District 108/995	Gilbert Arizmendi, Jr.	Herlinda Arizmendi	Divorce		11-4-2009
OR 729/684	Herlinda Arizmendi	Gilbert Arizmendi, Jr.	Special Warranty Deed	11-6-2009	11-24-2010
OR 729/687	Gilbert Arizmendi, Jr.	Jose Reyes	Warranty Deed	11-23-2010	11-24-2010

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

RECORD OWNER: **JOSE REYES**

RECORD LIENHOLDERS: **PACESETTER PRODUCTS, INC**

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.

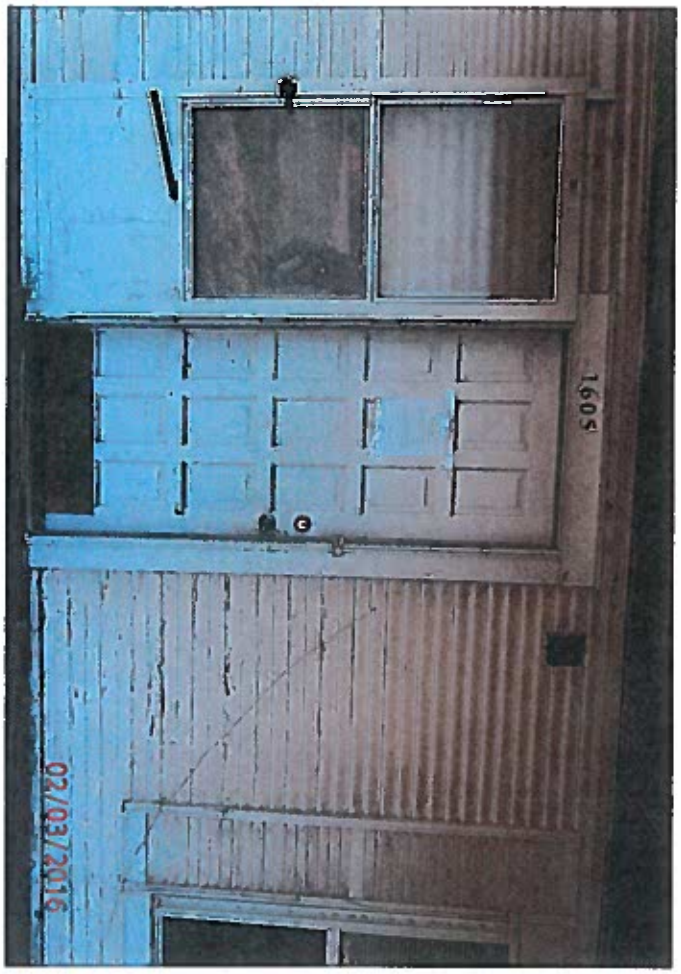
This certificate does not cover any matters pertaining to rights of parties in possession and is issued with the express understanding, evidenced by acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the title herein described, but is simply 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 deliveree 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 deliveree 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.

Deliveree 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/1605 college 16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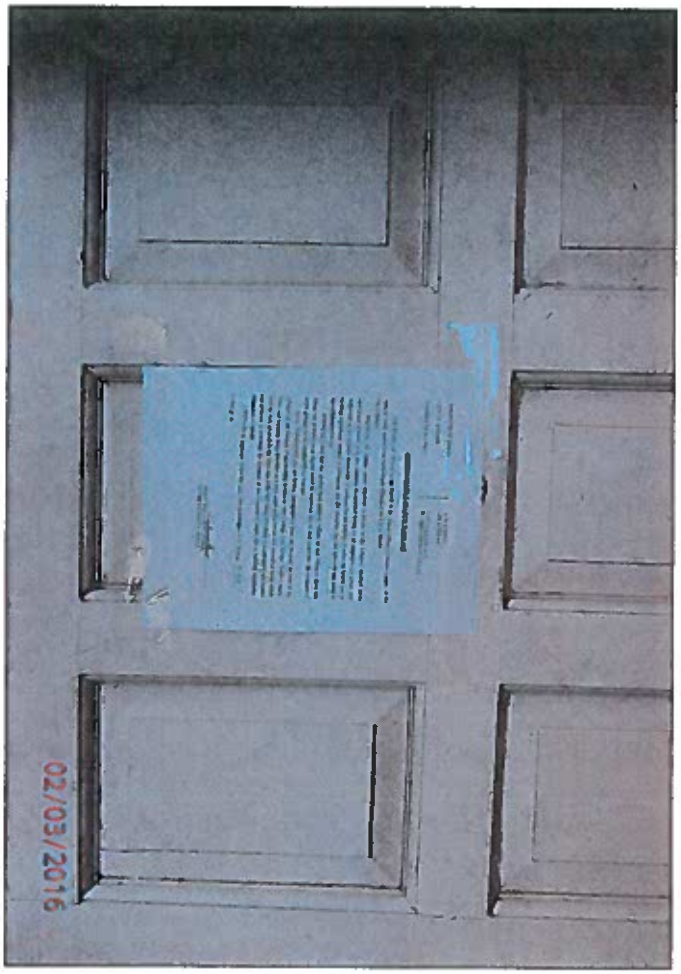
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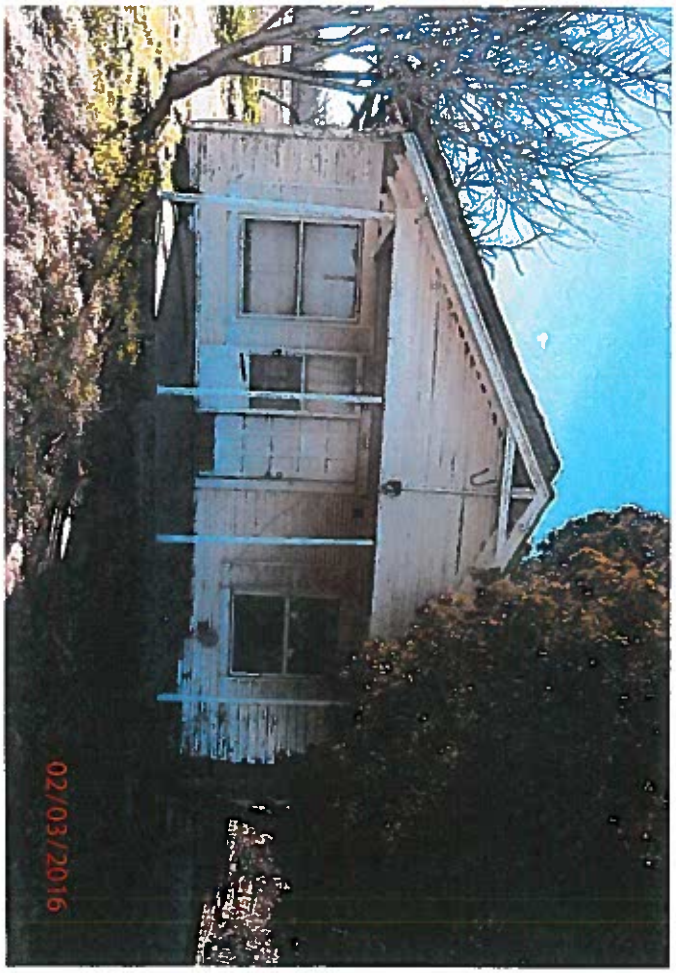
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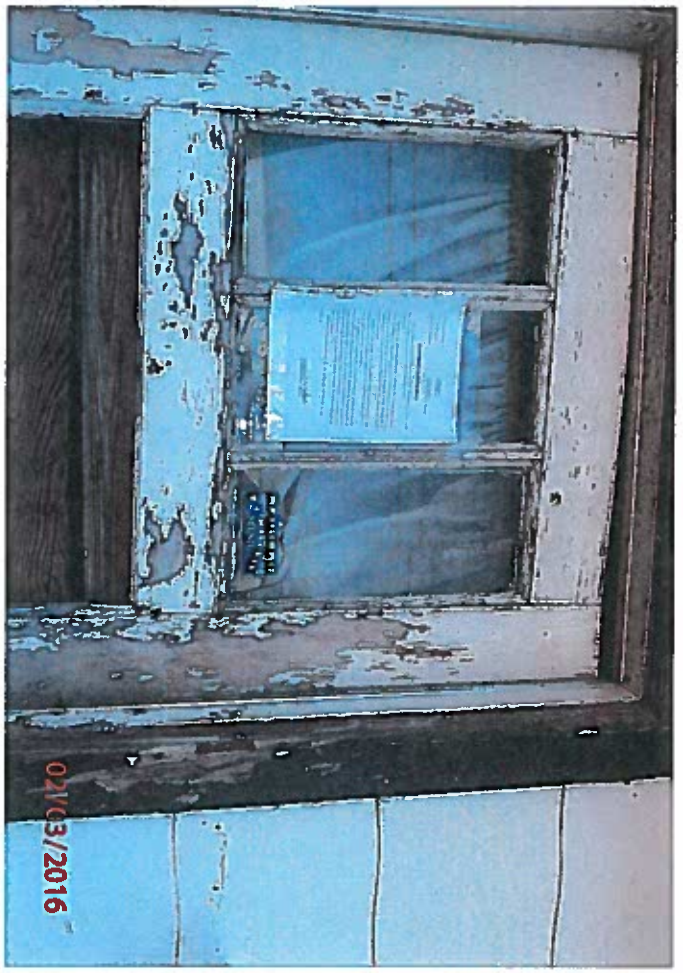
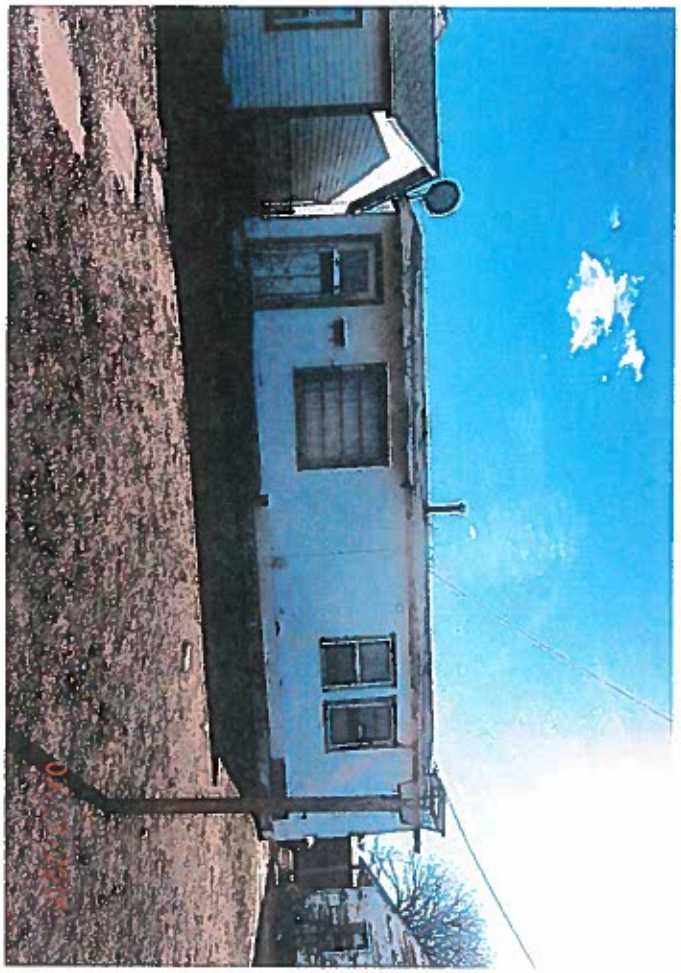

02/03/2016



69

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Jose Reyes
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Snyder, TX 79549

2.18

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Snyder, TX 79549

NIXIE 750 FE 1 0002/12/16
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70

CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.160307A

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 1605 College Ave , SNYDER, TEXAS 79549: Legal Description: LotN60' L2, Block 26, Cody Addition.

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 03/07/2016, wherein the structure located at 1605 College Ave, Snyder, Texas 79549, described in previous notices as "Lot N60' L2, Block 26, Cody Addition, was agenda item number 160307A; Legal Description being:

All of the North Sixty feet (N60') of Lot Number Two (2), in Block Number Twenty-Six (26), of the CODY ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears on the map or plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas, and being described as follows:

BEGINNING at the Northeast corner of said Lot 2;
THENCE South with the East line of said Block, 60' to the SE corner of this tract;
THENCE West 150' to the SW corner of this tract in the West line of said Block 26;
THENCE North with the West line of said Block 26, 60' to the NW corner of this tract;
THENCE East with the North line of said Lot 2, 150' to the place of beginning.

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 dated02/04/2016, 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 BUIILDING STANDARDS COMMISSION OF THE CITYOF 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 1605 College Ave 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: 410 30TH St

SUBDIVISION: Grayum & Nelson BLOCK: 8 LOT: E50' L1 & E50' L4

☑ DATE: 2-5-16 INSPECTION

☑ YES ☐ NO SEARCH WARRANT NEEDED

☑ DATE: 2-3-16 SEARCH WARRANT OBTAINED

☑ DATE: 2-3-16 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: 2-4-16 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES

☑ DATE: 2-4-16 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE

☑ DATE: 2-4-16 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 COMMISION 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

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ DATE:_____ UPDATE TO BUILDING STANDARDS COMMISSION

☐ 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

The Estate of Gene Lloyd Cox
410 30th St
Snyder, TX 79549

FILED
DATE 2-5-2016
TIME 2:30P 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 **03/07/2016** 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:
Estate of Gene Lloyd Cox, 410 30th St Snyder, TX 79549
ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: **E50' L1 & E50' L4 B8 Grayum & Nelson**, commonly known as **410 30th St, Snyder, TX**

On **02/03/2016**, 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 **03/07/2016**, 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 February, 2016.

Notary Public

TRISCILLA N.K. WILSON
Notary Public, State of Texas
My Commission Expires
March 12, 2019

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:

- The legal description of the property is as follows: E50' L1 & E50' N50' L4 B8 Grayum & Nelson, Property ID# 13413, described as a white with brown trim residential home which faces the North, situated on the South side of the 400 block of 30th Street, Snyder, Scurry County, Texas. The owner of the property is Jerel Leen Bedard.
- On February 2, 2016, City of Snyder Code Enforcement Officer Dan Hicks conducted a Warrantless Inspection of the property. The house is unsecure, siding is missing from the residence and it has been used by juveniles according to neighbors.
- 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, take pictures of said property.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, on the 2nd day of February, 2016, to certify which witness my hand and official seal.

TRISCILLA N.K. WILSON
Notary Public, State of Texas
My Commission Expires
March 12, 2019

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	§	A BUILDING
	§	LOCATED AT:
CITY OF SNYDER,	§	
	§	410 30th STREET,
COUNTY OF SCURRY	§	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 410 30th Street, Snyder, Scurry County, Texas, said building being described as a white with brown trim residential house which faces the North, situated on the South side of the 400 block of 30th Street and search and inspect said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes.

WITNESS my signature on this the 3 day of February, A.D. 2016 at 9:54 o'clock A .m.

Deborah Boyd

MUNICIPAL COURT JUDGE,
SCURRY COUNTY, TEXAS

RETURN

THE STATE OF TEXAS	§	A BUILDING
	§	LOCATED AT:
CITY OF SNYDER,	§	
	§	410 30th STREET,
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 3rd day of February, 2016, 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, take pictures of said property.

AFFIANT

SUBSCRIBED AND SWORN to before me, the undersigned authority, on this the 4th day of February, 2016.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

TRISCILLA N.K. WILSON
Notary Public, State of Texas
My Commission Expires
March 12, 2019

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

ABSTRACTOR'S CERTIFICATE

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

June 4, 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:

410 30th Street

The East Fifty feet (E50') of Lot Number One (1), and the East Fifty feet (E50') of the North Fifty feet (N50') of Lot Number Four (4), in Block Number Eight (8), of the GRAYUM & NELSON HEIGHTS ADDITION to the City of Snyder, Scurry County, Texas, as the same appears on the map or plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas.

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

Said records having been examined for a period of time from **August 30, 1996 at 8:00 a.m.** to **May 29, 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:

THE ESTATE OF GENE LLOYD COX, DECEASED

and finding the following instruments of record affecting such property:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
D 402/120	Richard Dupree	Gene Cox	Vendor's Lien Deed	8-30-1996	8-30-1996
T 306/187	Gene L. Cox	American State Bank	Deed of Trust	8-30-1996	8-30-1996
T 307/323	Gene L. Cox	American State Bank re: T 306/187	Extension & Renewal Note & Lien	11-27-1996	12-10-1996
# 5485	Gene Lloyd Cox, dec'd		Probate		12-3-1998

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

RECORD OWNER: **THE ESTATE OF GENE LLOYD COX, DECEASED**

RECORD LIENHOLDERS: **PROSPERITY BANK, f/k/a American State Bank**

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 deliveree 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 deliveree 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.

Deliveree 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/cox 15

VOL 402 PAGE 120

THE STATE OF TEXAS §

COUNTY OF SCURRY § 96 2576

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

8.00

That, I, RICHARD DUPREE, not joined herein by my wife for the reason that the hereinafter described property constitutes no part of our homestead and said property constitutes no part of our jointly controlled community property, of the County of Scurry, State of Texas, for and in consideration of the sum of EIGHT THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($8,500.00), to me paid and secured to be paid by GENE COX, a single man, 410 30th St., Snyder, TX 79549; hereinafter called Grantee as follows:

All of said consideration of $8,500.00 cash in hand has to me been paid by American State Bank, Lubbock, Texas, the receipt of which is hereby acknowledged and confessed; which said sum has been paid to Grantor herein at the special instance and request of Grantee herein as evidence of which the said Grantee has executed and delivered one certain promissory note of even date herewith, in the principal sum of $8,500.00, with interest thereon from date at the rate of 10.75% per annum, payable to the order of said American State Bank, Lubbock, Texas; in 59 equal monthly installments of $116.27 each, including principal and interest; the first of such installments being due and payable on the 10th day of October, 1996 and a like installment being due and payable on the 10th day of each succeeding month thereafter, until September 10th, 2001, when the entire balance of principal and all accrued interest shall then be due and payable. Each installment shall be applied first to the payment of accrued interest due on the unpaid principal balance and remainder shall be applied to the reduction of principal. Said note containing the usual accelerating maturity and attorneys fee clauses and all provisions of said note are made a part hereof as though written herein; the payment of said note is secured by a vendor's lien herein and hereby retained, and also by a Deed of Trust of even date herewith, from the maker of said note to W. R. COLLIER, Trustee, 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 GENE COX, 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:

The East Fifty feet (E 50') of Lot Number One (1), and the East Fifty feet (E 50') of the North Fifty feet (N 50') of Lot Number Four (4), in Block Number Eight (8), of the GRAYUM & NELSON HEIGHTS ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears on 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 GENE COX, his 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 GENE COX, his heirs 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 Debtor for sending any notices required or permitted hereunder or with respect to the indebtedness secured hereby is as follows: 410 30th St., Snyder, TX 79549, and Beneficiary or any other holder of the indebtedness secured hereby shall be entitled to rely on such address unless Debtor advises Beneficiary or any other holder of the indebtedness secured hereby of an address change by certified or registered mail, return receipt requested, addressed to Beneficiary as follows: P. O. Box 1401, Lubbock, TX 79408-1401, or to such other address as Beneficiary shall have advised Debtor by written notice, certified mail, 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 30th day of August, 1996.

R Dupree

RICHARD DUPREE

THE STATE OF TEXAS §
COUNTY OF SCURRY §

This instrument was acknowledged before me on this the 30th day of August, 1996, by RICHARD DUPREE.

DAN COTTON
Notary Public
STATE OF TEXAS
My Comm. Exp. 07/31/2000

Dan Cotton
Notary Public in and for
State of Texas

Commission expires:

Filed for record this 30th day of August 1996, at 4:37 P.M.
Recorded this 3rd day of September 1996, at 10:00 A.M.
JENNA LEE MILLER, County Clerk, Scurry County, Texas.
By D. Stewart Deputy.

Through Tax Year 2014

TAX CERTIFICATE

Certificate # 10695

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

Property Information

Property ID: 13413 Geo ID: 01-0208-0320-0008-0002
Legal Acres: 0.0000
Legal Desc: E50' L1 & E50' N50' L4 B8 GRAYUM & NELSON
Situs: 410 30TH ST SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 8527 100.00%
BEDARD, JEREL LEEN
410 30TH ST
SNYDER, TX 79549-3724

For Entities	Value Information	
CITY OF SNYDER	Improvement HS:	0
HOSPITAL DISTRICT SCURRY CO	Improvement NHS:	4,752
SCURRY CAD	Land HS:	0
SCURRY COUNTY	Land NHS:	1,500
SNYDER ISD	Productivity Market:	0
WESTERN TX COLLEGE	Productivity Use:	0
	Assessed Value	6,252

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
2014	HOSPITAL DISTRICT SCURRY CO	6,252	12.90	1.94	0.00	14.84
2014	WESTERN TX COLLEGE	6,252	15.36	2.31	0.00	17.67
2014	SNYDER ISD	6,252	72.77	10.92	0.00	83.69
2014	CITY OF SNYDER	6,252	27.43	4.11	0.00	31.54
2014	SCURRY COUNTY	6,252	19.55	2.94	0.00	22.49
2013	HOSPITAL DISTRICT SCURRY CO	6,252	12.90	3.74	3.33	19.97
2013	WESTERN TX COLLEGE	6,252	15.63	4.54	4.03	24.20
2013	SNYDER ISD	6,252	72.77	21.10	18.77	112.64
2013	CITY OF SNYDER	6,252	27.79	8.05	7.17	43.01
2013	SCURRY COUNTY	6,252	19.61	5.69	5.06	30.36
2012	HOSPITAL DISTRICT SCURRY CO	6,252	13.13	5.39	3.70	22.22
2012	WESTERN TX COLLEGE	6,252	11.62	4.76	3.28	19.66
2012	SNYDER ISD	6,252	72.77	29.84	20.52	123.13
2012	CITY OF SNYDER	6,252	27.79	11.39	7.84	47.02
2012	SCURRY COUNTY	6,252	19.60	8.04	5.53	33.17
2011	HOSPITAL DISTRICT SCURRY CO	6,252	16.88	8.95	5.17	31.00
2011	WESTERN TX COLLEGE	6,252	13.22	7.01	4.05	24.28
2011	SNYDER ISD	6,252	72.77	38.57	22.27	133.61
2011	CITY OF SNYDER	6,252	27.79	14.72	8.50	51.01
2011	SCURRY COUNTY	6,252	24.94	13.21	7.63	45.78
2010	HOSPITAL DISTRICT SCURRY CO	6,252	16.88	10.98	5.57	33.43
2010	WESTERN TX COLLEGE	6,252	9.52	6.19	3.14	18.85
2010	SNYDER ISD	6,252	72.77	47.30	24.01	144.08
2010	CITY OF SNYDER	6,252	26.95	17.51	8.89	53.35
2010	SCURRY COUNTY	6,252	23.82	15.48	7.86	47.16
2009	HOSPITAL DISTRICT SCURRY CO	5,463	14.75	11.36	5.22	31.33
2009	WESTERN TX COLLEGE	5,463	8.30	6.40	2.94	17.64

Continued on Next Page

Through Tax Year 2014	# TAX CERTIFICATE	Certificate # 10695

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

Property Information

Property ID: 13413 Geo ID: 01-0208-0320-0008-0002
Legal Acres: 0.0000
Legal Desc: E50' L1 & E50' N50' L4 B8 GRAYUM & NELSON
Situs: 410 30TH ST SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 8527 100.00%
BEDARD, JEREL LEEN
410 30TH ST
SNYDER, TX 79549-3724

For Entities	Value Information	
	Improvement HS:	0
	Improvement NHS:	4,752
	Land HS:	0
	Land NHS:	1,500
	Productivity Market:	0
	Productivity Use:	0
	Assessed Value	6,252

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
2009	SNYDER ISD	5,463	63.59	48.96	22.51	135.06
2009	CITY OF SNYDER	5,463	22.06	16.99	7.81	46.86
2009	SCURRY COUNTY	5,463	20.09	15.47	7.11	42.67
2008	HOSPITAL DISTRICT SCURRY CO	5,442	14.69	13.07	5.55	33.31
2008	WESTERN TX COLLEGE	5,442	6.39	5.69	2.42	14.50
2008	SNYDER ISD	5,442	59.95	53.35	22.66	135.96
2008	CITY OF SNYDER	5,442	22.44	19.97	8.48	50.89
2008	SCURRY COUNTY	5,442	13.44	11.96	5.08	30.48
Totals:			**992.86**	**507.90**	**266.10**	**1,766.86**

Effective Date: 06/03/2015 Total Due if paid by: 06/30/2015 1,766.86

Tax Certificate Issued for:	Taxes Paid in 2014
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: 06/03/2015
Requested By: SNYDER ABSTRACT & TITLE
Fee Amount: 10.00
Reference #: JERAL BEDARD

Sherry Bildebach
Signature of Authorized Officer of Collecting Office

02/04/2016

Estate of Gene Lloyd Cox
410 30th St
Snyder, TX 79549

CERTIFIED MAIL NO.
7014 2120 0000 0890 0172

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 **03/07/2016** 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:

Estate of Gene Lloyd Cox, 410 30th 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: **E50' L1 & N50' L4 B8 Grayum & Nelson**, commonly known as **410 30th 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 **02/03/2016**, 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 **03/07/2016**, 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.

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

02/04/2016

Prosperity Bank
3610 College Ave
Snyder, TX 79549

CERTIFIED MAIL NO.
7014 2120 0000 0890 0189

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 **03/07/2016** 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:

Estate of Gene Lloyd Cox, 410 30th 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: **E50' L1 & N50' L4 B8 Grayum & Nelson**, commonly known as **410 30th 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 **02/03/2016**, 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,

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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.

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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

02/04/2016

Jerel Leen Bedard
2509 Lombard Ave
Everett, WA 98201-3025

CERTIFIED MAIL NO.
7014 2120 0000 0890 0165

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 **03/07/2016** AT **4:30 PM** P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

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Estate of Gene Lloyd Cox, 410 30th St Snyder, TX 79549

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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.

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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 B
SUBSTANDARD BUILDING INSPECTION REPORT
ADDRESS: 410 30th St
CASE #: 160306A

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

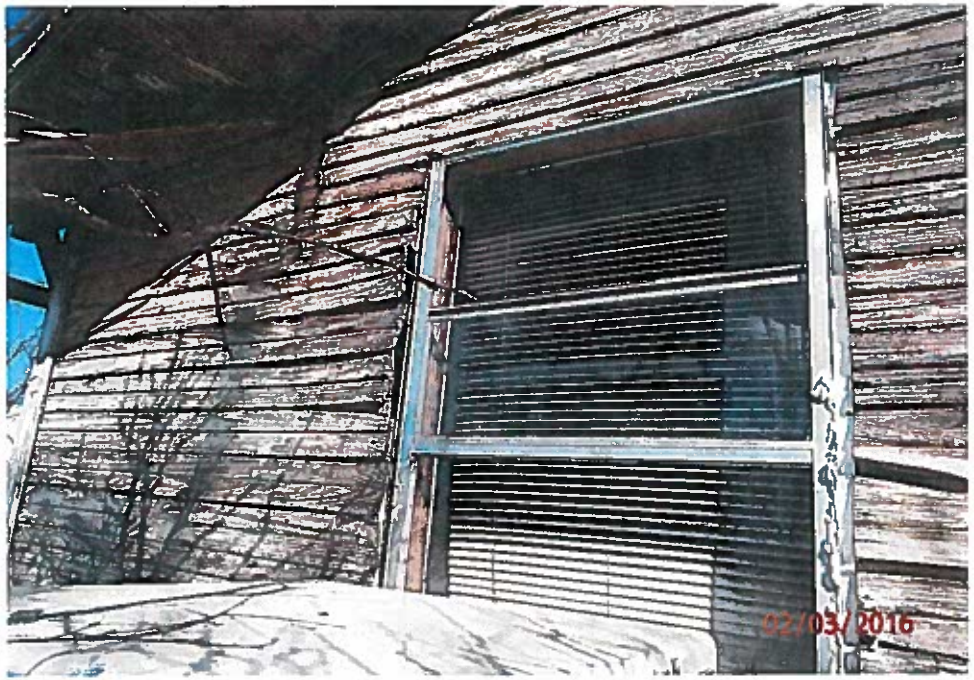
CITY OF SNYDER
EXHIBIT C
MAP OF PROPERTY
ADDRESS: 410 30th St
CASE#: 160307A

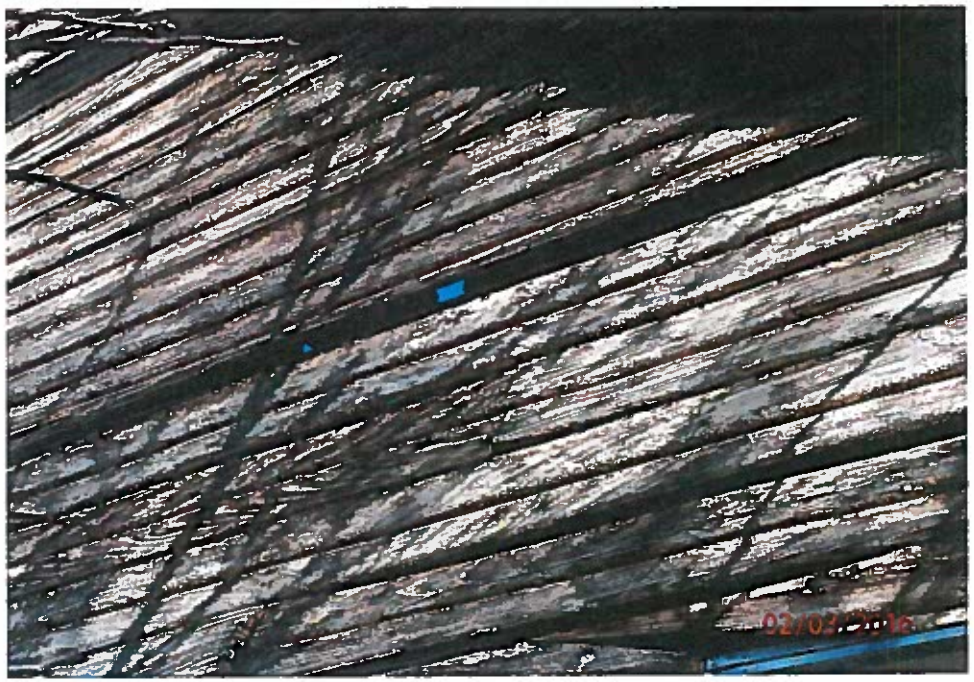
01/15/2016

01/15/2016

01/15/2016

01/15/2016


02/03/2016



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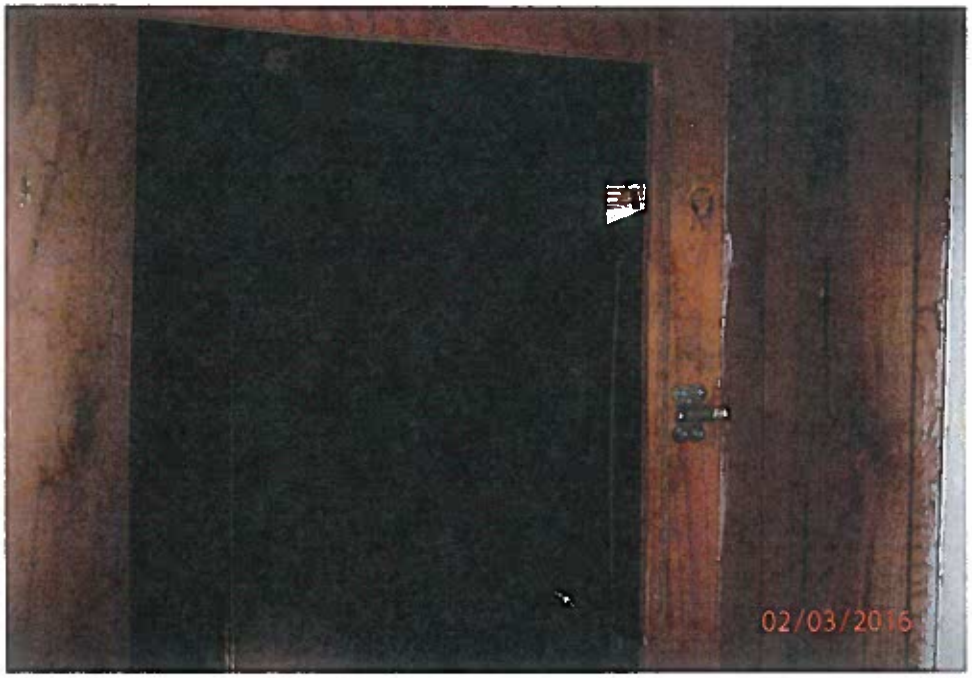
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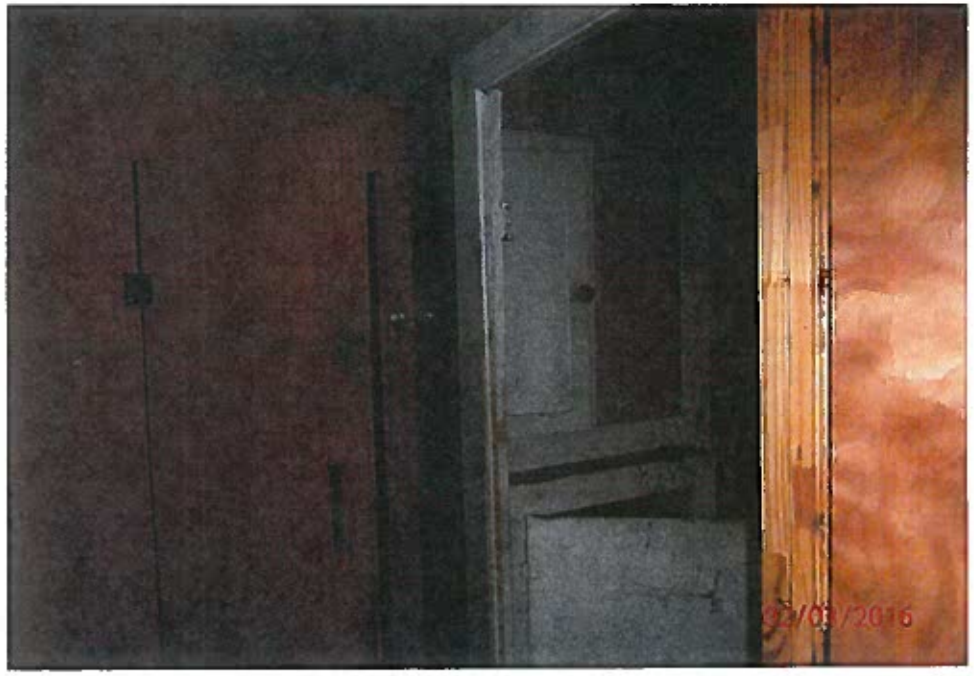
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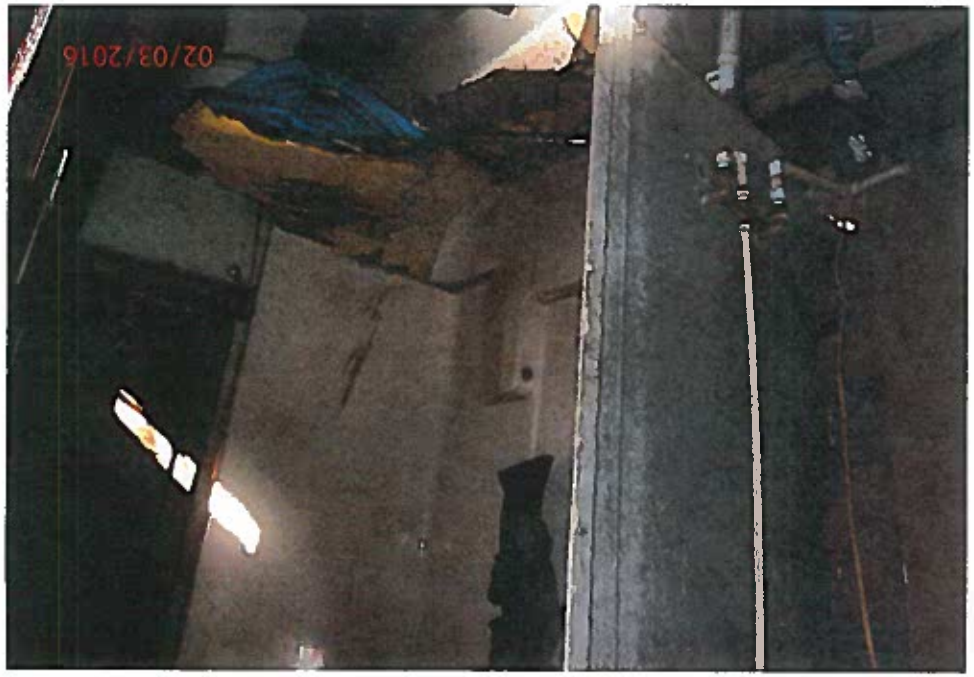
02/03/2016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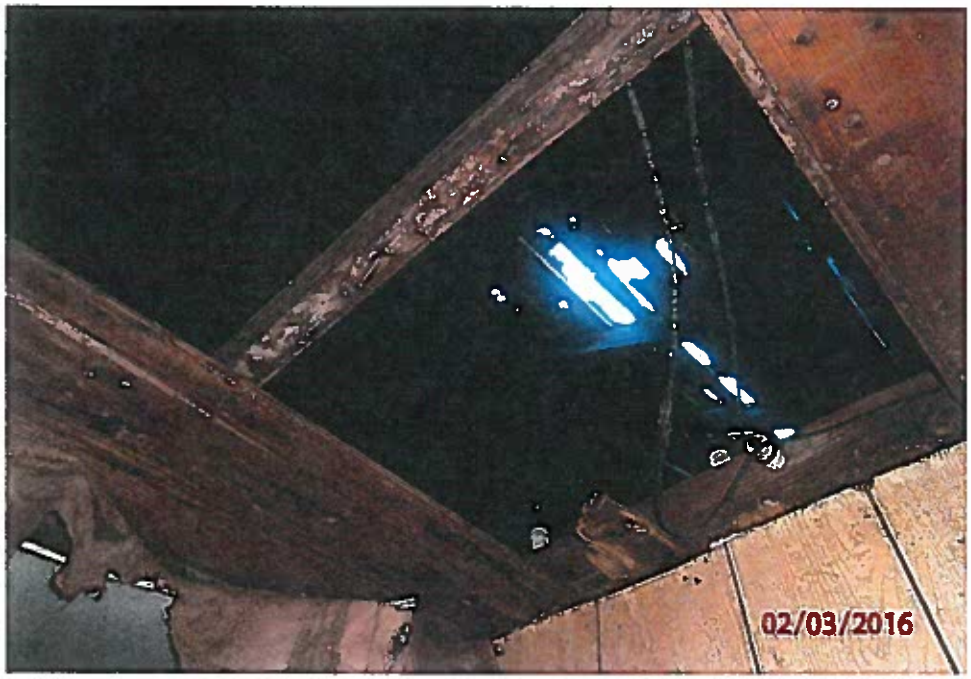
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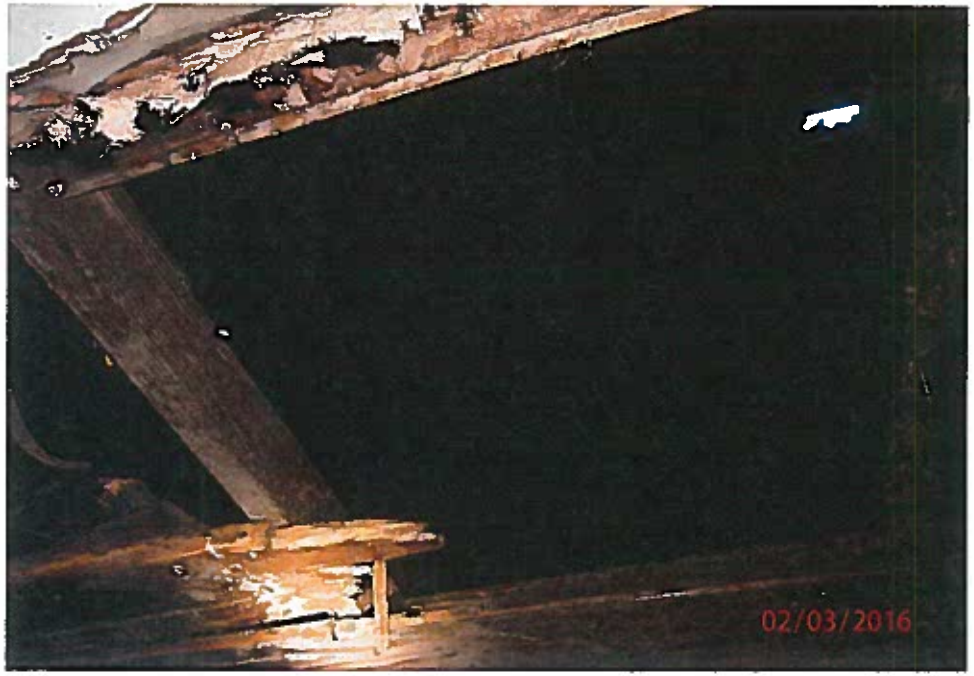
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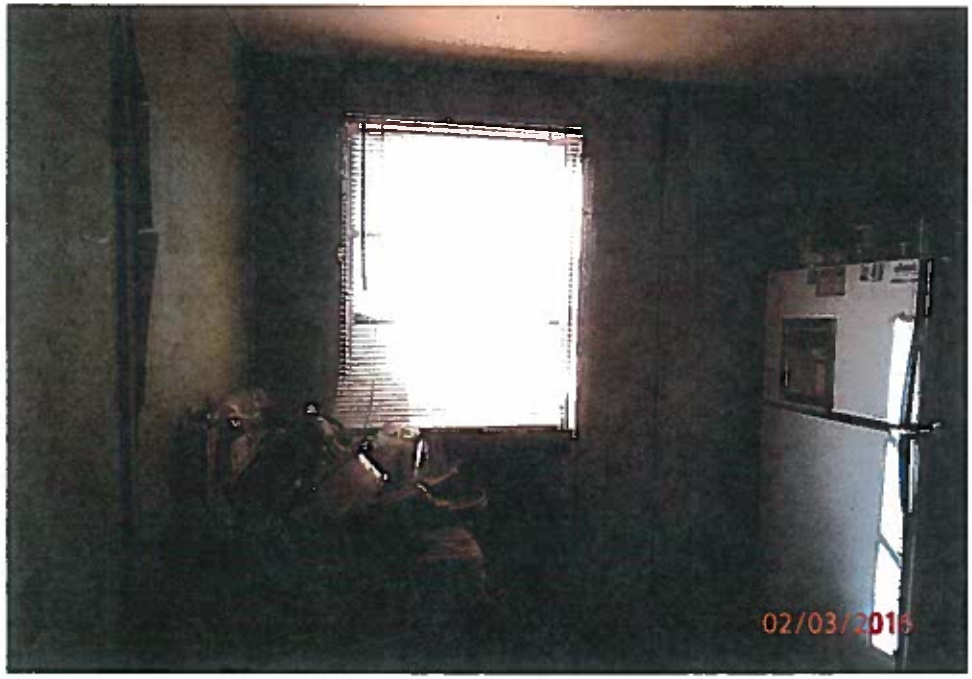
02/03/2016

02/03/2016

7014 2120 0000 0890 0172

U.S. Postal Service™
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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

4/10 3rd

Sent To Cox Estate

Street & Apt. No., or PO Box No.

City, State, ZIP+4

PS Form 3800, July 2014 See Reverse for Instructions

CERTIFIED MAIL

THE CITY OF SNYDER, TEXAS
P.O. BOX 1341
SNYDER, TEXAS 79550-1341

79549$3724 C005

7014 2120 0000 0890 0172

Estate of Gene Lloyd Cox
410 30th St
Snyder, TX 79549

1st attempt 2-5-16 A.R.

2-14

NIXIE 750 FE 1 0002/12/16
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 79550134141 *2182-07133-12-18

79550@1341

U.S. POSTAGE PITNEY BOWES
ZIP 79549 $ 006.73⁵
02 1W
0001388978 FEB 04 2016

THE CITY OF SNYDER, TEXAS
P.O. BOX 1341
SNYDER, TEXAS 79550-1341

ABILENE TX

04 FEB 2016 PM

U.S. POSTAGE PITNEY BOWES
ZIP 79549 $ 000.48
02 1W
0001388978 FEB 04 2016

Estate of Gene Lloyd Cox
410 30th St
Snyder, TX 79549

UTF

NIXIE 730 7E 1 0002/12/16
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 79550134141 *0688-05736-04-39

~~795A3BC724~~

CERTIFIED MAIL®

THE CITY OF SNYDER, TEXAS
P.O. BOX 1341
SNYDER, TEXAS 79550-1341

98201\3025

7014 2120 0000 0890 0165

NOT HERE

Jerel Leen Bedard
2509 Lombard Ave
Everett, WA 98201-3025

2-14

NIXIE 980 DE 1 0002/12/16
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 79550134141 *2189-10976-12-42

79550@1341

04 FEB 2016 PM

US POSTAGE PITNEY BOWES
ZIP 79549 $ 006.73
02 1W
0001389978FEB 04 2016

7014 2120 0000 0890 0165

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

410 3856

Sent To Bedard
Street & Apt. No., or PO Box No.
City, State, ZIP+4

PS Form 3800, July 2014 See Reverse for Instructions

THE CITY OF SNYDER, TEXAS
P.O. BOX 1341
SNYDER, TEXAS 79550-1341

ABILENE TX
04 FEB 2016 PM

U.S. POSTAGE PITNEY BOWES
ZIP 79549 $ 000.48
02 1W
0001388978 FEB 04 2016

Jerel Leen Bedard
2509 Lombard Ave
Everett, WA 98201-3025

NIXIE 980 SE 1 0002/14/16
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 79550134141 *0688-06147-04-39

136 98201-3025

7014 2120 0000 0890 0189

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Postage	$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	$

Postmark Here

4/10 2014

Sent To Prosperity

Street & Apt. No., or PO Box No.

City, State, ZIP+4

PS Form 3800, July 2014 — See Reverse for Instructions

ENDER: *COMPLETE THIS SECTION*

- 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.

. Article Addressed to:

Prosperity Bank
3610 College Ave
Snyder, TX 79549

9590 9403 0238 5146 6826 68

. Article Number (Transfer from service label)

7014 2120 0000 0890 0189

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X Donna Rehn
☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
...stricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

S Form 3811, April 2015 PSN 7530-02-000-9053 — Domestic Return Receipt

CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.160307B

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 410 30TH St , SNYDER, TEXAS 79549: Legal Description: Lot E50' L1 & E50' L4, Block 8, Grayum & Nelson Addition.

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 03/07/2016, wherein the structure located at 410 30th St, Snyder, Texas 79549, described in previous notices as "Lot E50' L1 & E50' L4, Block 8, Grayum & Nelson Addition, was agenda item number 160307B; Legal Description being:

The East Fifty feet (E50') of Lot Number One (1), and the East Fifty feet (E50') of the North Fifty feet (N50') of Lot Number Four (4), in Block Number Eight (8), of the GRAYUM & NELSON HEIGHTS ADDITION to the City of Snyder, Scurry County, Texas, as the same appears on the map or plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas.

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 dated02/04/2016, 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 BUIILDING STANDARDS COMMISSION OF THE CITYOF 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 410 30th 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