

AGENDA
SNYDER BUILDING STANDARDS COMMISSION
OCTOBER 3, 2016
CITY COUNCIL CHAMBERS
1925 24th STREET
SNYDER, TEXAS
4:30 P.M.

I. PUBLIC HEARING: Substandard Building Located At 220 34TH Street. (Pages 1-68)

Documents:

[220 34TH STREET.PDF](#)

1. Open. Time _____
2. Discussion:
3. Close. Time:_____
4. Consider And Act On Declaring The Substandard Building Located At 220 34TH Street A Nuisance.
5. Consider And Act On Approval Of Order No. 161003A. (Pages 69-71)

Documents:

[ORDER 161003A.PDF](#)

II. PUBLIC HEARING: Substandard Building Located At 1900 Ave. I. (Pages 72-108)

Documents:

[1900 AVE I.PDF](#)

1. Open. Time _____
2. Discussion:
3. Close. Time:_____
4. Consider And Act On Declaring The Substandard Building Located At 1900 Ave I A Nuisance.
5. Consider And Act On Approval Of Order No. 161003B. (Pages 109-111)

Documents:

[ORDER 161003B.PDF](#)

III. PUBLIC HEARING: Substandard Building Located At 1007 21ST Street. (Pages 112-151)

Documents:

[1007 21ST .PDF](#)

1. Open. Time _____
2. Discussion:
3. Close. Time:_____
4. Consider And Act On Declaring The Substandard Building Located At 1007 21ST Street A Nuisance.
5. Consider And Act On Approval Of Order No. 161003C. (Pages 152-154)

Documents:

[ORDER 161003C.PDF](#)

IV. PUBLIC HEARING: Substandard Building Located At 906 30TH Street. (Pages 155-200)

Documents:

[906 30TH.PDF](#)

1. Open. Time _____
2. Discussion:
3. Close. Time:_____
4. Consider And Act On Declaring The Substandard Building Located At 906 30TH Street A Nuisance
5. Consider And Act On Approval Of Order No. 161003D. (Pages 201-203)

Documents:

[ORDER 161003D.PDF](#)

V. ADJOURNMENT:

1. Consider Motion To Adjourn.

**CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS**

ADDRESS: 220 34TH ST

SUBDIVISION: Kittrell Hts BLOCK: 2 LOT: 1

- DATE: 8-29-16 INSPECTION
- YES NO SEARCH WARRANT NEEDED
- DATE: 8-29-16 SEARCH WARRANT OBTAINED
- DATE: 8-29-16 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: 8-30-16 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES
- DATE: 8-31-16 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE
- DATE: 8-31-16 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 COMMISSION ORDERS: _____

- YES NO ADDITIONAL TIME GIVEN AMOUNT OF TIME: _____ DAYS

ORDERS AND NOTICE AFTER PUBLIC HEARING:

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

IF NO:

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY														
<ul style="list-style-type: none"> <input type="checkbox"/> Complete items 1, 2, and 3. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits. 	<p>A. Signature <input checked="" type="checkbox"/> <i>Bob Erickson</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee</p>														
<p>1. Article Addressed to:</p> <p style="text-align: center;">CitiMortgage, Inc. P.O. Box 6243 Sioux Falls, SD 57117-6243</p> <div style="text-align: center;">  9590 9402 1594 5362 1677 73 </div>	<p>B. Received by (Printed Name) <i>Bob Erickson</i> C. Date of Delivery <i>8-1-15</i></p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>														
<p>2. Article Number (Transfer from service label) 7014 2120 0000 0889 4792</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input checked="" type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Return Receipt for Merchandise</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> all Restricted Delivery</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Return Receipt for Merchandise	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> all Restricted Delivery	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®														
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™														
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<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation™														
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery														
<input type="checkbox"/> all Restricted Delivery															
<p>PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt</p>															

7014 2120 0000 0889 4792

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

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

OFFICIAL USE

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

220 34th ST

Sent To *CitiMortgage*

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

City, State, ZIP+4

PS Form 3800, July 2014 See Reverse for Instructions

7014 2120 0000 0889 4785

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

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

OFFICIAL USE

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

220 34th ST

Sent To *Bennett*

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

City, State, ZIP+4

PS Form 3800, July 2014 See Reverse for Instructions

08/30/2016

Wanda R Bennett
255 E 39th St
San Angelo, TX 76903

CERTIFIED MAIL NO.
7014 2120 0000 0889 4785

**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 10/03/2016 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:

Wanda R Bennett 255 E 39th St, San Angelo, TX 76903

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: **All of Lot Number One (1), in Block Number Two (2), of the Kittrell 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, commonly known as 220 34th 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 08/29/2016, 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 **10/03/2016**, 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,

A handwritten signature in black ink, appearing to read 'Dan Hicks', written over a horizontal line.

Dan Hicks
Code Enforcement Officer

Attachments:

- Exhibit A: List of Lienholders, Mortgagees and Interested Parties receiving this notice**
- Exhibit B: Substandard Building Inspection Report**
- Exhibit C: Map of Property**

CITY OF SNYDER

EXHIBIT A

LIST OF LIENHOLDERS, MORTGAGEES, AND INTERESTED PARTIES

ADDRESS: 220 34th St

CASE #: 161003A

- 1. Wanda R Bennett**
- 2. CitiMortgage, Inc.**
- 3. Scurry County, et al**
- 4. City of Snyder**
- 5. Click here to enter text.**
- 6. Click here to enter text.**
- 7. Click here to enter text.**
- 8. Click here to enter text.**
- 9. Click here to enter text.**
- 10. Click here to enter text.**

CITY OF SNYDER

EXHIBIT B

SUBSTANDARD BUILDING INSPECTION REPORT

ADDRESS: 220 34th St

CASE #: 161003A

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





Robert J. [Signature]
Code Enforcement Officer

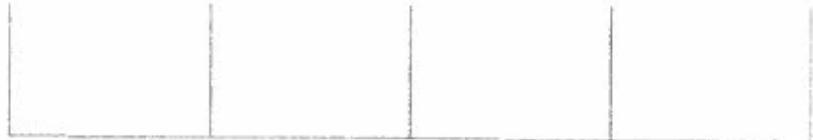
CITY OF SNYDER

EXHIBIT C

MAP OF PROPERTY

ADDRESS: 220 34th St

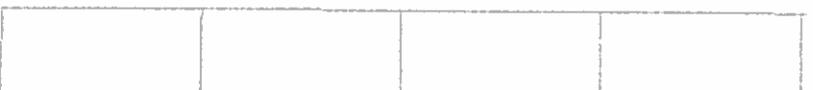
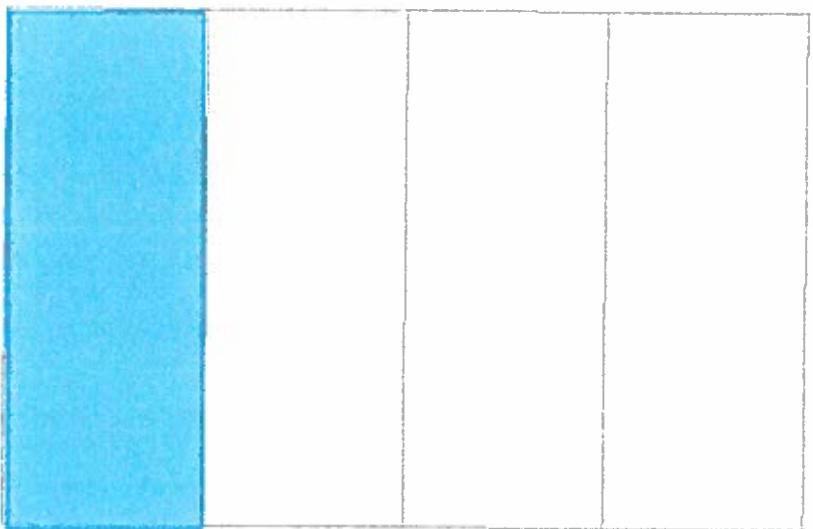
CASE#: 161003A



34TH ST



AVE G

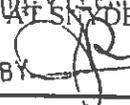


Wanda R Bennett
255 E 39th St
San Angelo, TX 76903

FILED

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION 2016 AUG 31 PM 3:09

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON 10/03/2016 AT 4:30 P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

LODY APPLETON
CLERK
COUNTY CLERK
Scurry County, TX
BY  DEPUTY

NAME AND ADDRESS OF RECORD OWNER:
Wanda R Bennett 255 E 39th St, San Angelo, TX 76903
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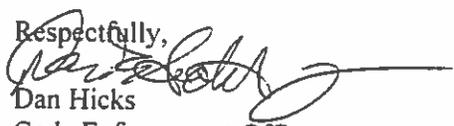
On 08/29/2016, the building inspector of the City of Snyder, or his/her official designee, conducted an inspection of certain building(s) on the property and found numerous conditions which render the building(s) substandard or dangerous pursuant to the minimum standards for continued use and occupancy set forth in Municipal Ordinance No. 1072 of the City of Snyder.

As noted above, a public hearing will be held on 10/03/2016, 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.

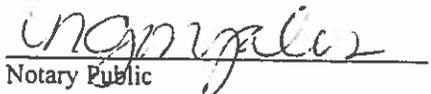
According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with Municipal Ordinance No. 1072 of the City of Snyder, and the time it will take to reasonably perform the work.

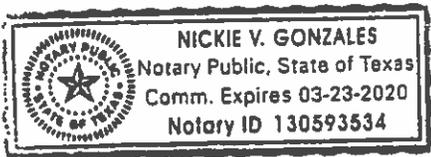
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If the Commission's Order given to the owner, mortgagee, or lienholder is not complied with in the allowed time, the City may vacate, secure, remove or demolish the building or relocate the occupants of the building. The expenses incurred by the City 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 30th day of August, 2016.


Notary Public



08/30/2016

CitiMortgage, Inc.
P.O. Box 6243
Sioux Falls, SD 57117-6243

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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.

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Respectfully,



Dan Hicks
Code Enforcement Officer

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- Exhibit C: Map of Property**

CITY OF SNYDER

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CASE #: 161003A

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5. Click here to enter text.
6. Click here to enter text.
7. Click here to enter text.
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9. Click here to enter text.
10. Click here to enter text.

CITY OF SNYDER

EXHIBIT B

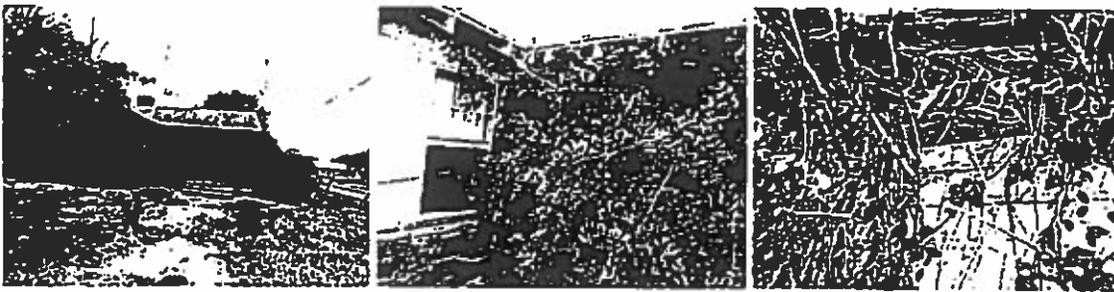
SUBSTANDARD BUILDING INSPECTION REPORT

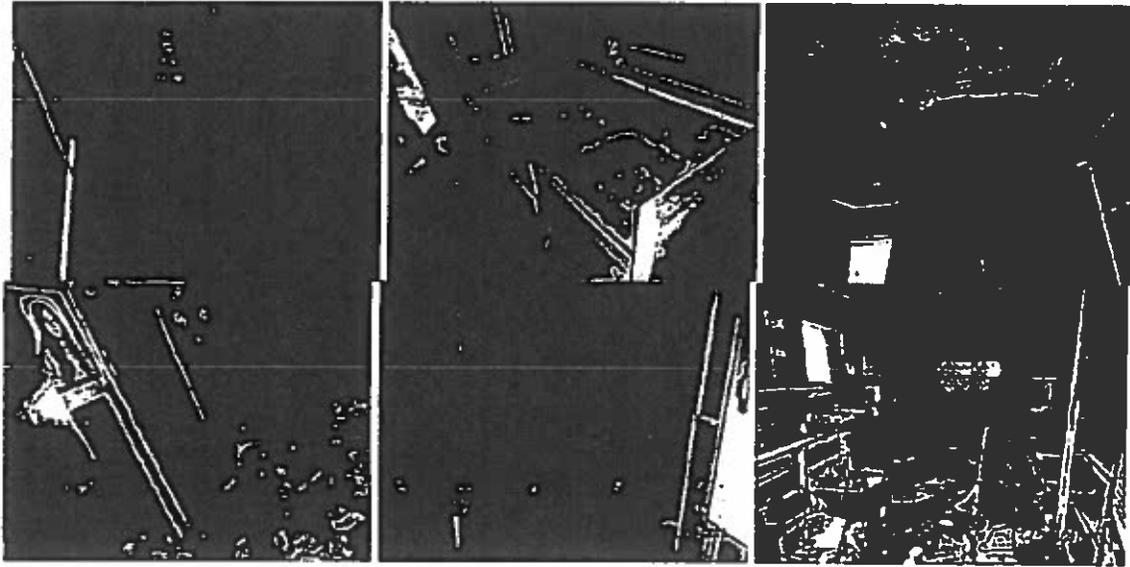
ADDRESS: 220 34th St

CASE #: 161003A

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- 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





Paul [Signature]

Code Enforcement Officer

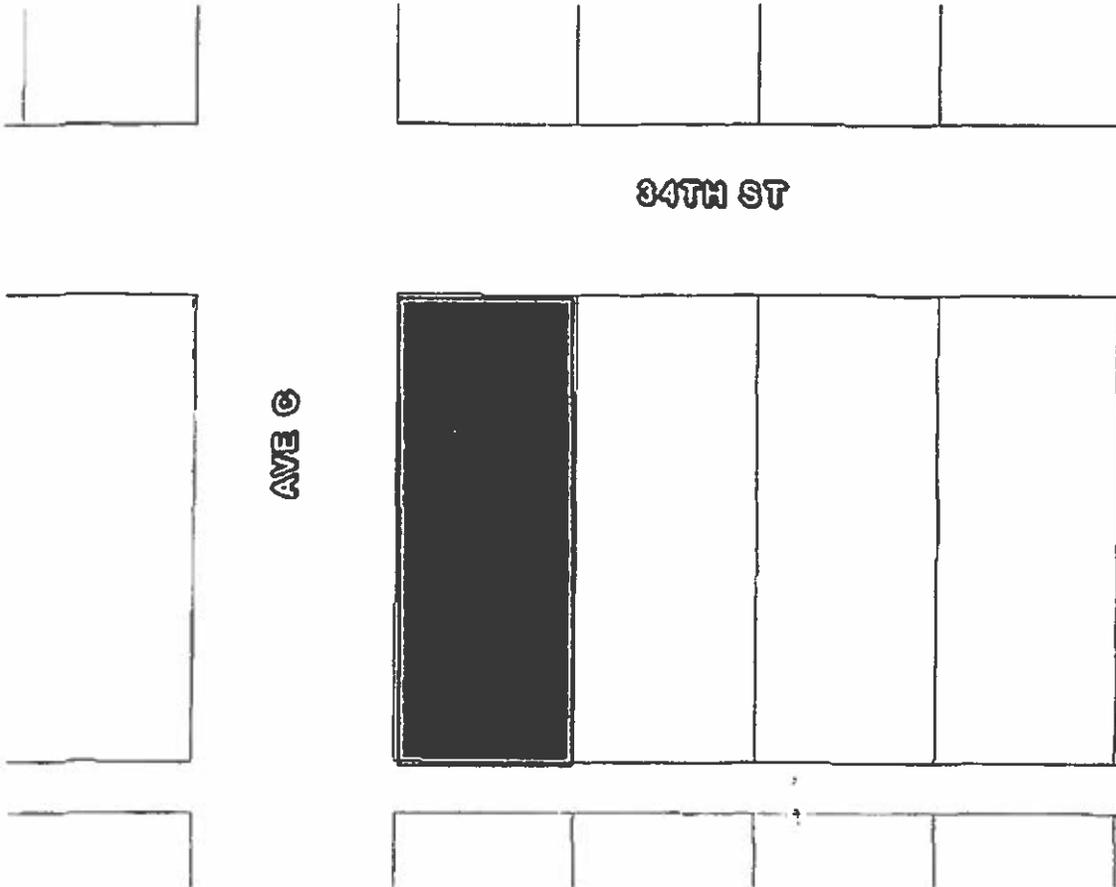
CITY OF SNYDER

EXHIBIT C

MAP OF PROPERTY

ADDRESS: 220 34th St

CASE#: 161003A



SNYDER ABSTRACT & TITLE CO., INC.

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

ABTRACTOR'S CERTIFICATE

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

July 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:

All of Lot Number One (1), in Block Number Two (2), of the KITTRELL 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 June 9, 1993 at 8:00 a.m. to July 27, 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:

WANDA BENNETT

and finding the following instruments of record affecting such property:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
D 384/17	Sabino & Cheryl Orona	Wanda Bennett Ramon	Warranty Deed	6-1-1993	6-9-1993
T 290/305	Bluebonnet Savings & Loan	Commercial Federal Mortgage Corp.	Assignment of Lien T222/401	6-30-1992	6-14-1993
T 290/306	Commercial Federal Mortgage Corp.	Charles E. Bell	Appointment of Trustee for T 222/401	6-1-1992	6-14-1992
MC 55/457	Wanda Bennett Ramon	Superfill of Snyder	Mechanic's & Materialmen's Lien	9-28-1995	10-14-1995
OR 428/488	Snyder National Bank	Wanda Bennett Ramon	Release of MC 55/457	8-12-1997	10-14-1998
OR 429/332	Wanda Bennett Wanda Bennett Ramon		Same Name Affidavit	10-26-1998	10-28-1998
OR 429/334	Wanda Bennett	Associates Financial Services Co. Of TX	Home Equity Deed of Trust	10-26-1998	10-28-1998
OR 433/687	Commercial Federal Bank	Sabino & Cheryl Jean Orona	Release of T 222/401	11-10-1998	1-14-1999
OR 448/474	Wanda Bennett	Associates Financial Services Co. Of TX	Home Equity Deed of Trust	10-26-1999	10-27-1999
OR 472/735	Wanda Bennett	Diane J. Blanco Renee Tomlin	Power of Attorney	12-29-2000	1-2-2001
DC 95/636 # 22198	Citifinancial Mortgage Co.	Wanda Bennett	Dismissal of Suit		3-3-2006

Issued By:

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

Property Information

Property ID: 15066 Geo ID: 01-0208-0510-0002-0002
Legal Acres: 0.0000
Legal Desc: L1 B2 KITTRELL HTS
Situe: 220 34TH ST SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 8626 100.00%
BENNETT, WANDA R
% MICHELLE BENNETT ROSE
255 E 39TH ST
SAN ANGELO, TX 76903

For Entities

Value Information

CITY OF SNYDER	Improvement HS:	16,315
HOSPITAL DISTRICT SCURRY CO	Improvement NHS:	0
SCURRY CAD	Land HS:	7,500
SCURRY COUNTY	Land NHS:	0
SNYDER ISD	Productivity Market:	0
WESTERN TX COLLEGE	Productivity Use:	0
	Assessed Value	23,815

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	23,815	60.44	10.88	14.26	85.58
2015	WESTERN TX COLLEGE	23,815	77.99	14.04	18.41	110.44
2015	SNYDER ISD	23,815	277.21	49.89	65.42	392.52
2015	CITY OF SNYDER	23,815	104.48	18.81	24.66	147.95
2015	SCURRY COUNTY	23,815	76.21	13.72	17.99	107.92
2014	HOSPITAL DISTRICT SCURRY CO	13,833	28.55	8.57	7.42	44.54
2014	WESTERN TX COLLEGE	13,833	33.99	10.20	8.84	53.03
2014	SNYDER ISD	13,833	161.01	48.30	41.86	251.17
2014	CITY OF SNYDER	13,833	60.69	18.20	15.78	94.67
2014	SCURRY COUNTY	13,833	43.27	12.98	11.25	67.50
Totals:			923.84	205.59	225.89	1,355.32

Effective Date: 07/28/2016

Total Due if paid by: 07/31/2016

1,355.32

*Court costs
905⁰⁰
Cause
#24598*

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: 07/28/2016
Requested By: SNYDER ABSTRACT & TITLE
Fee Amount: 10.00
Reference #: WANDA BENNETT

Sherry Bilobach
Signature of Authorized Officer of Collecting Office

Recorded	Grantor	Grantee	Instrument	Dated	Filed
OR 613/541	Federated Retail Holdings Inc.	Wanda R. Bennett	Abstract of Judgment	3-15-2006	11-8-2006
OR 681/94	Citifinancial Inc.	Laura Browder, et al	Appointment Trustee	11-21-2008	12-1-2008
OR 681/376	Associates Financial Services of TX	Citifinancial Mortgage Co. Of Tx	Assignment of OR 448/474	11-25-2008	12-4-2008
Docket #23276	Citifinancial Mortgage co. Inc.	Wanda Bennett	Foreclosure		12-8-2008
OR 684/242	Associates Financial Services Co. Of Texas Citifinancial Inc. , f/b/a	Wanda Bennett	Release of OR 429/334	1-8-2009	1-20-2009
District Ct. # 23276 106/925	Citimortgage Inc.	Wanda Bennett	Order re: 384/17	2-9-2006	2-9-2006
OR 688/247	Citimortgage Inc.	Wanda Bennett	Foreclosure re: OR 384/17	2-24-2009	3-18-2009
Docket # 24598	Scurry County, et al	Wanda R. Bennett Dec'd Diana Jo Blanco	Tax Suit		4-1-2013
OR 817/288	City of Snyder	Wanda Bennett	Privileged Lien	12-17-2013	12-17-2013
OR 837/493	City of Snyder	Wanda Bennett Michelle Bennett Rose	Privileged Lien	9-8-2014	9-8-2014
OR 847/674	City of Snyder	Wanda Bennett	Privileged Lien	1-16-2015	1-16-2015
OR 864/447	City of Snyder	Wanda R. Bennett Michelle Bennett Rose	Privileged Lien	9-17-2015	9-18-2015

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

RECORD OWNER: WANDA R. BENNETT

RECORD LIENHOLDERS: CITIMORTGAGE, INC.
SCURRY COUNTY, et al
CITY OF SNYDER

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

PRIVILEGED LIENS:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
OR 817/288	City of Snyder	Wanda Bennett	Privileged Lien	12-17-2013	12-17-2013
OR 837/493	City of Snyder	Wanda Bennett Michelle Bennett Rose	Privileged Lien	9-8-2014	9-8-2014
OR 847/674	City of Snyder	Wanda Bennett	Privileged Lien	1-16-2015	1-16-2015
OR 864/447	City of Snyder	Wanda R. Bennett Michelle Bennett Rose	Privileged Lien	9-17-2015	9-18-2015

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

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

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

SNYDER ABSTRACT AND TITLE CO., INC.

By: 

DAVID COTTON, President

JS:certificate/city/BENNETT 16

93 2057

THE STATE OF TEXAS, }
COUNTY OF SCURRY }

Know All Men By These Presents:

That We, SABINO ORONA, a single man and SHERYL ORONA, a feme sole,
formerly husband and wife,

of the County of Bexar, State of Texas for and in consideration of
the sum of

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

to us in hand paid by WANDA BENNETT RAMON, a feme sole, 220 34th Street,
Snyder, TX 79549; the receipt of which is hereby acknowledged and confessed; and,
the further consideration that the Grantee herein hereby agrees to assume and to
pay and does by the acceptance of these presents assume and agree to pay the balance
of principal and interest due and to become due of that certain promissory note
dated November 19, 1979, in the original principal amount of \$26,600.00, executed
by Sabino Orona and wife, Sheryl Jean Orona and payable to the order of First Federal
Savings & Loan Association of Big Spring, Texas, said note being fully described in
Warranty Deed of even date therewith from Merrill Lynch Relocation Management to
Sabino Orona and wife, Sheryl Orona, recorded in Volume 309, Page 769, Deed Records,
Scurry County, Texas, and also described in and secured by a Deed of Trust of even
date therewith from Sabino Orona and wife, Sheryl Orona to First Federal Savings &
Loan Association of Big Spring, Texas, recorded in Volume 222, Page 401, Deed of
Trust Records, Scurry County, Texas; the terms and conditions of which Deed of
Trust the Grantee herein binds herself and agrees to perform;

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have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said
WANDA BENNETT RAMON

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

All of Lot One (1), in Block Two (2), of KITTRELL HEIGHTS ADDITION,
to the City of Snyder, Scurry County, Texas, as shown by map or
plat thereof recorded in the office of the County Clerk of Scurry
County, Texas.

SUBJECT TO all restrictions and reservations 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

WANDA BENNETT RAMON, her

heirs and assigns forever; and we do hereby bind ourselves, our

heirs, executors and administrators, to Warrant and Forever Defend all and singular the said premises unto the said WANDA BENNETT RAMON, her

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

Witness our hands at Snyder, Texas this 1st day of
June, A.D. 1993

354 20

Witnesses at Request of Grantor:
Delia Murphy
Delia Medina

Sabino Orona
SABINO ORONA
Sheryl Orona
SHERYL ORONA

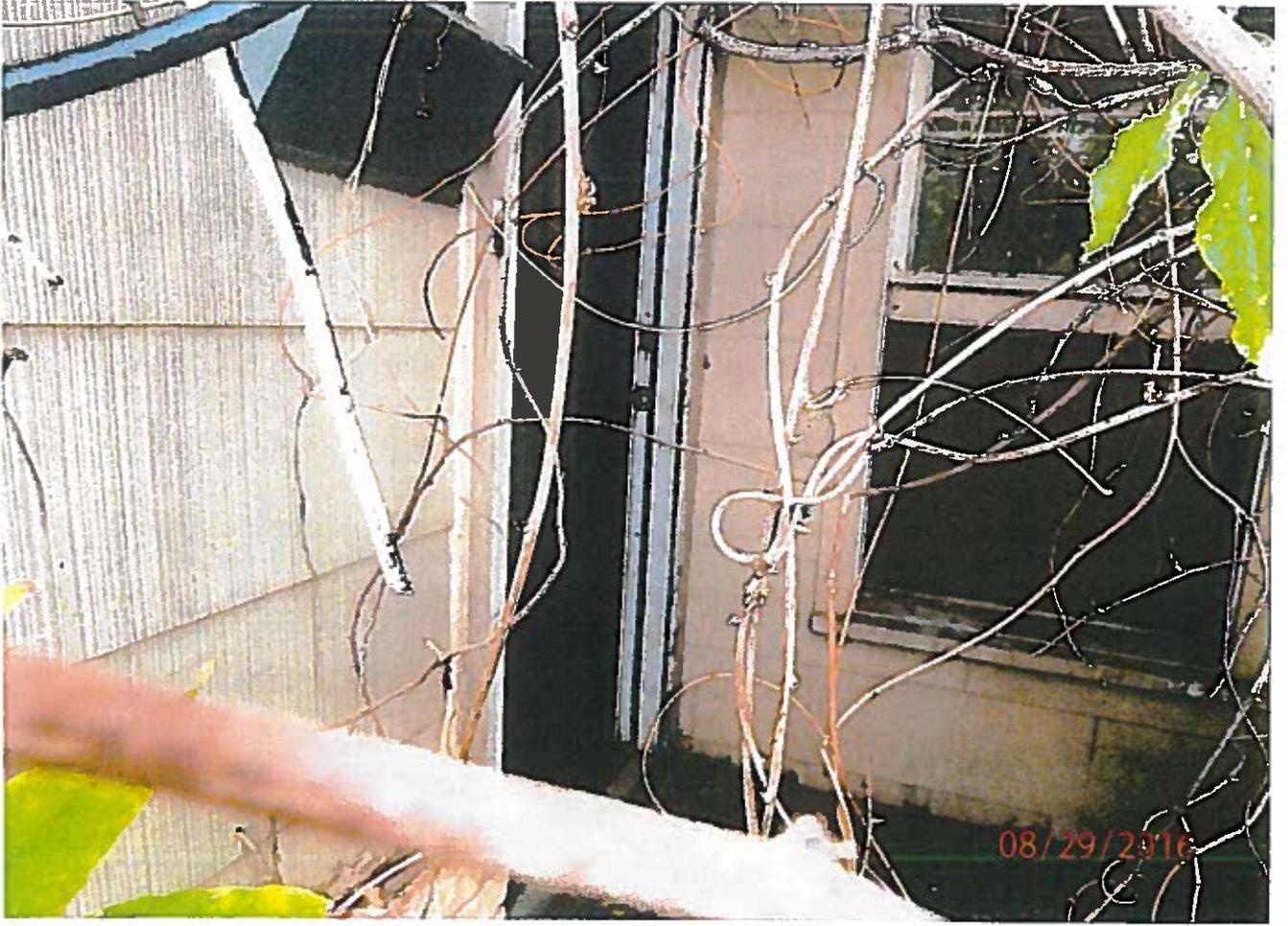
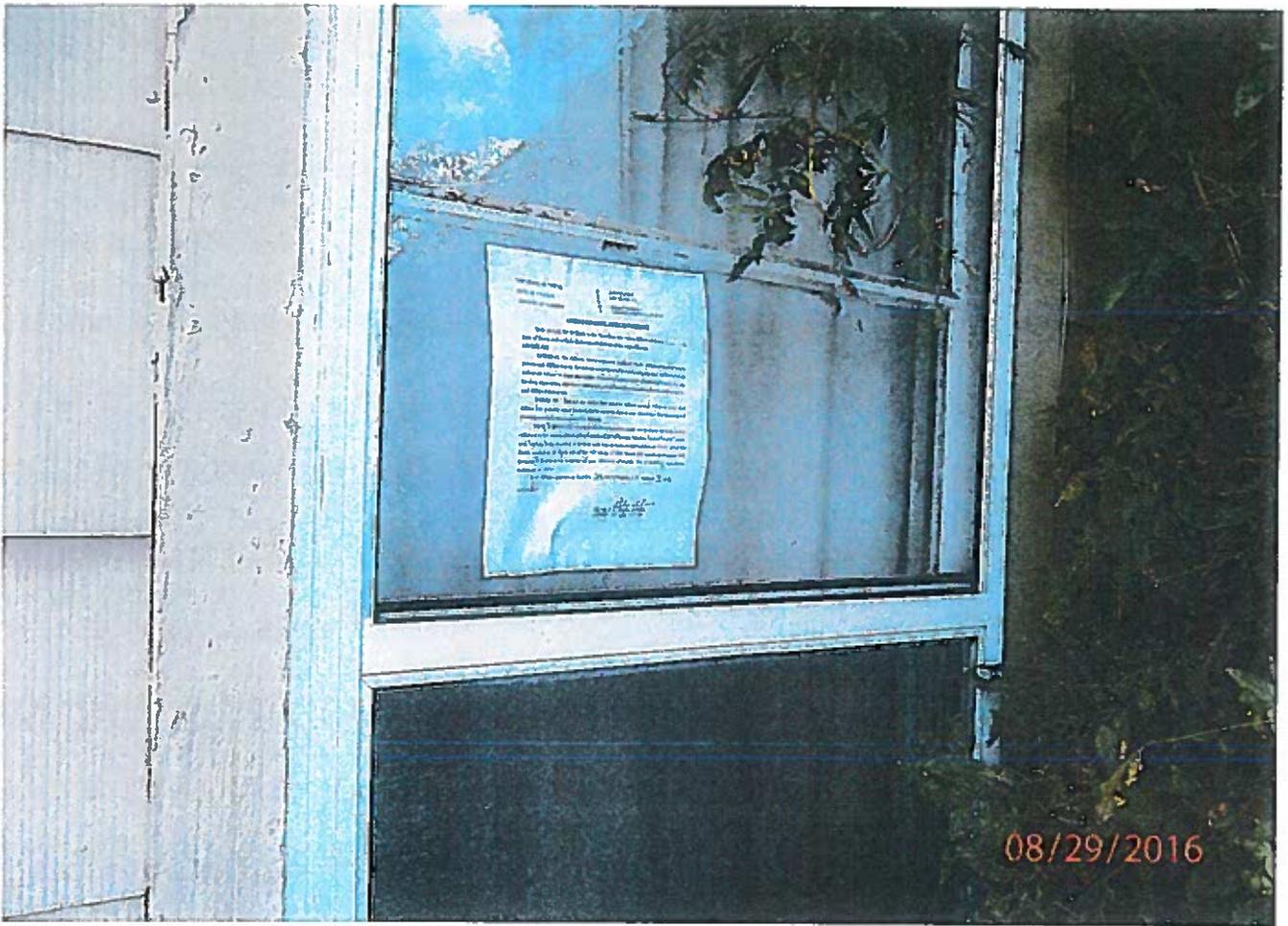
ACKNOWLEDGMENT
THE STATE OF TEXAS, } BEFORE ME, the undersigned authority,
COUNTY OF _____ }
in and for said County, Texas, on this day personally appeared
SABINO ORONA
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that
he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 4 day of June, A.D. 1993.
(L.S.)  Barbara Schoesch
Notary Public State of Texas
My Commission Expires JANUARY 22, 1998
Notary Public in and for the State of Texas.
My Commission Expires 01-22-96

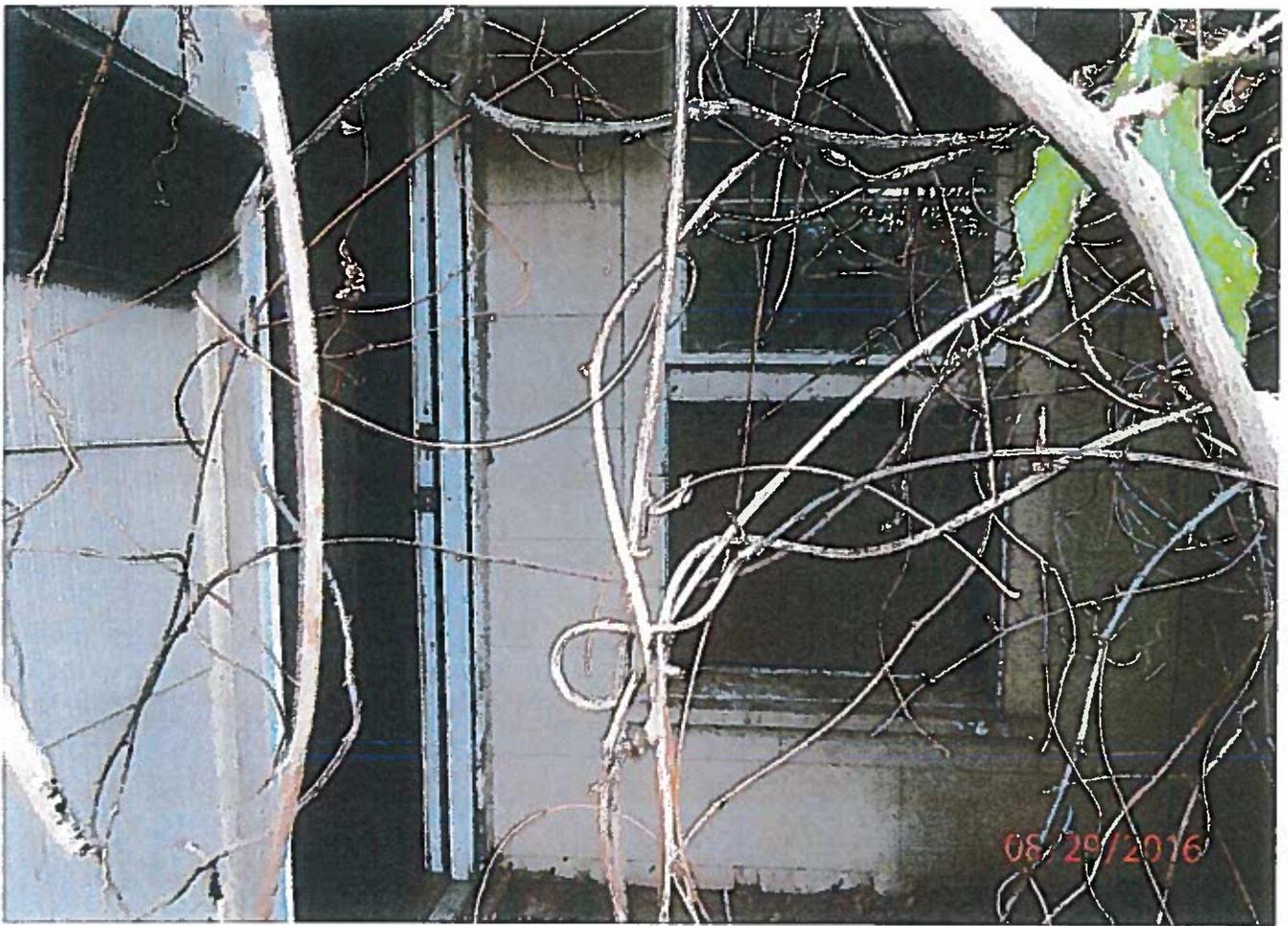
ACKNOWLEDGMENT
THE STATE OF TEXAS, } BEFORE ME, the undersigned authority,
COUNTY OF _____ }
in and for said County, Texas, on this day personally appeared
SHERYL ORONA
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that
he executed the same for the purposes and consideration therein expressed.
GIVEN UNDER MY HAND AND SEAL OF OFFICE, This 4 day of June, A.D. 1993.
(L.S.)  Barbara Schoesch
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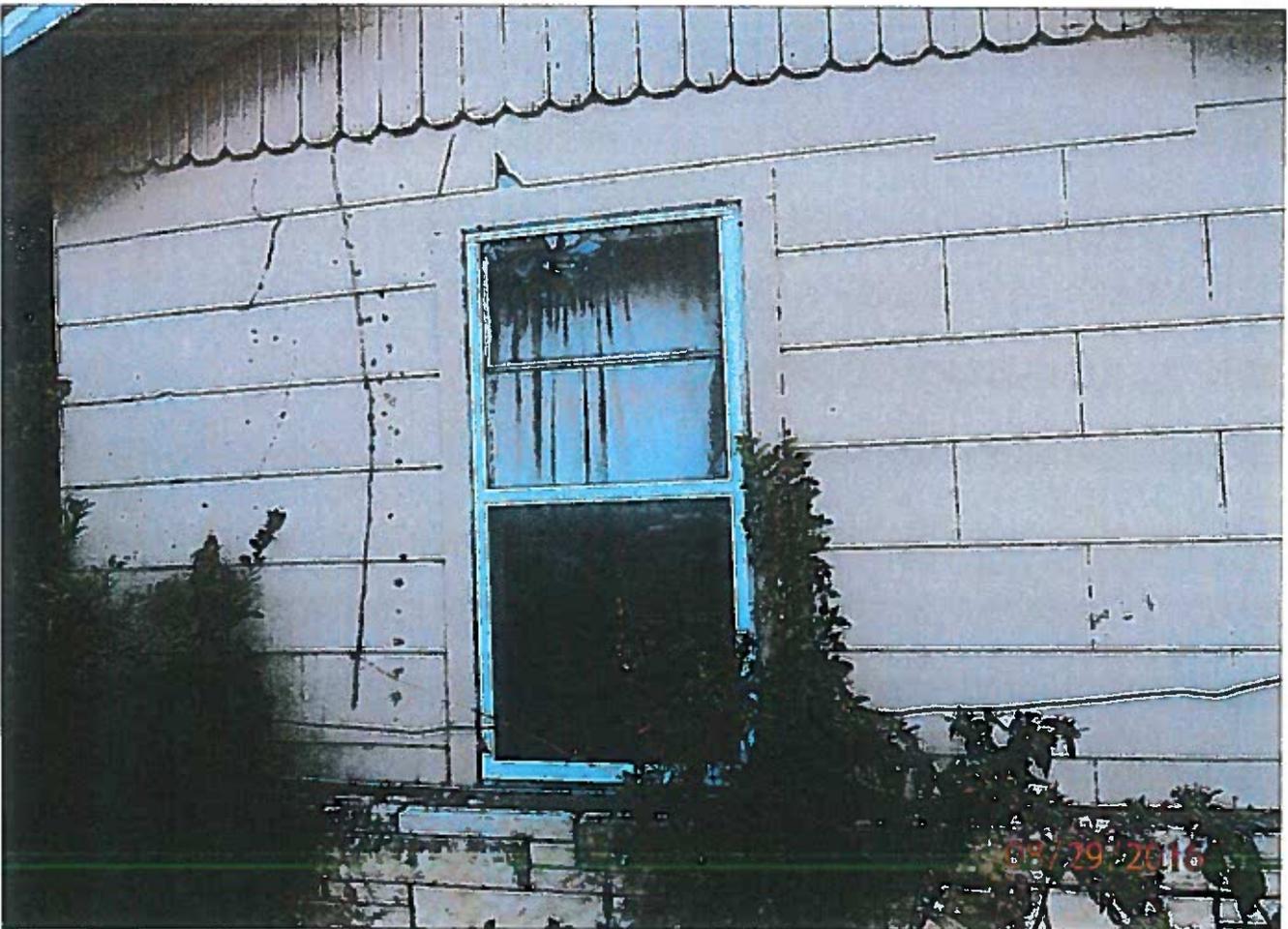
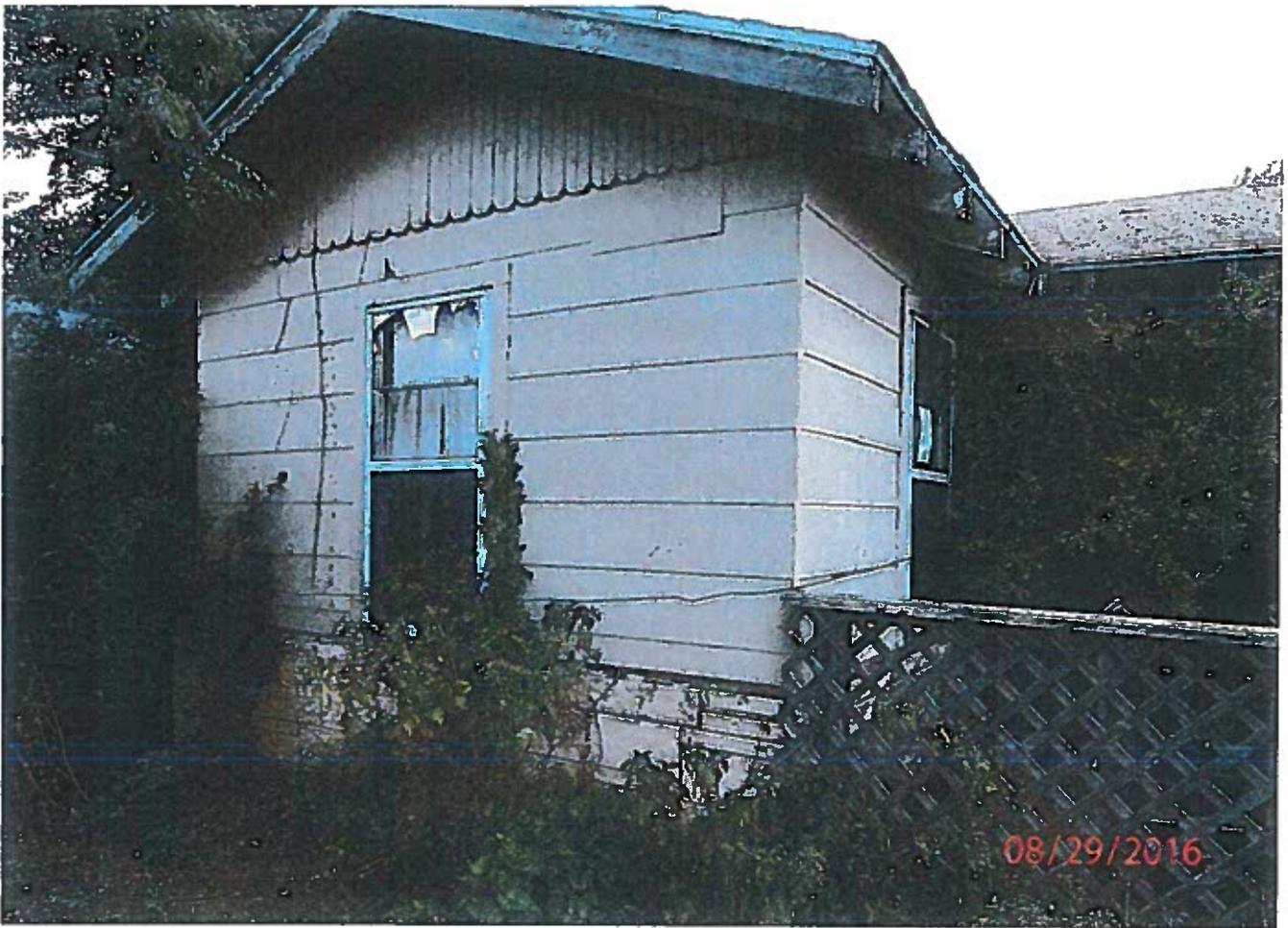
Filed for record this 9th day of June, 1993, at 2:45 P.M.
Recorded this 9th day of June, 1993, at 10:00 A.M.
FRANCES HILL HIGLEY, County Clerk, Scurry County, Texas.
By F. Higley Deputy.





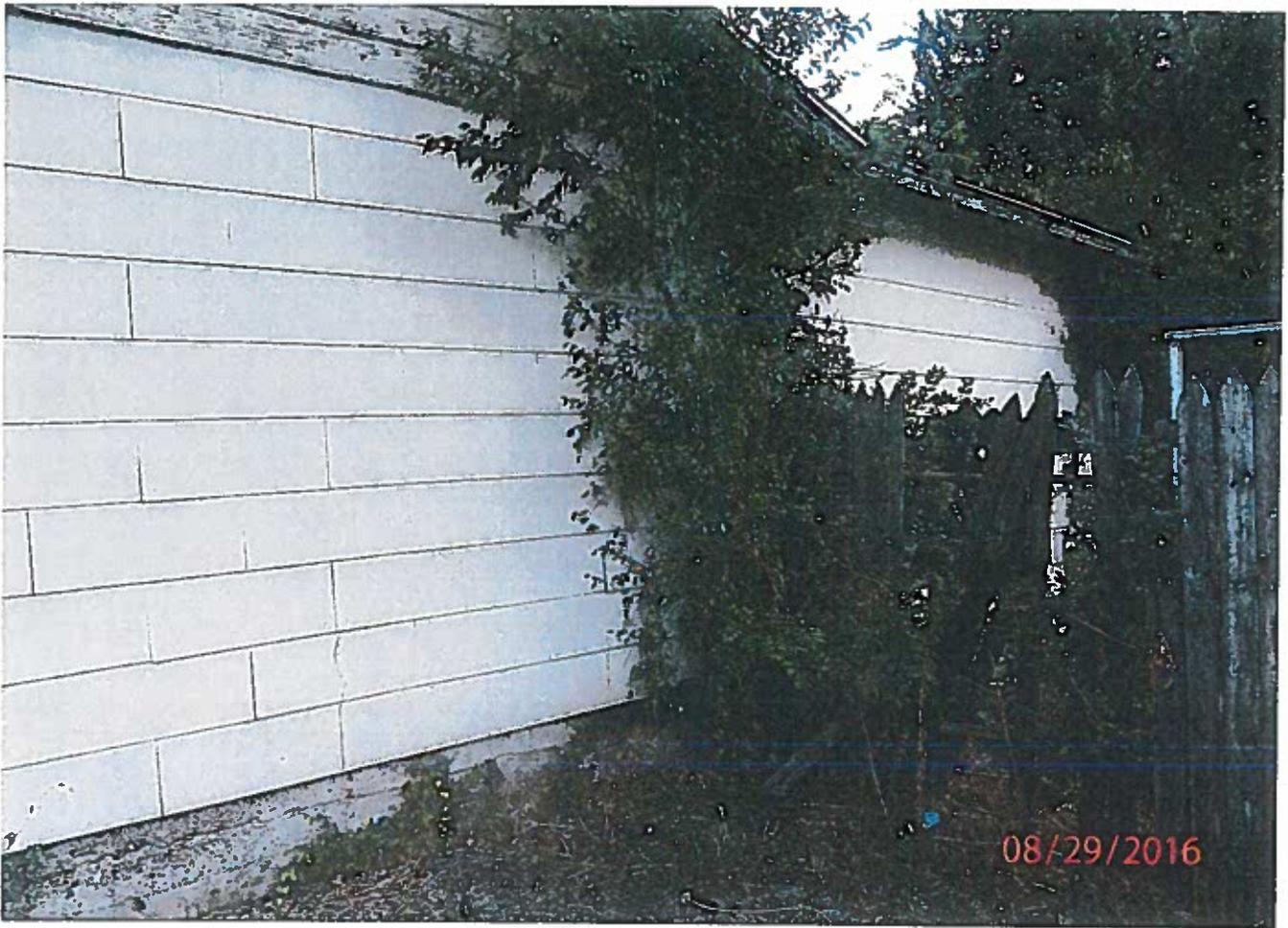










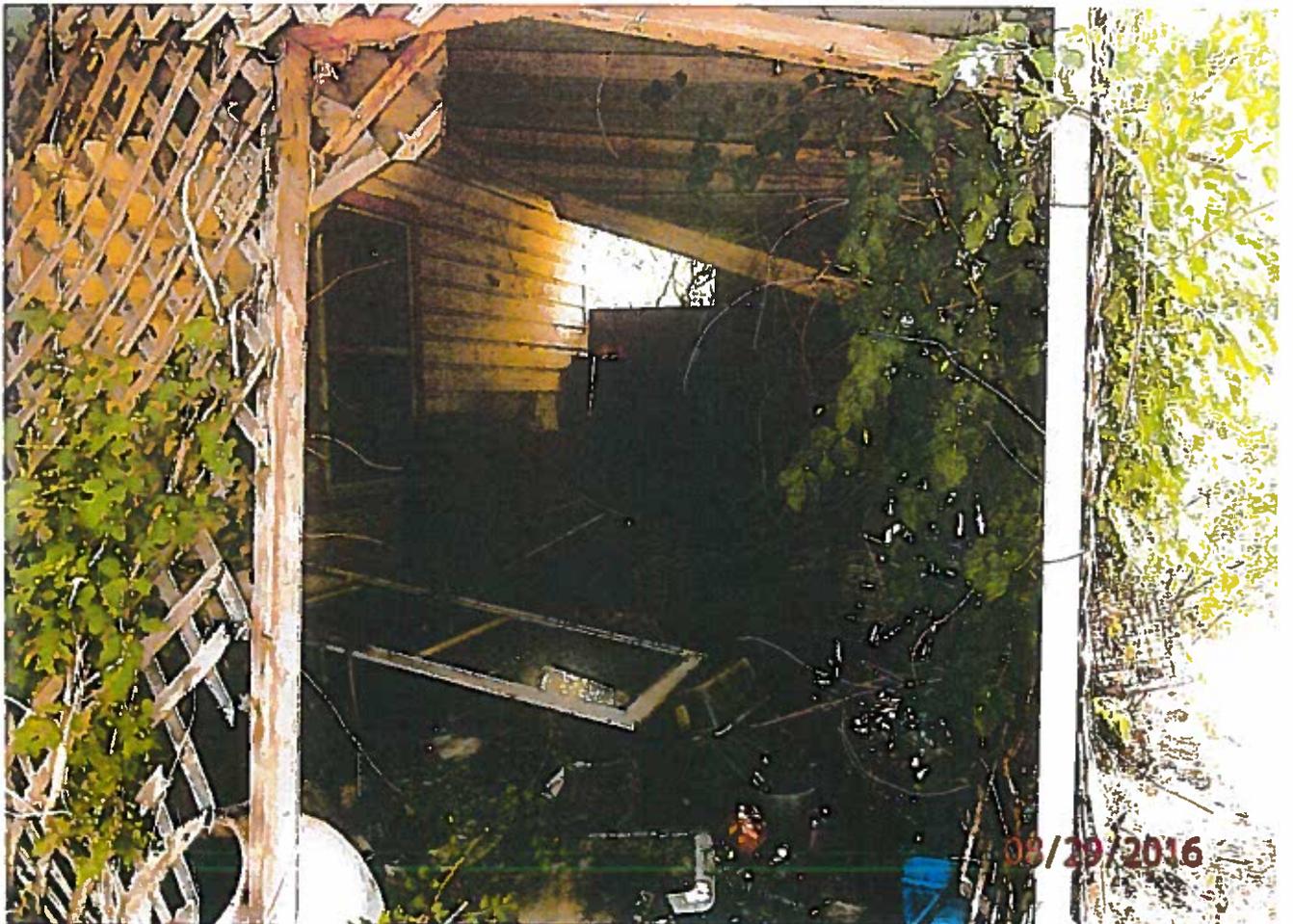




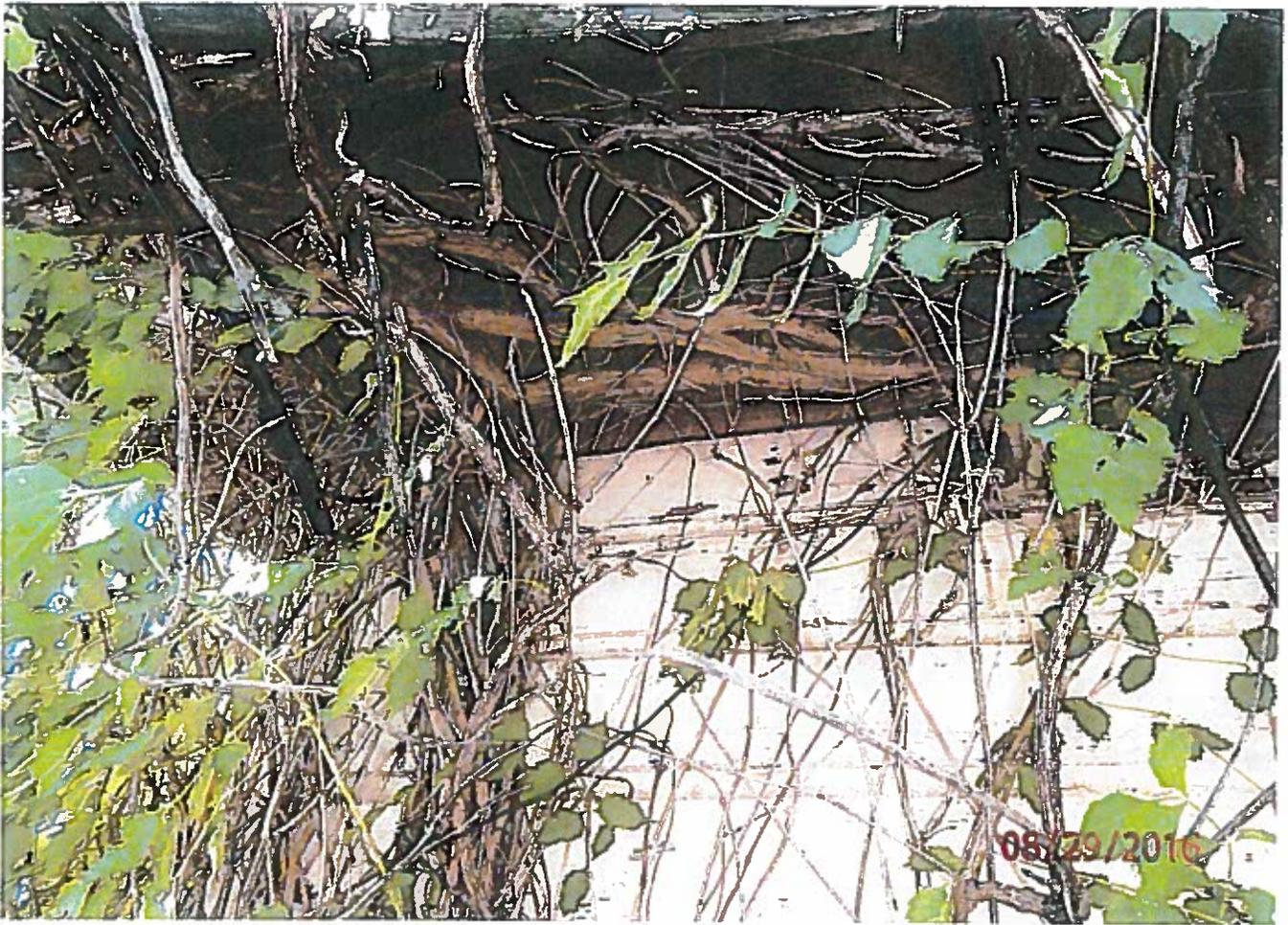




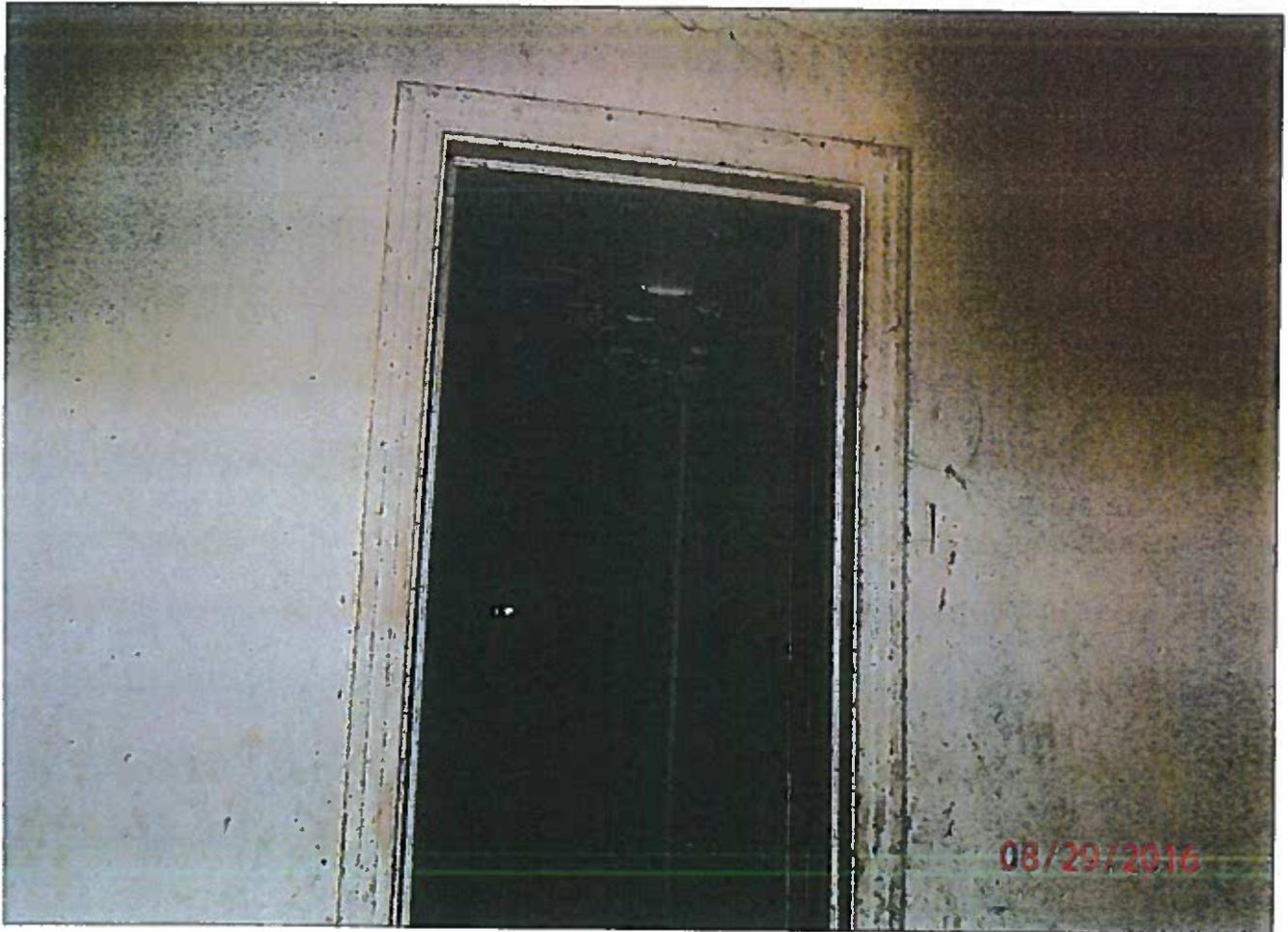
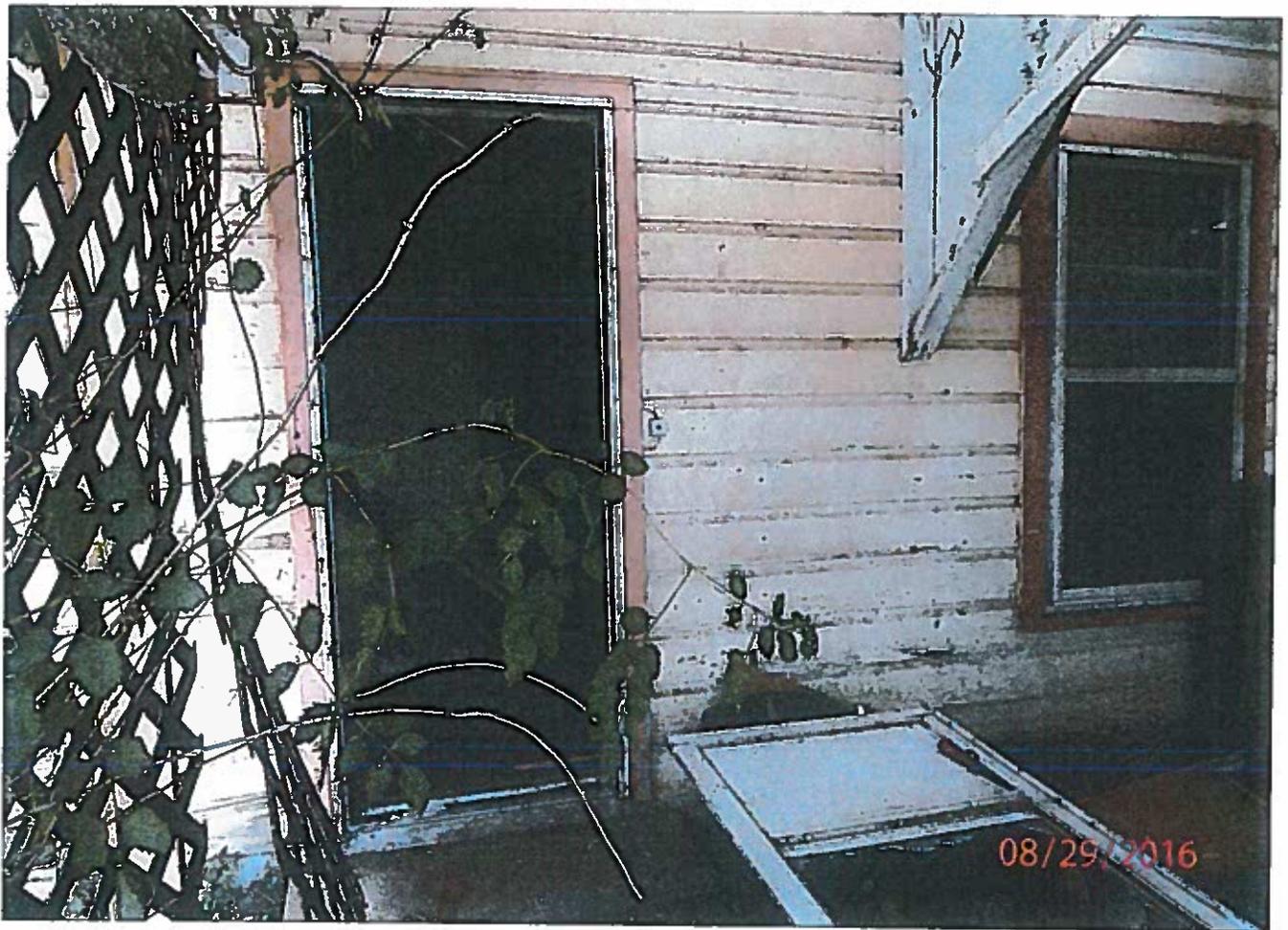


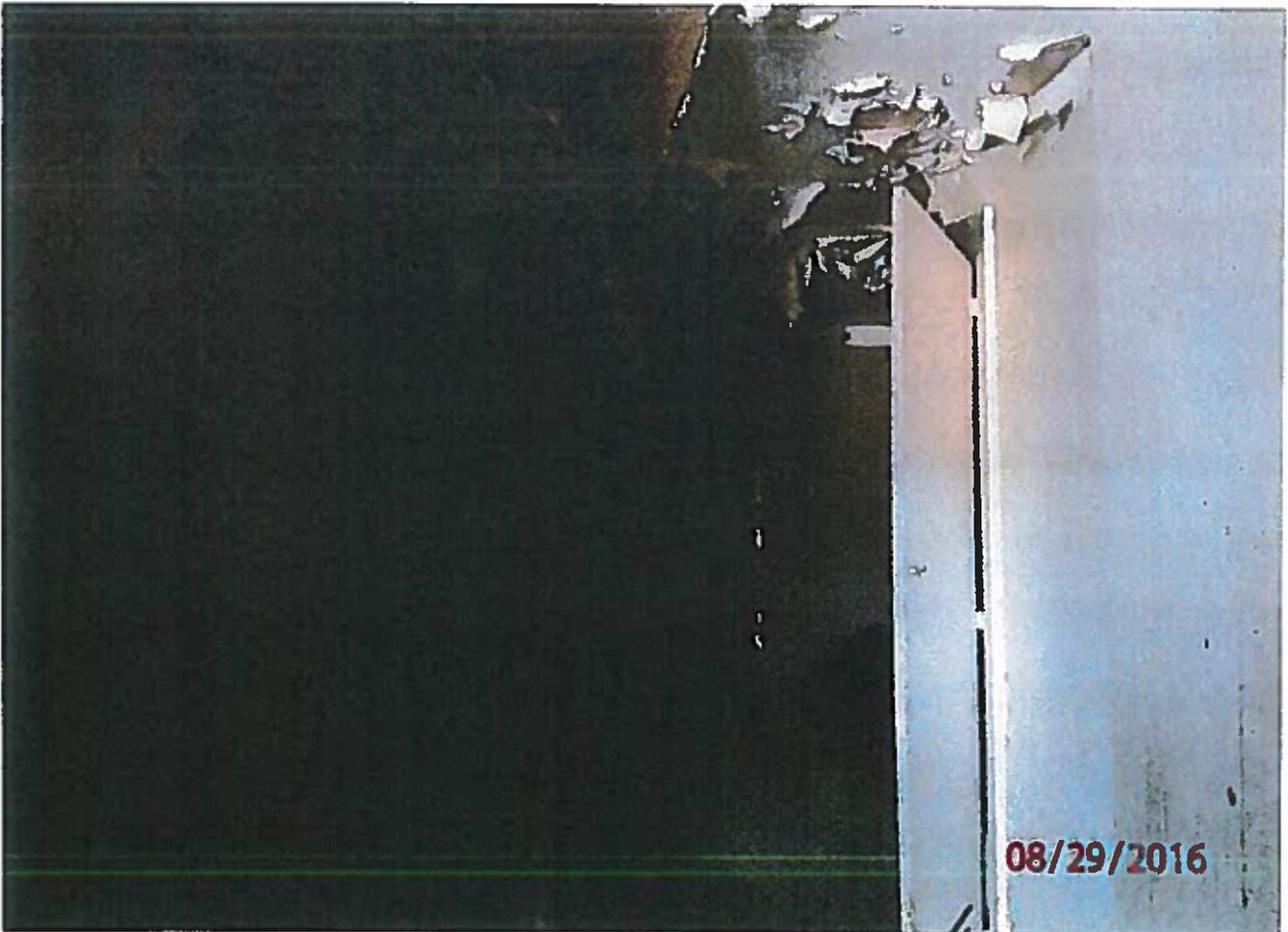
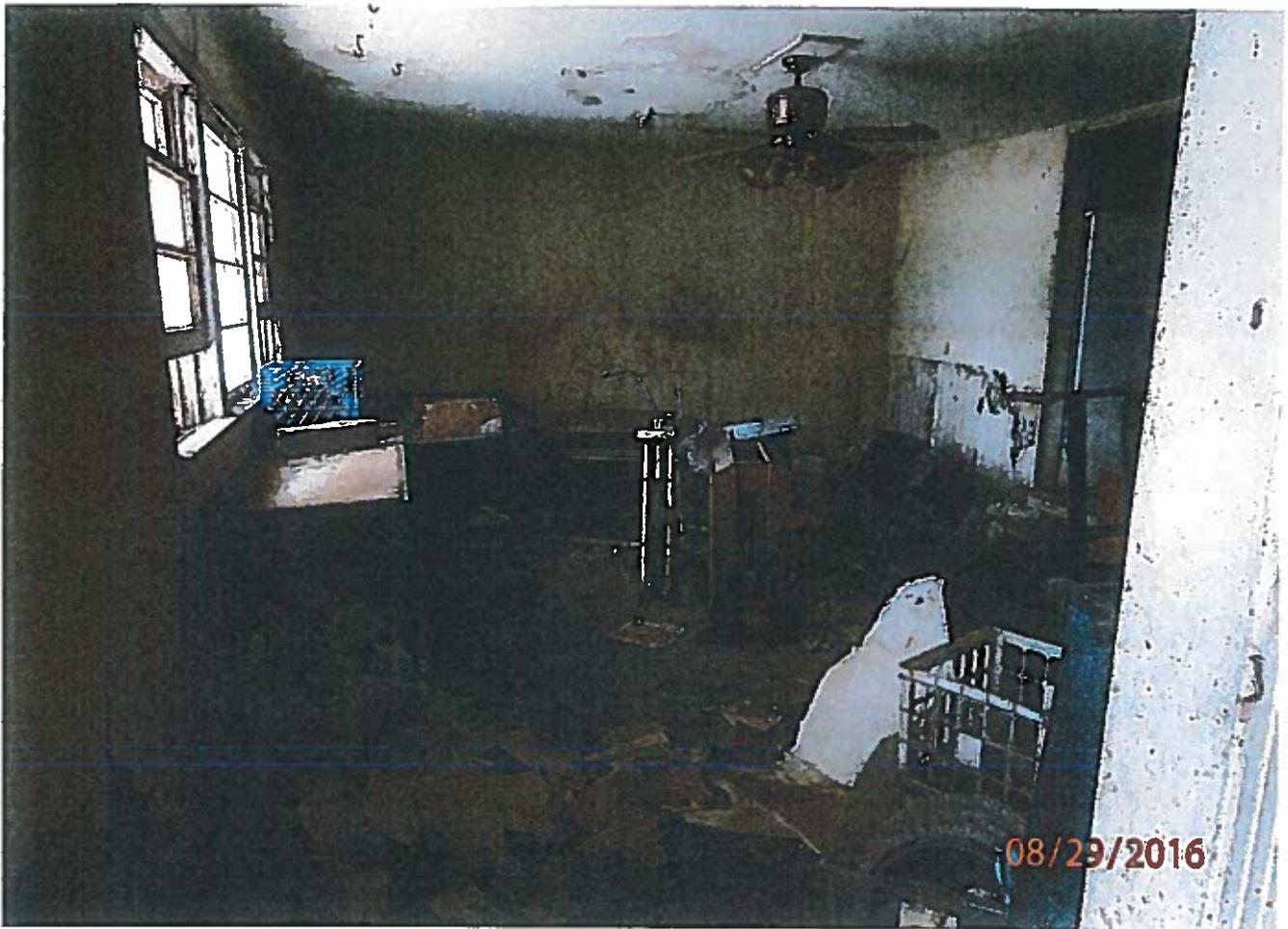


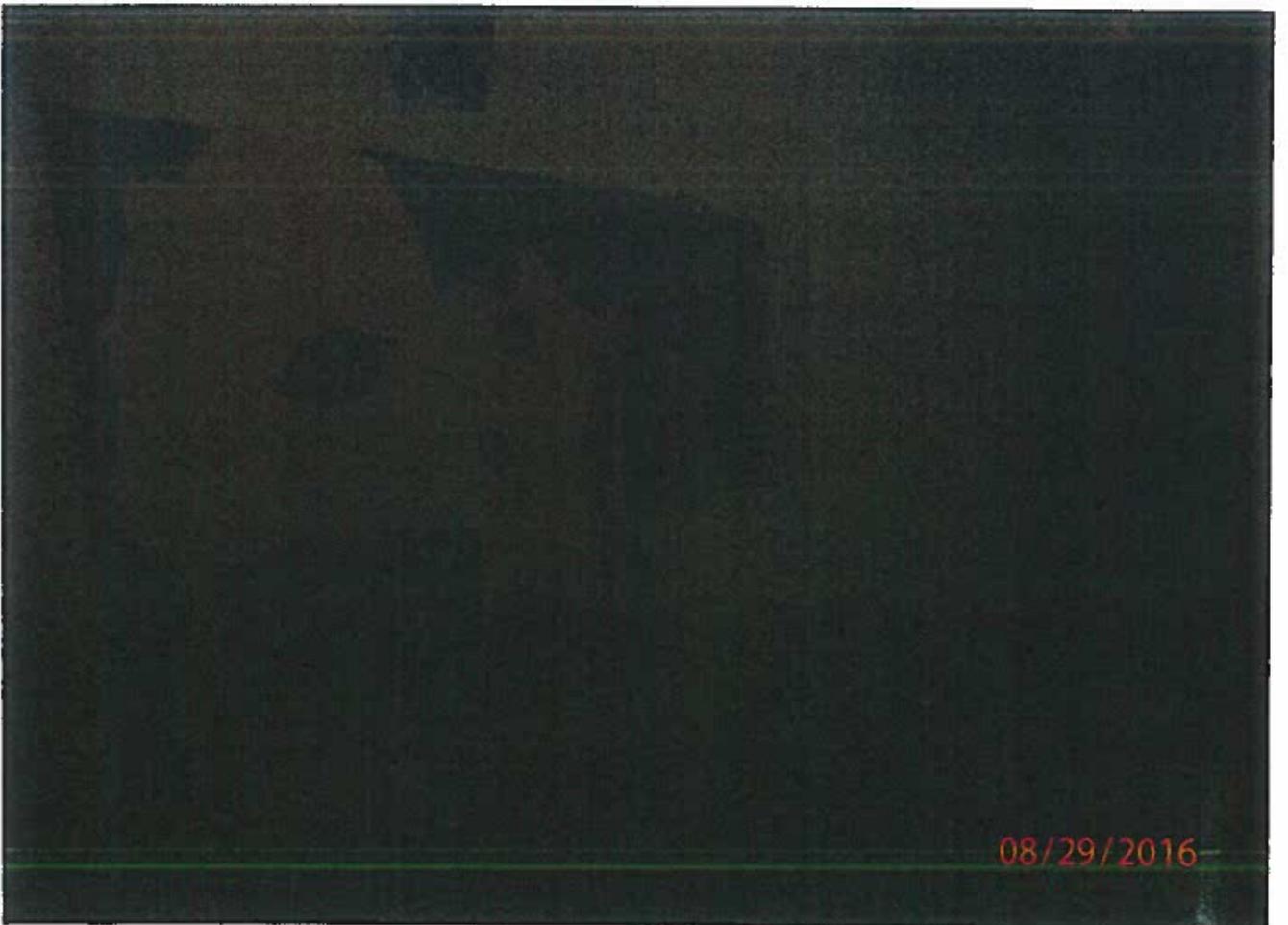


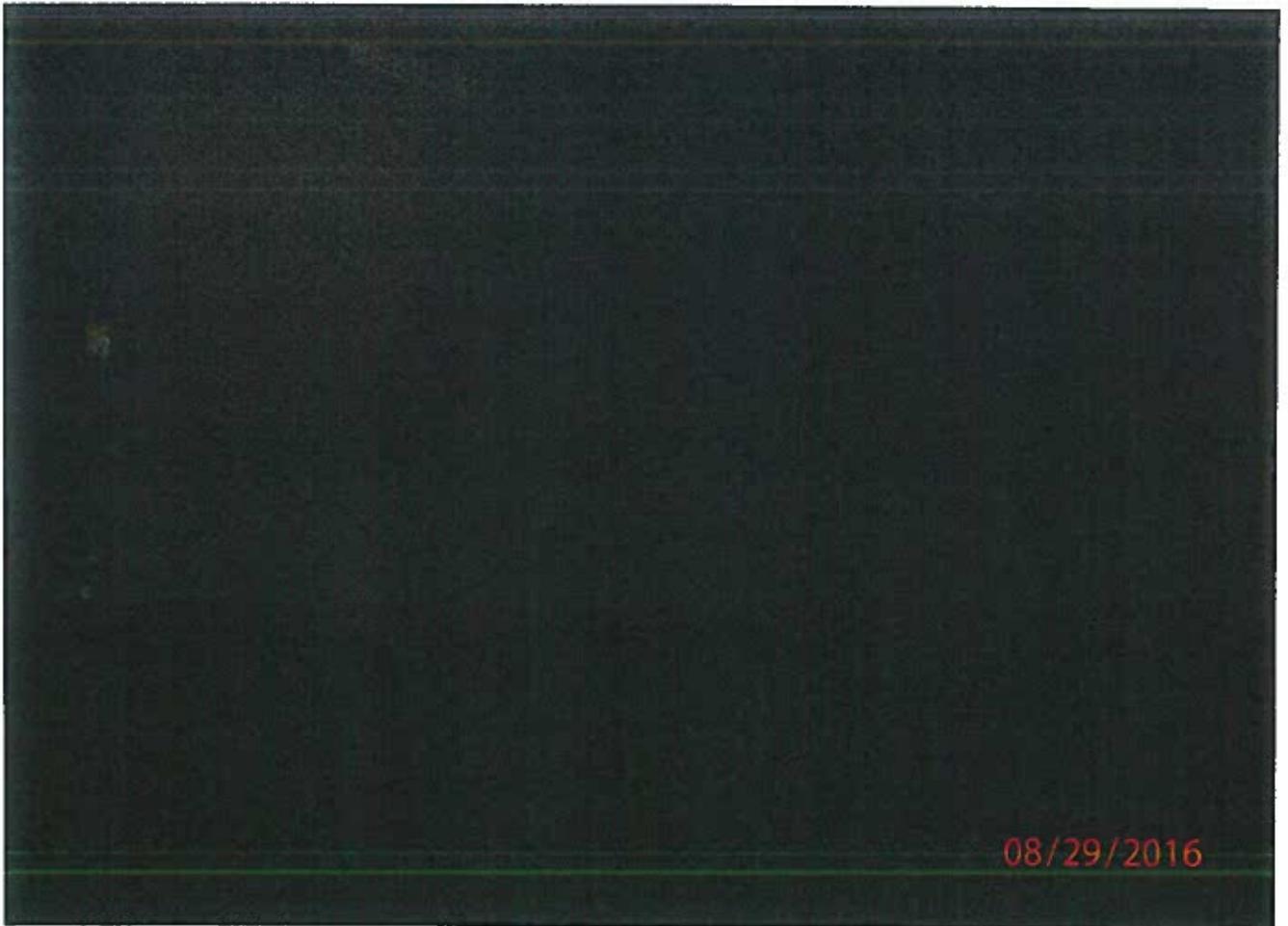
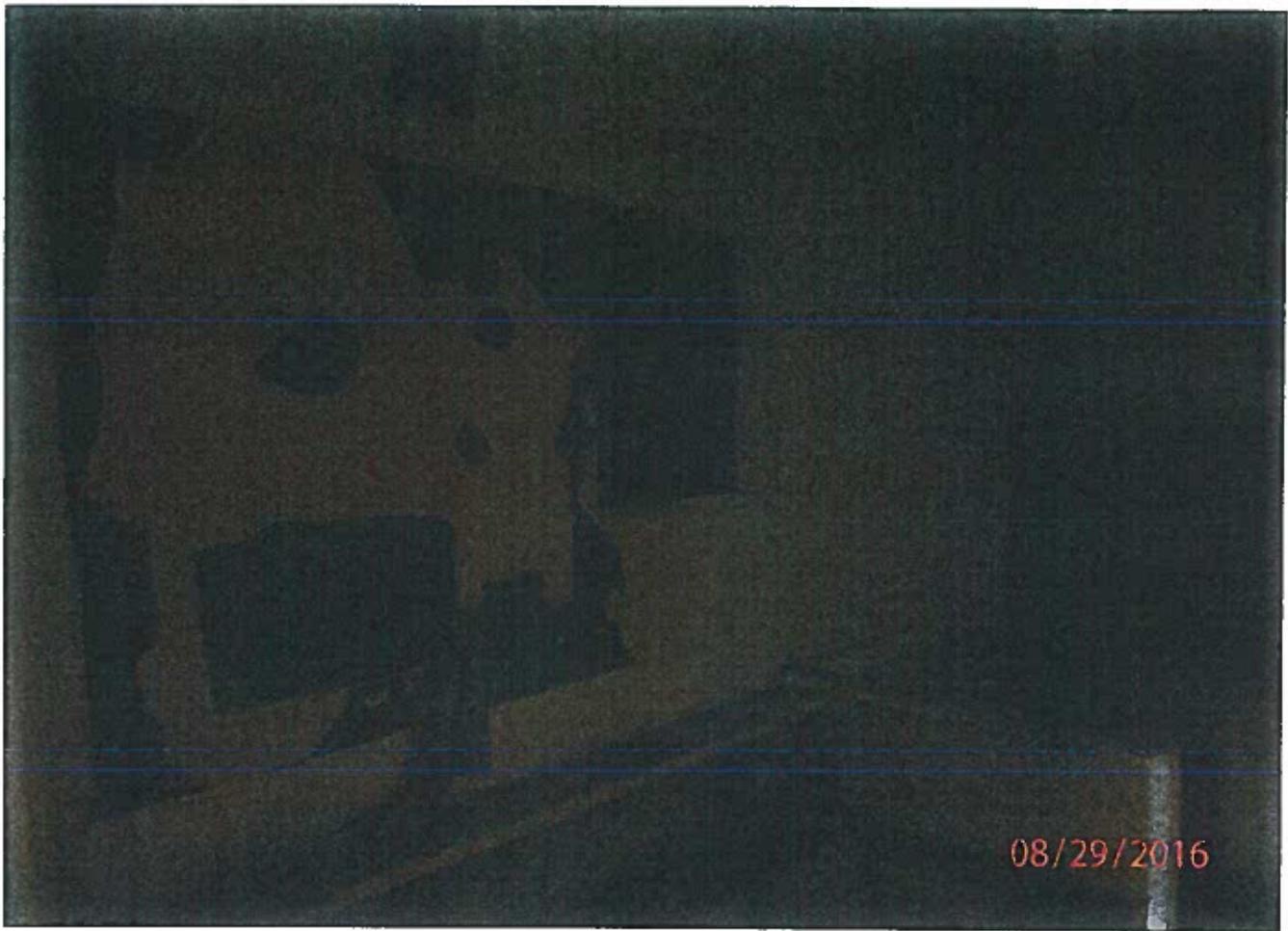


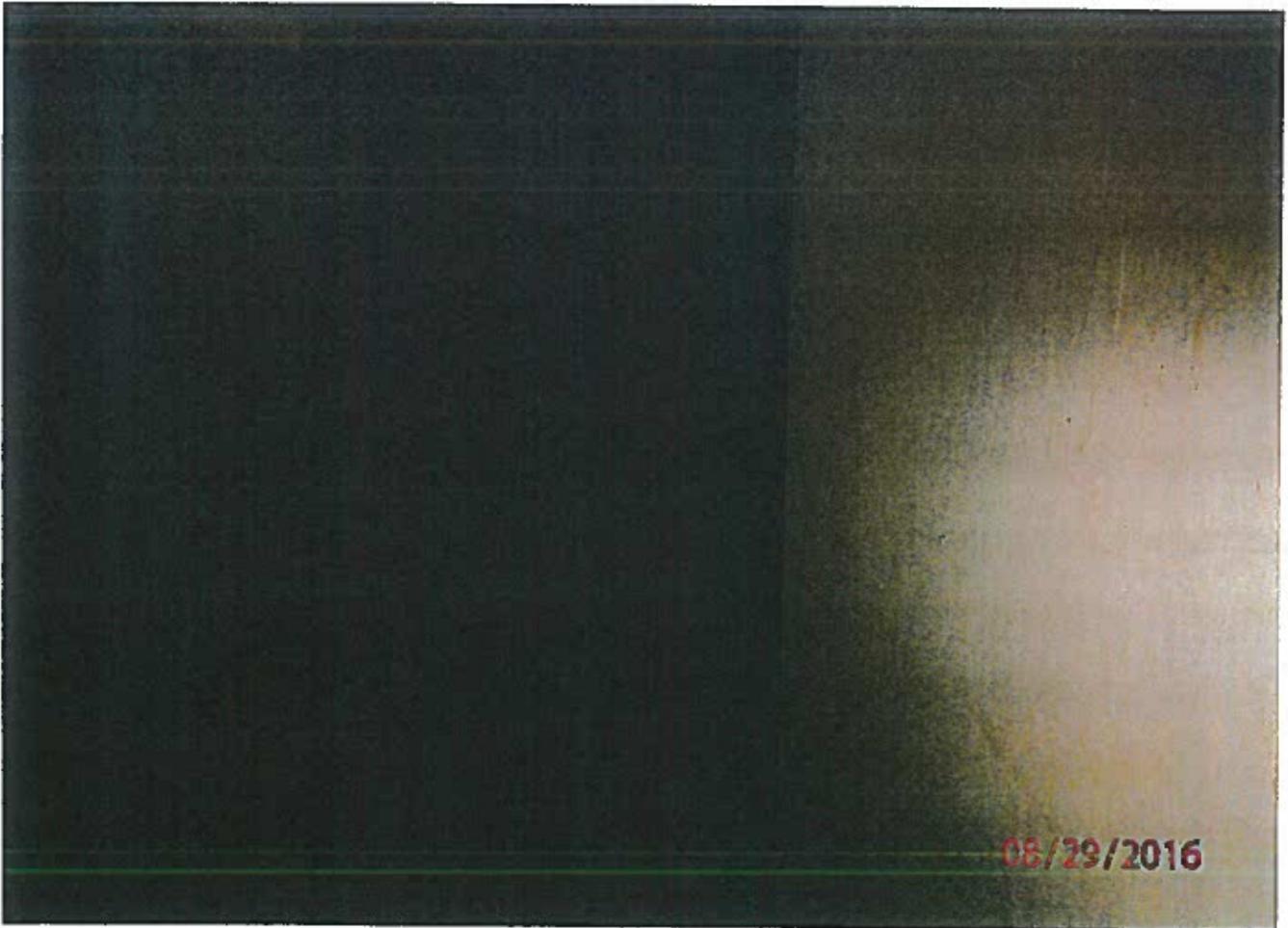


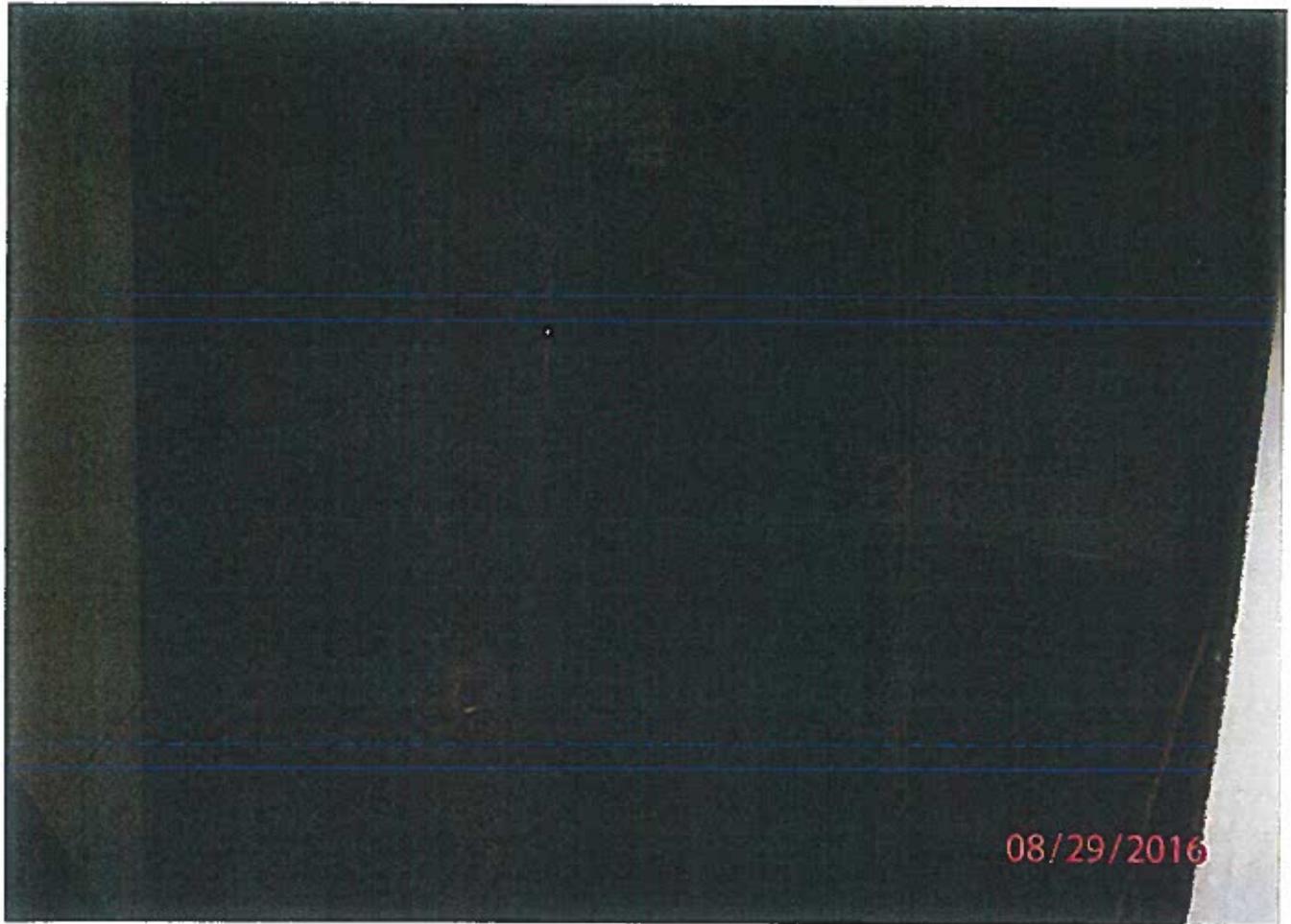


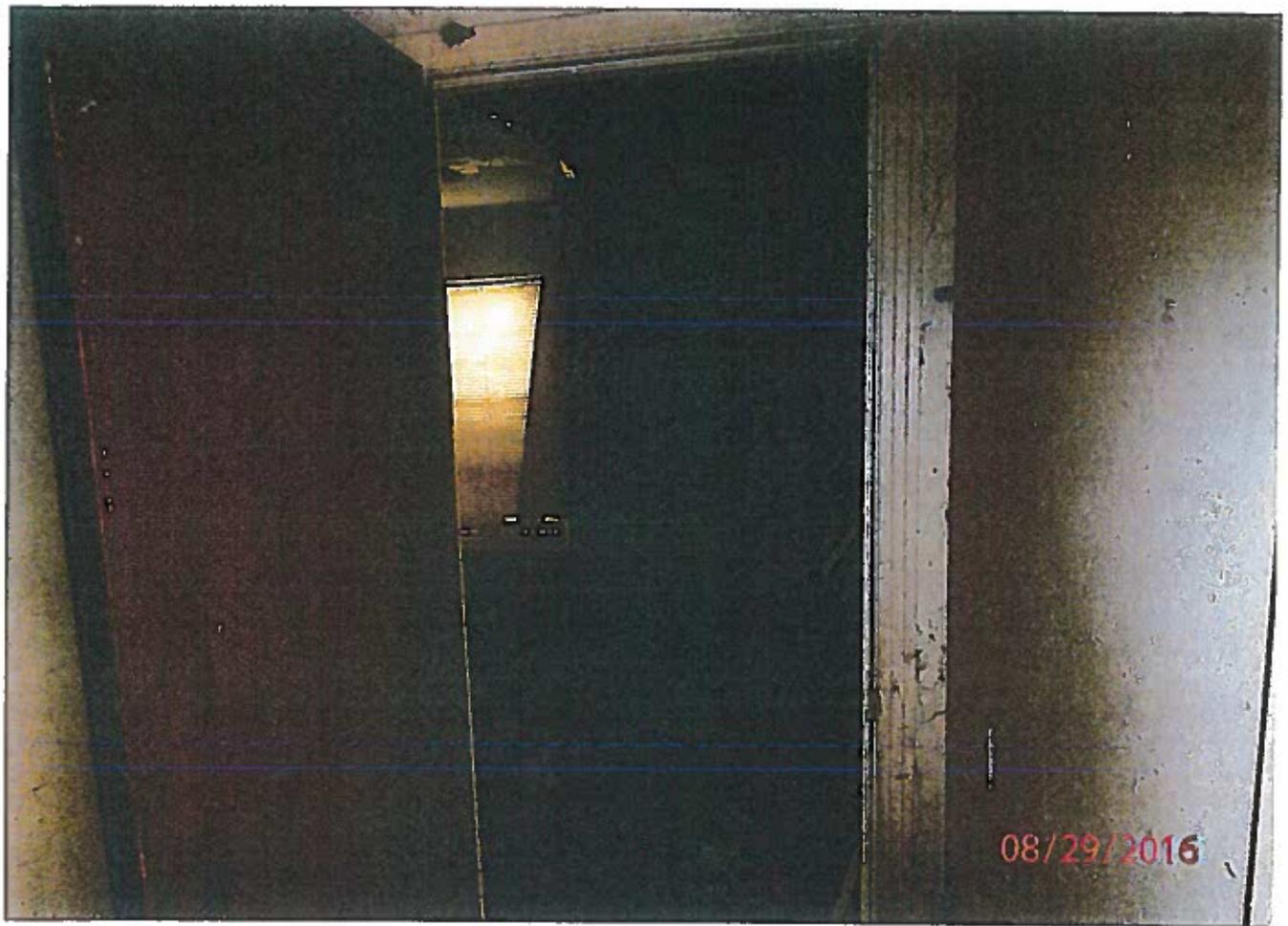


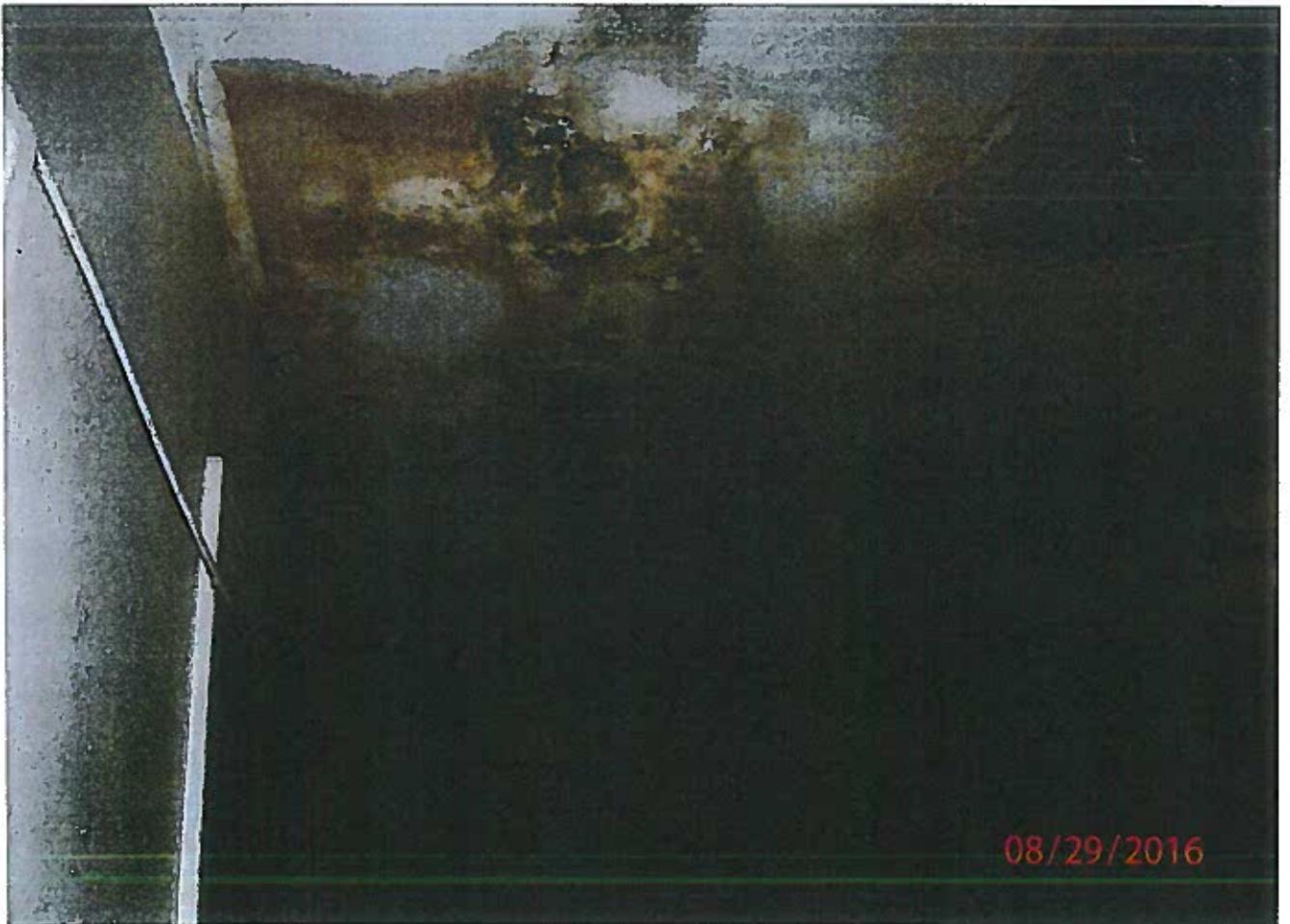
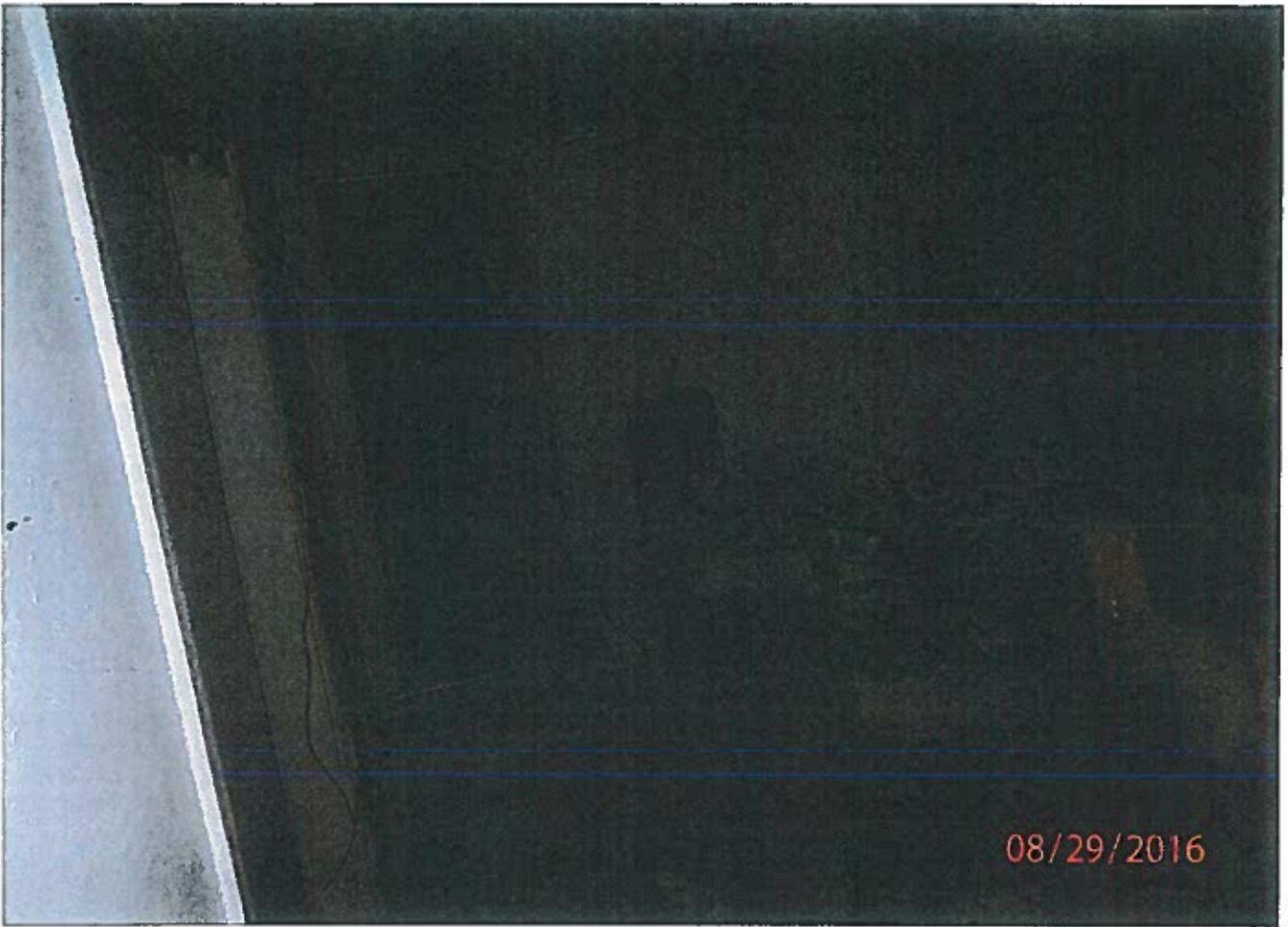


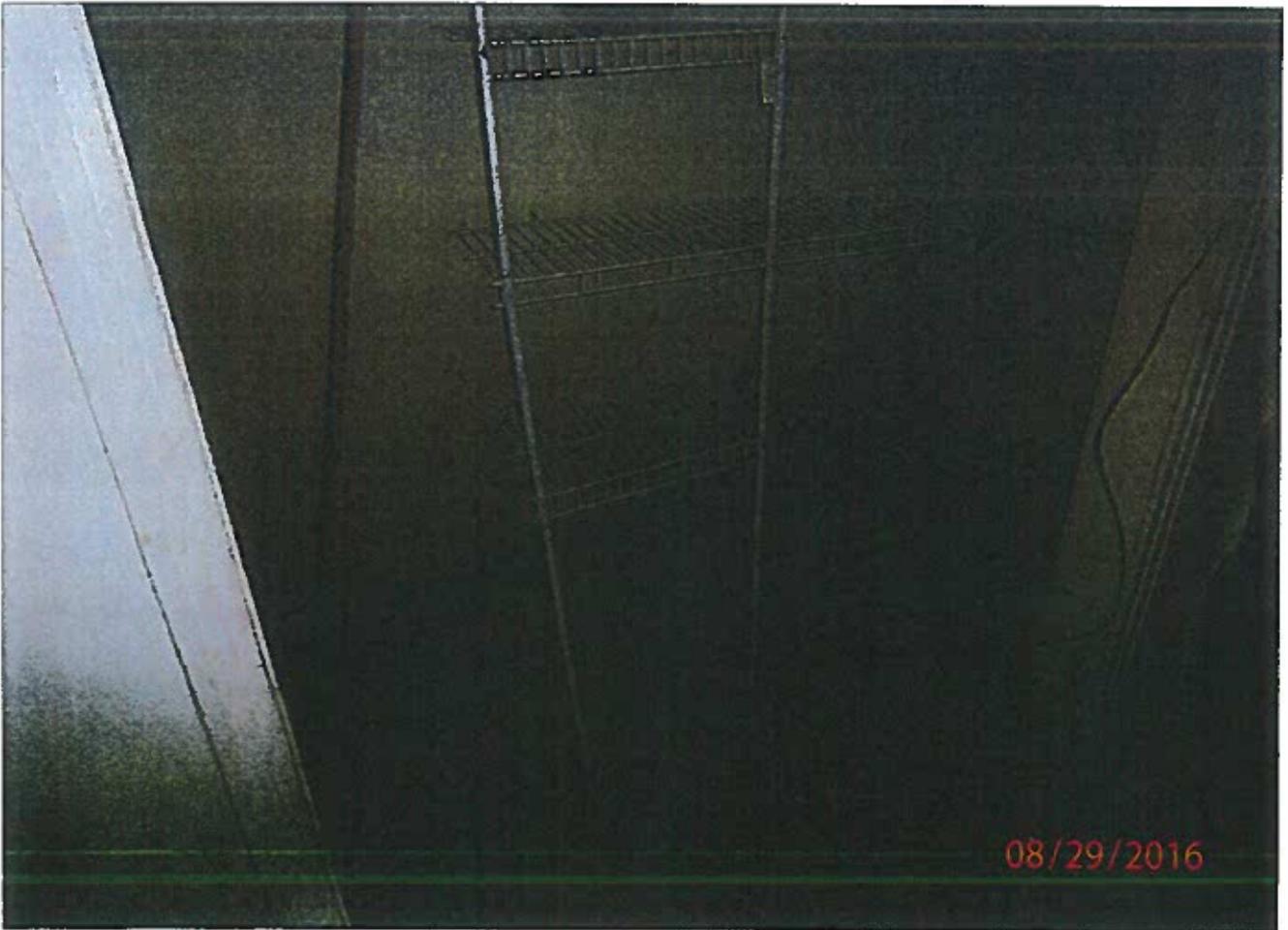


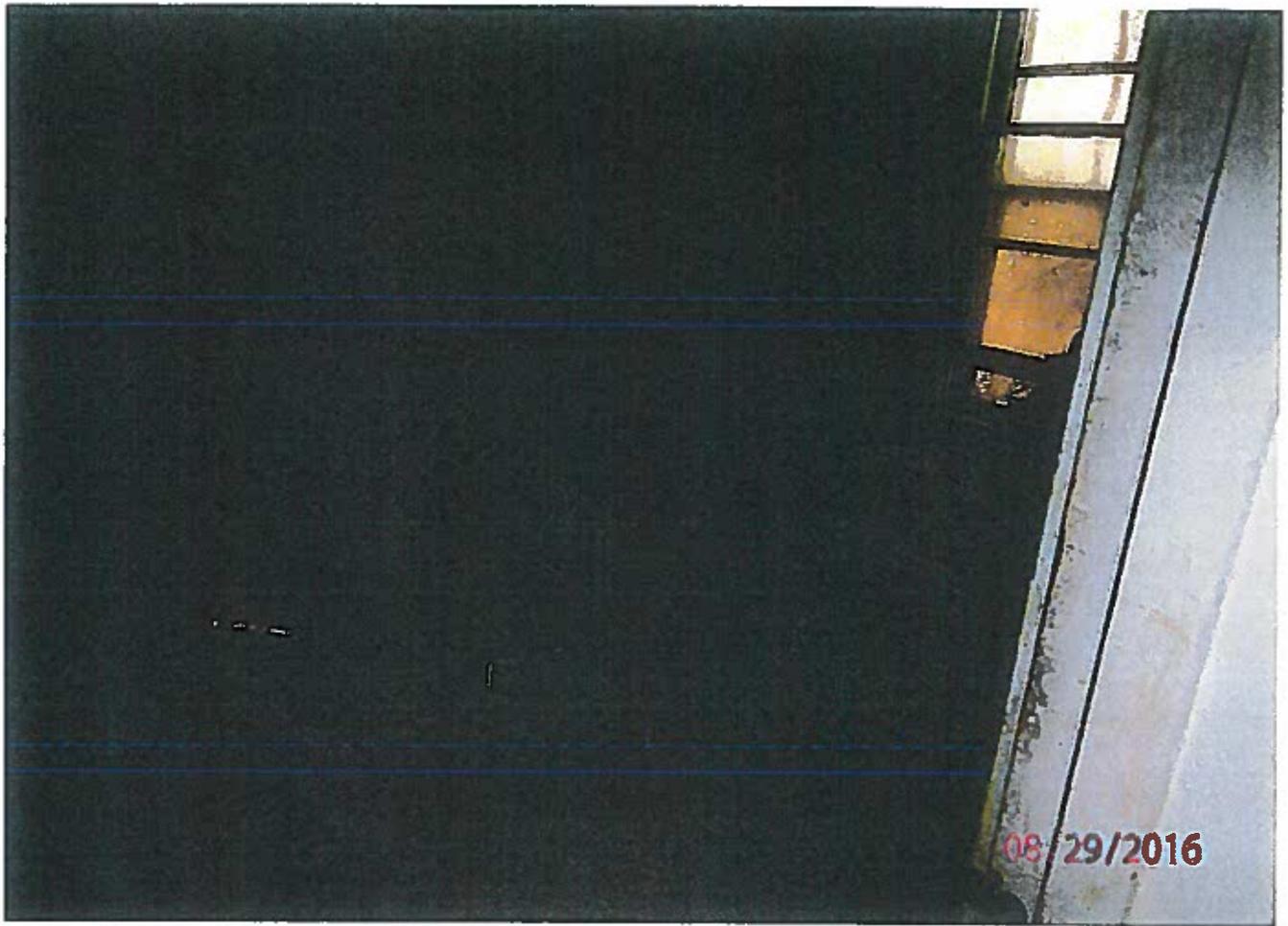










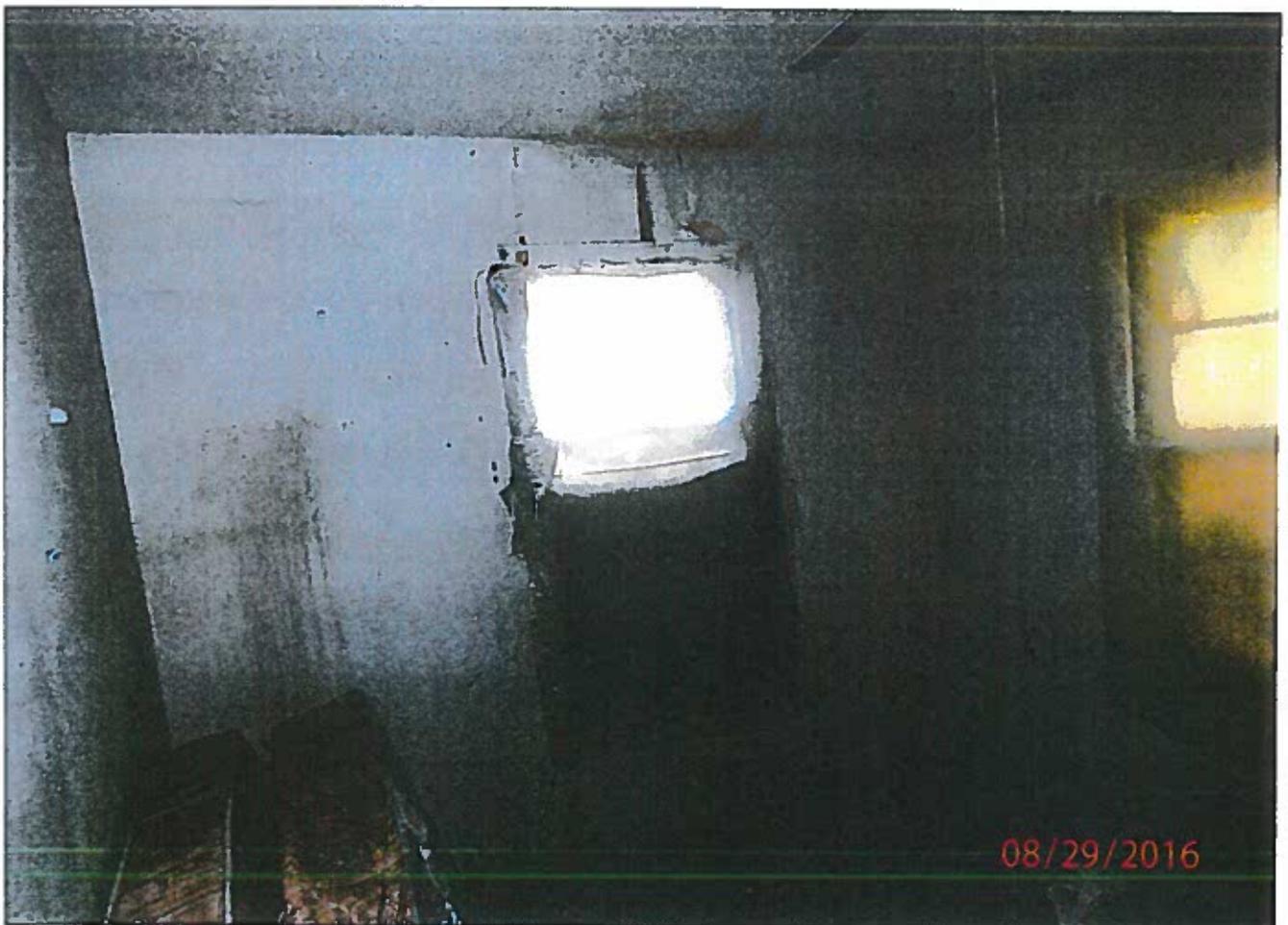
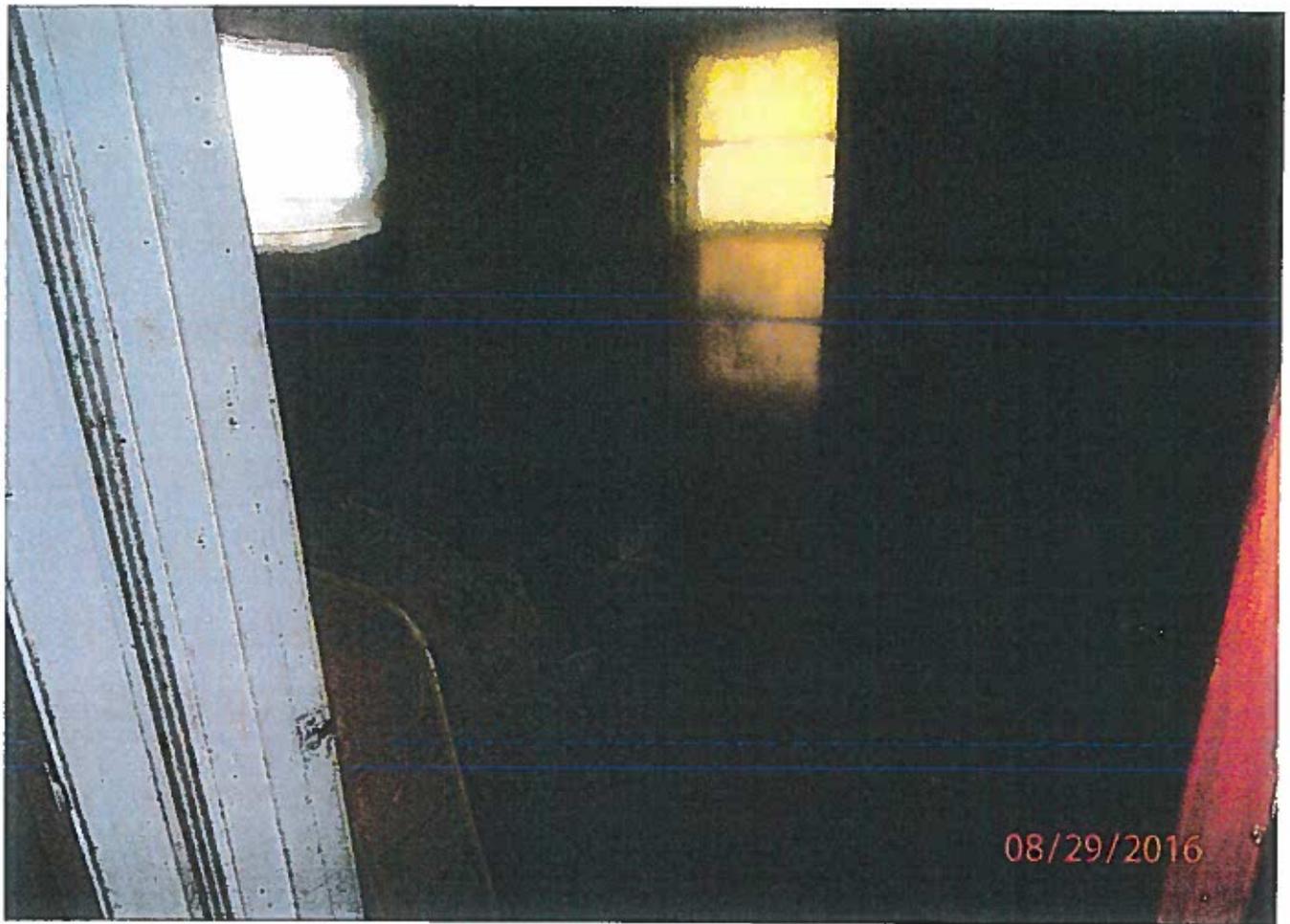


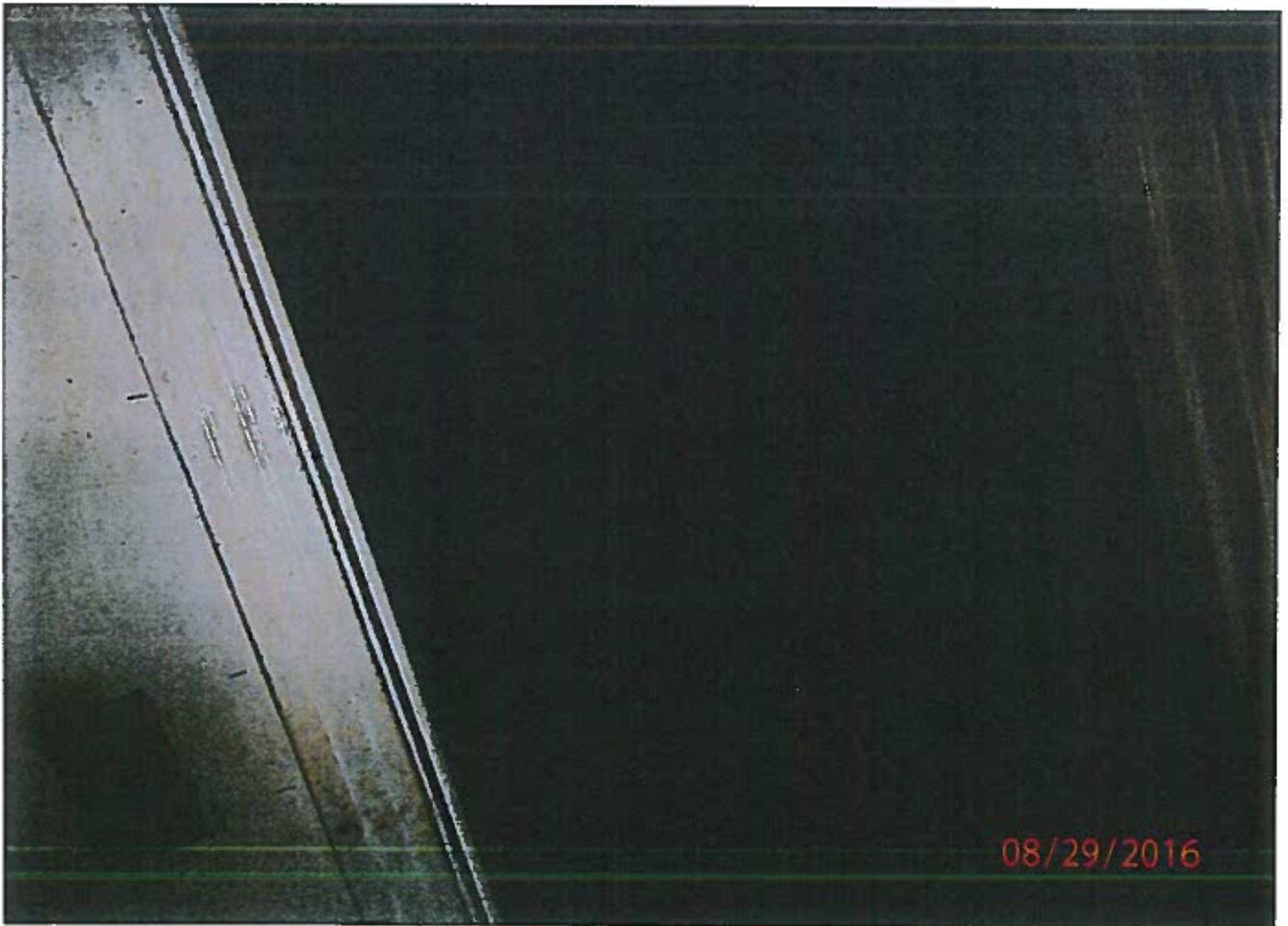
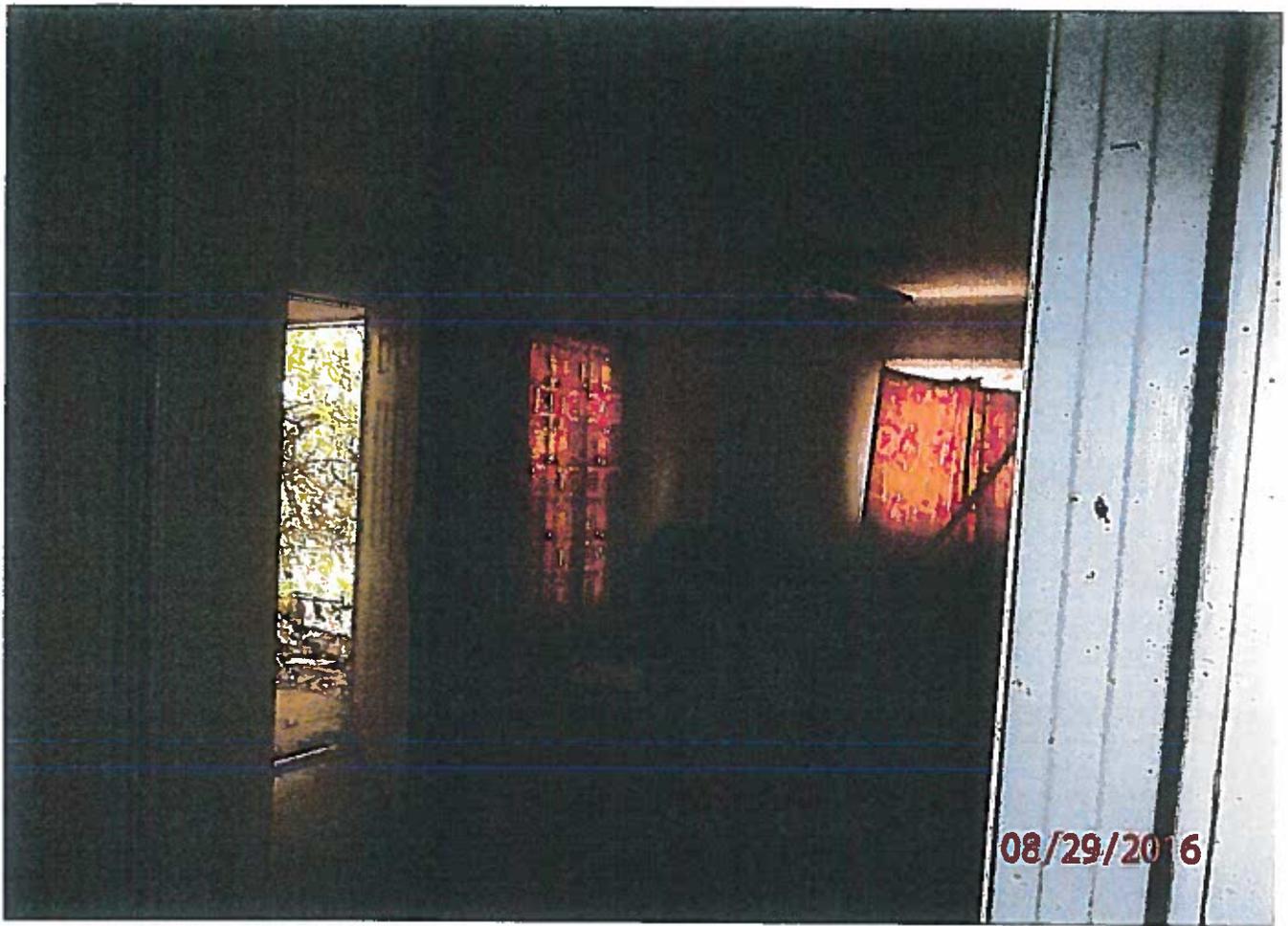


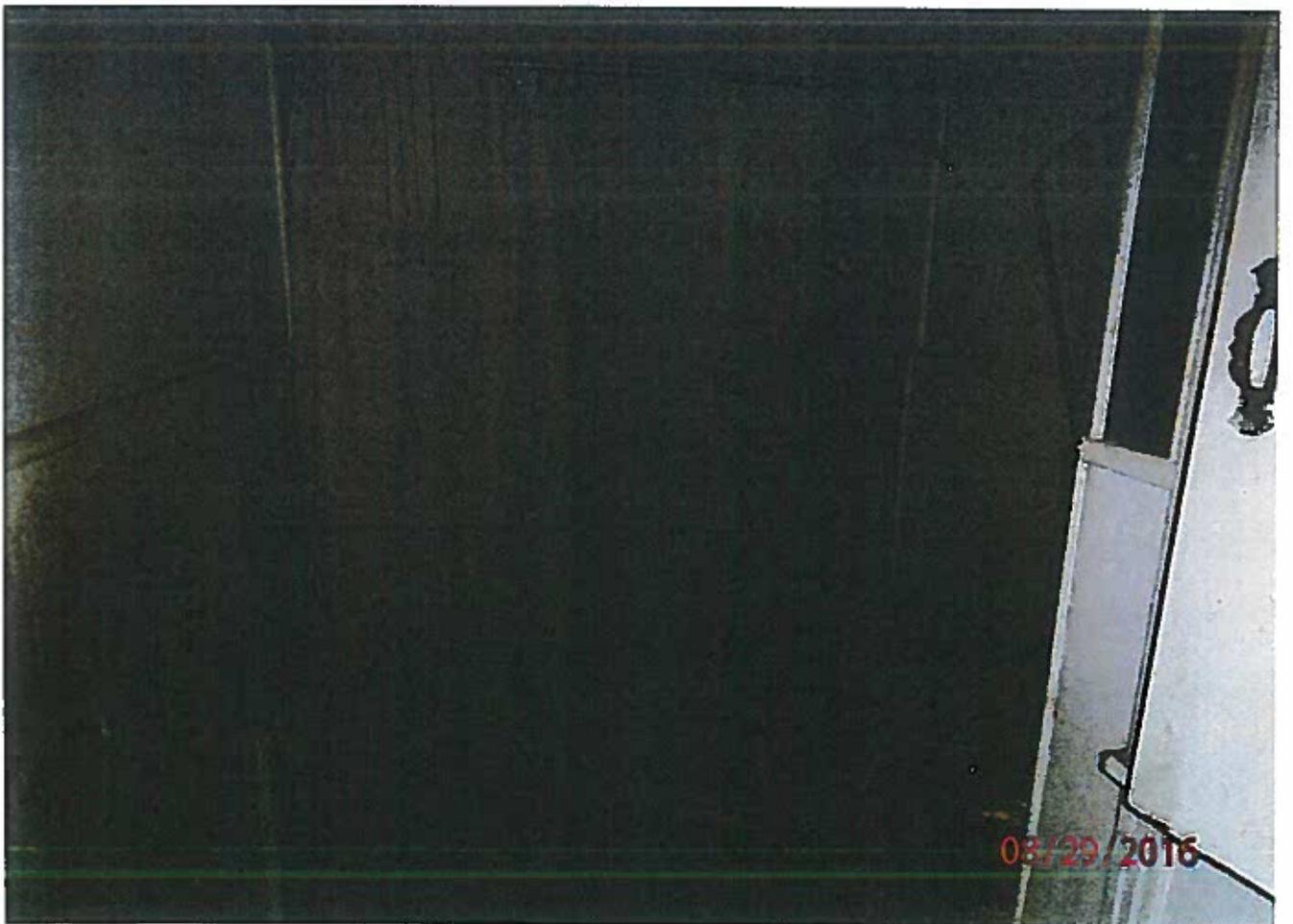
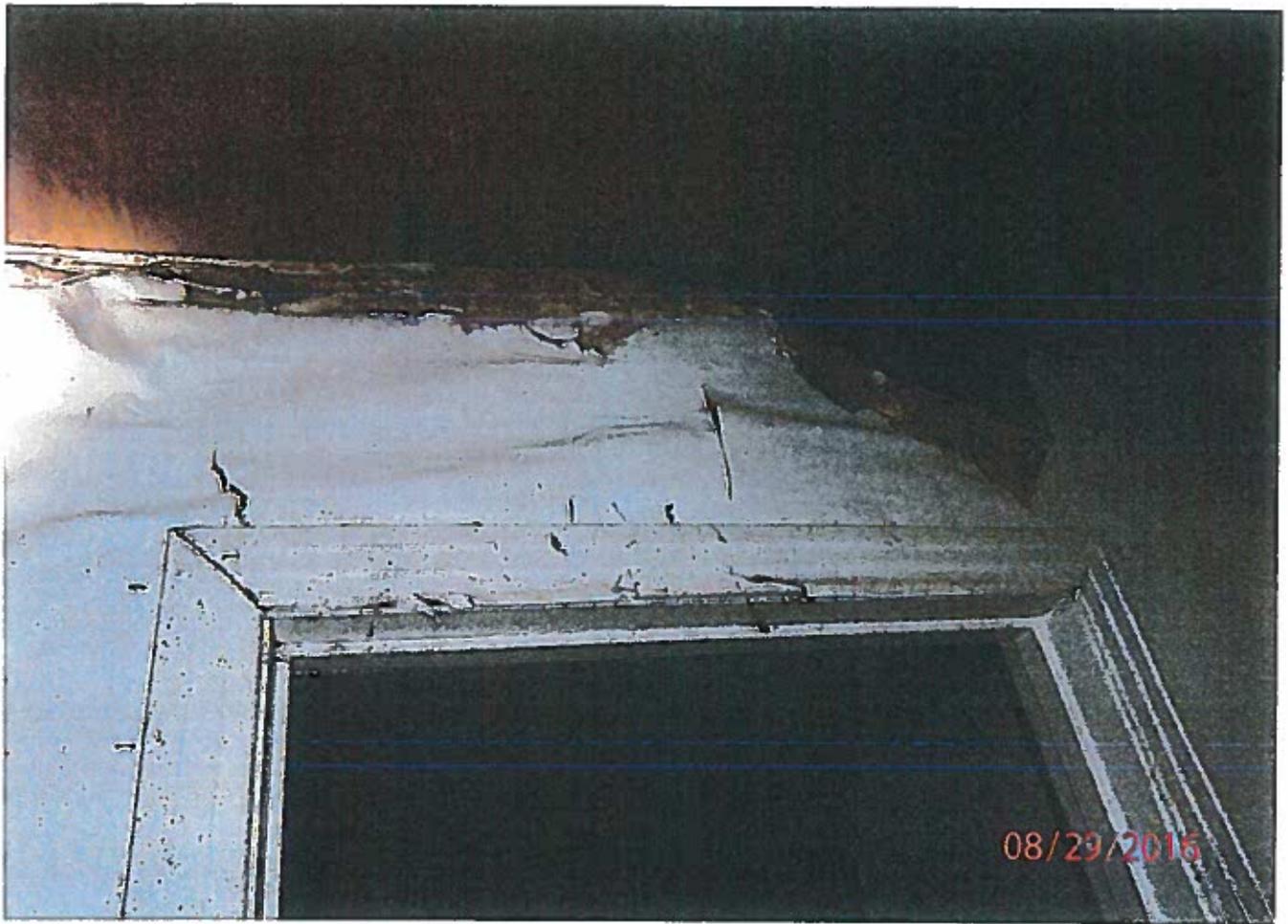
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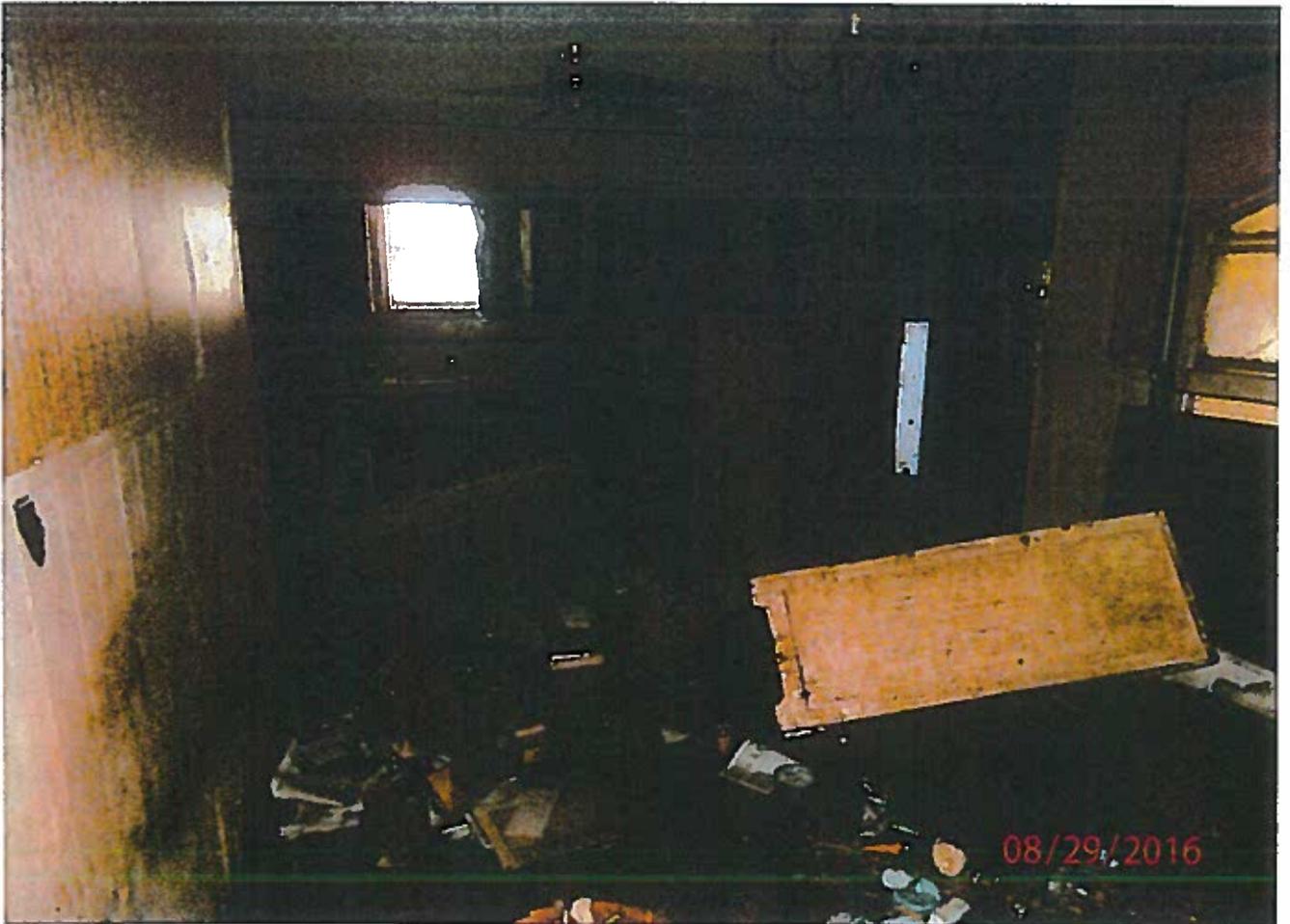
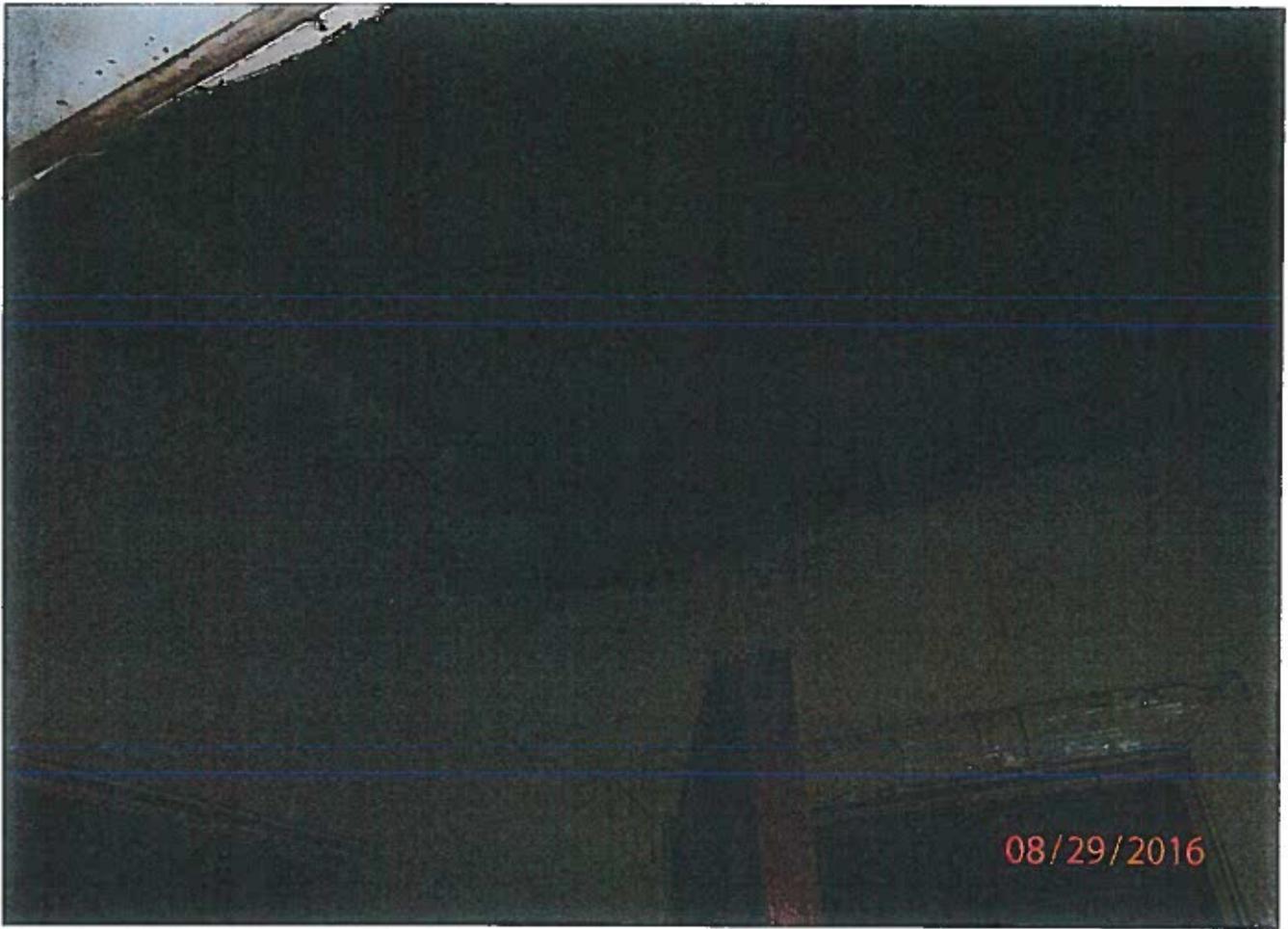
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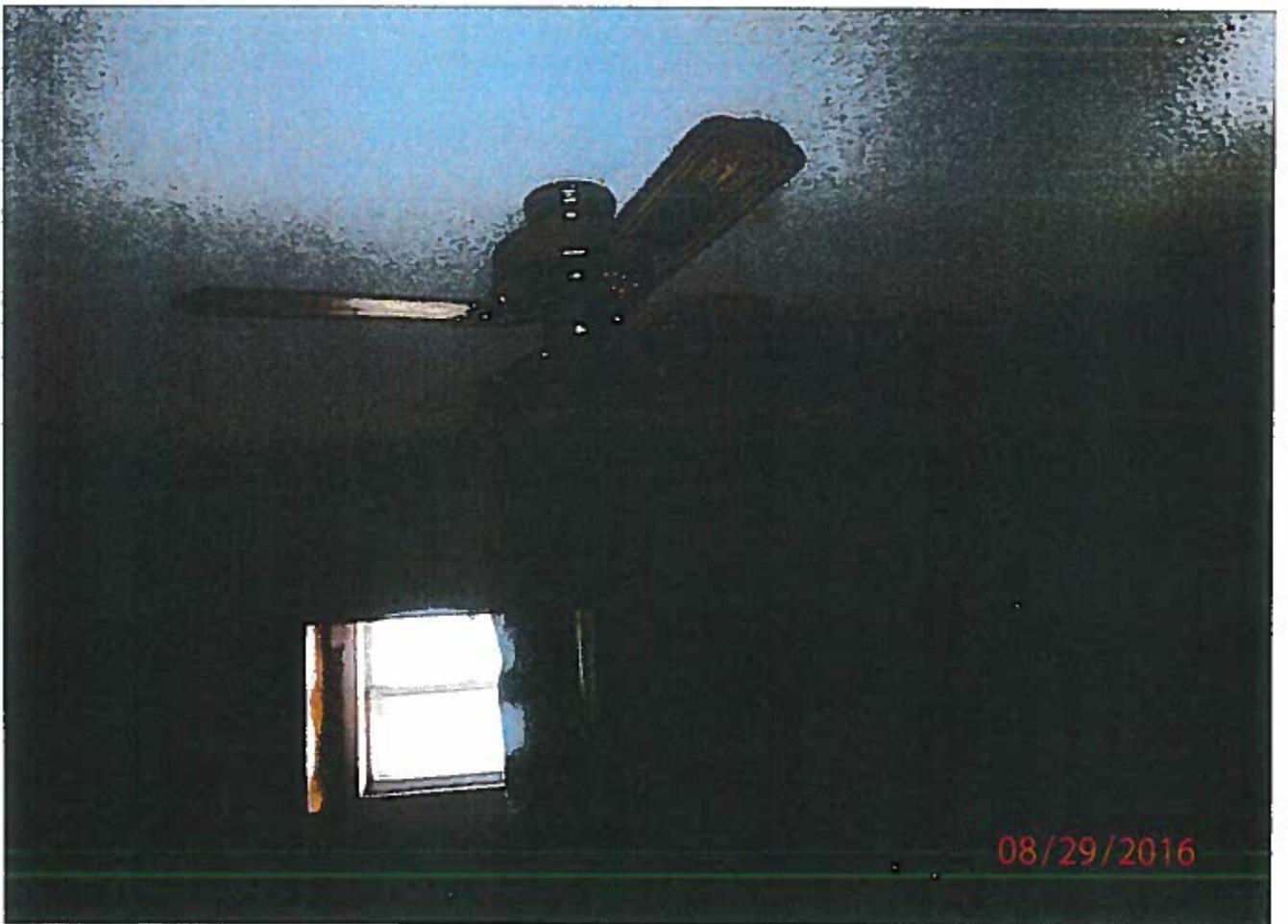
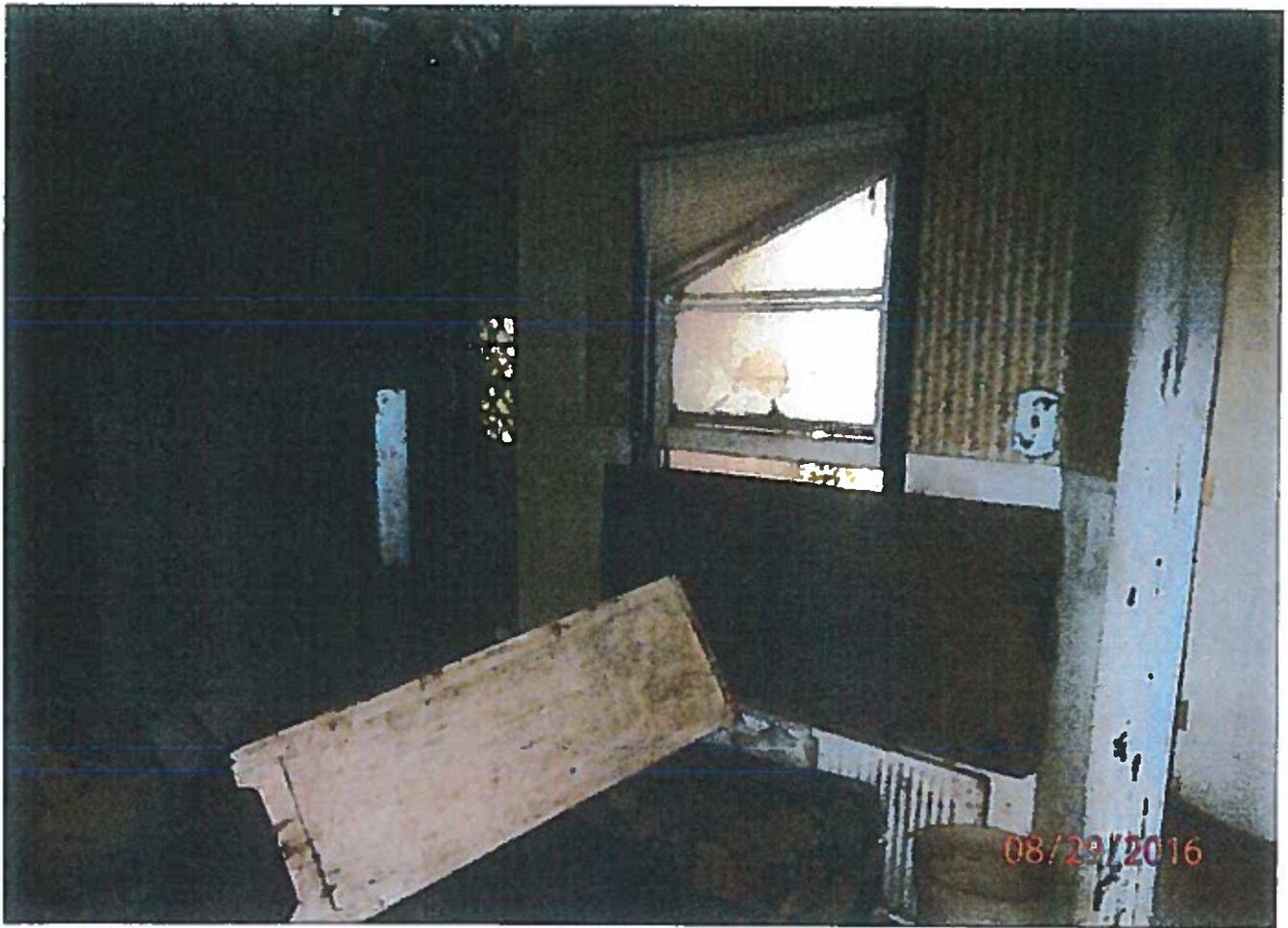


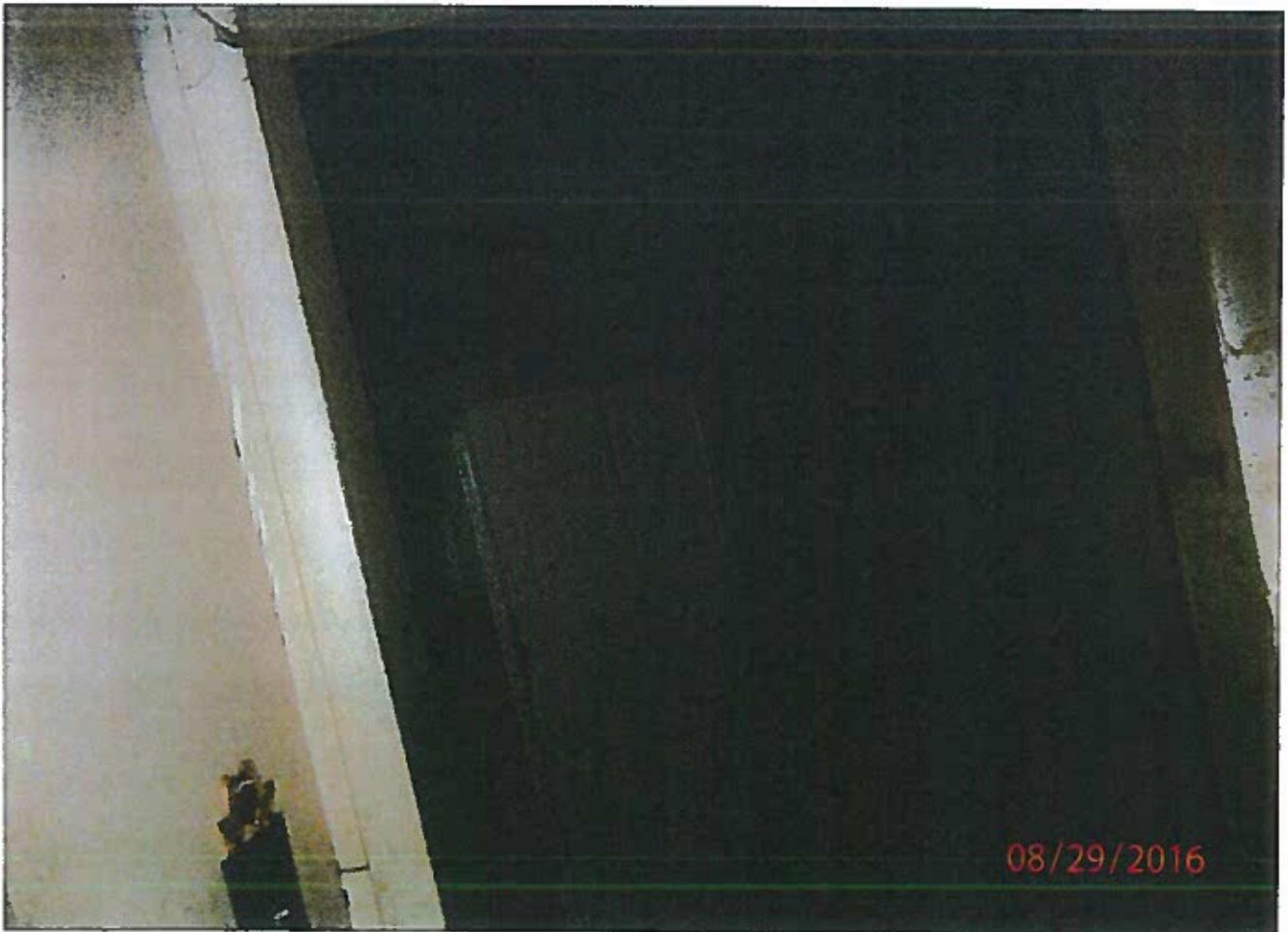
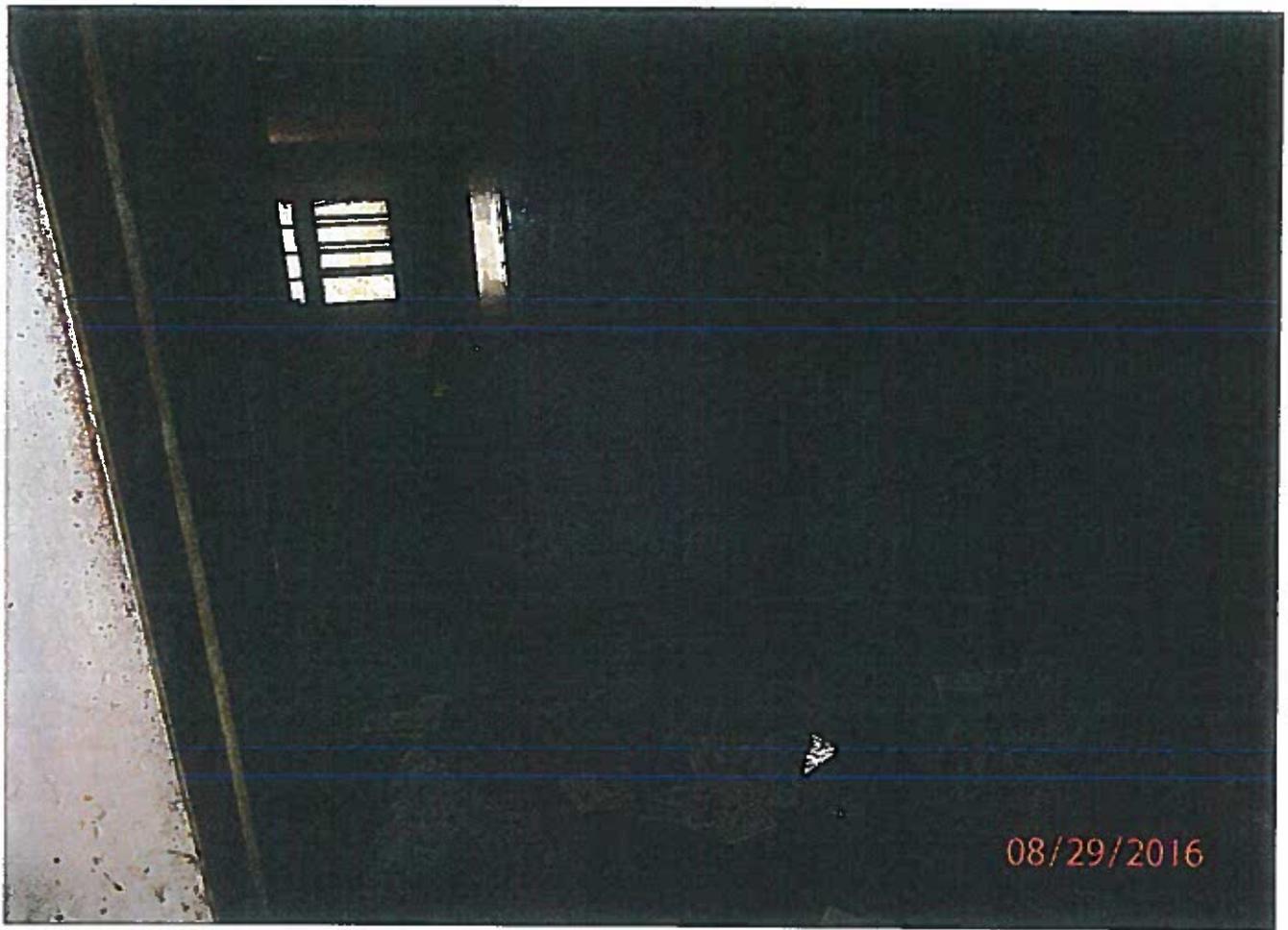


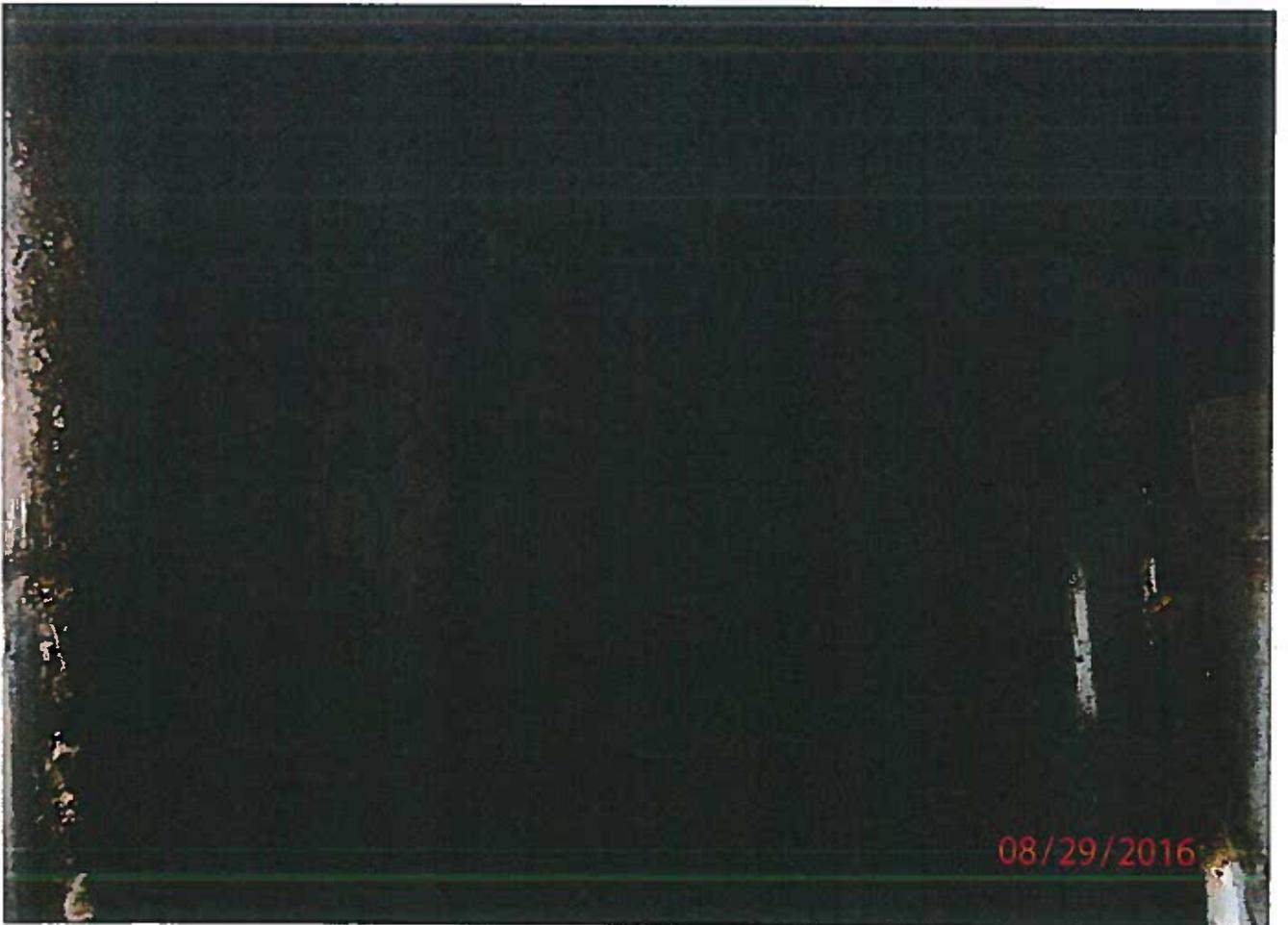
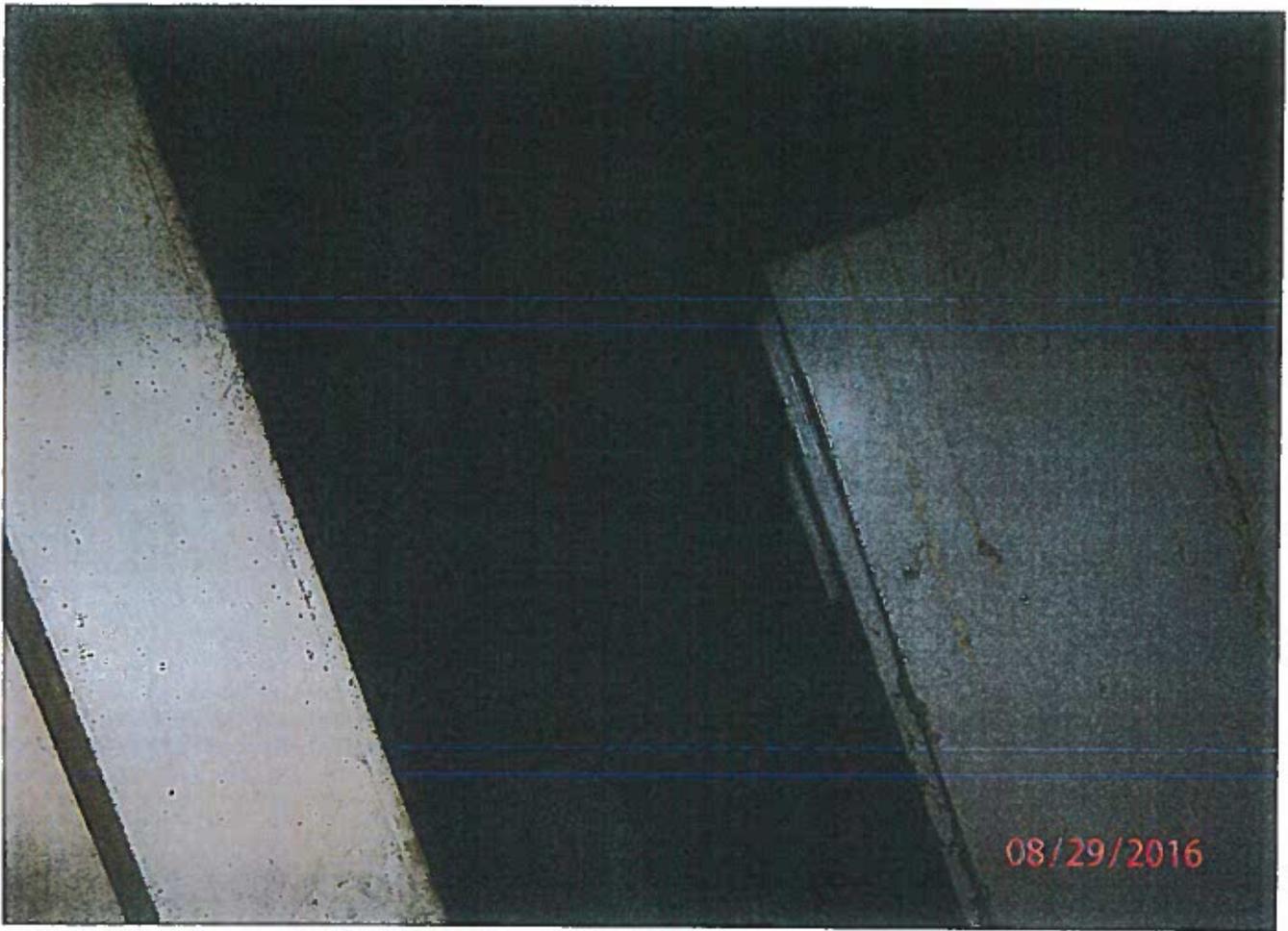


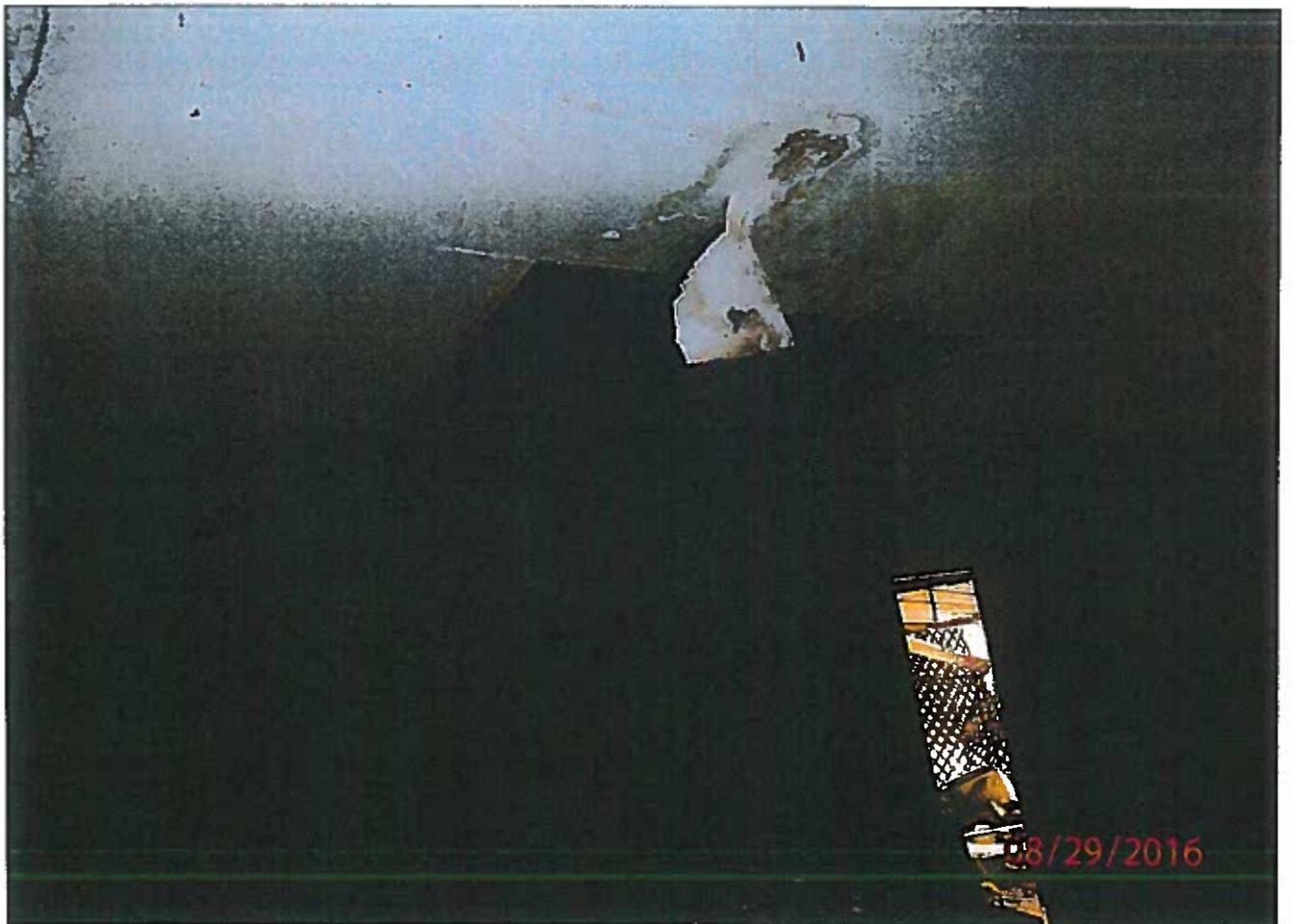
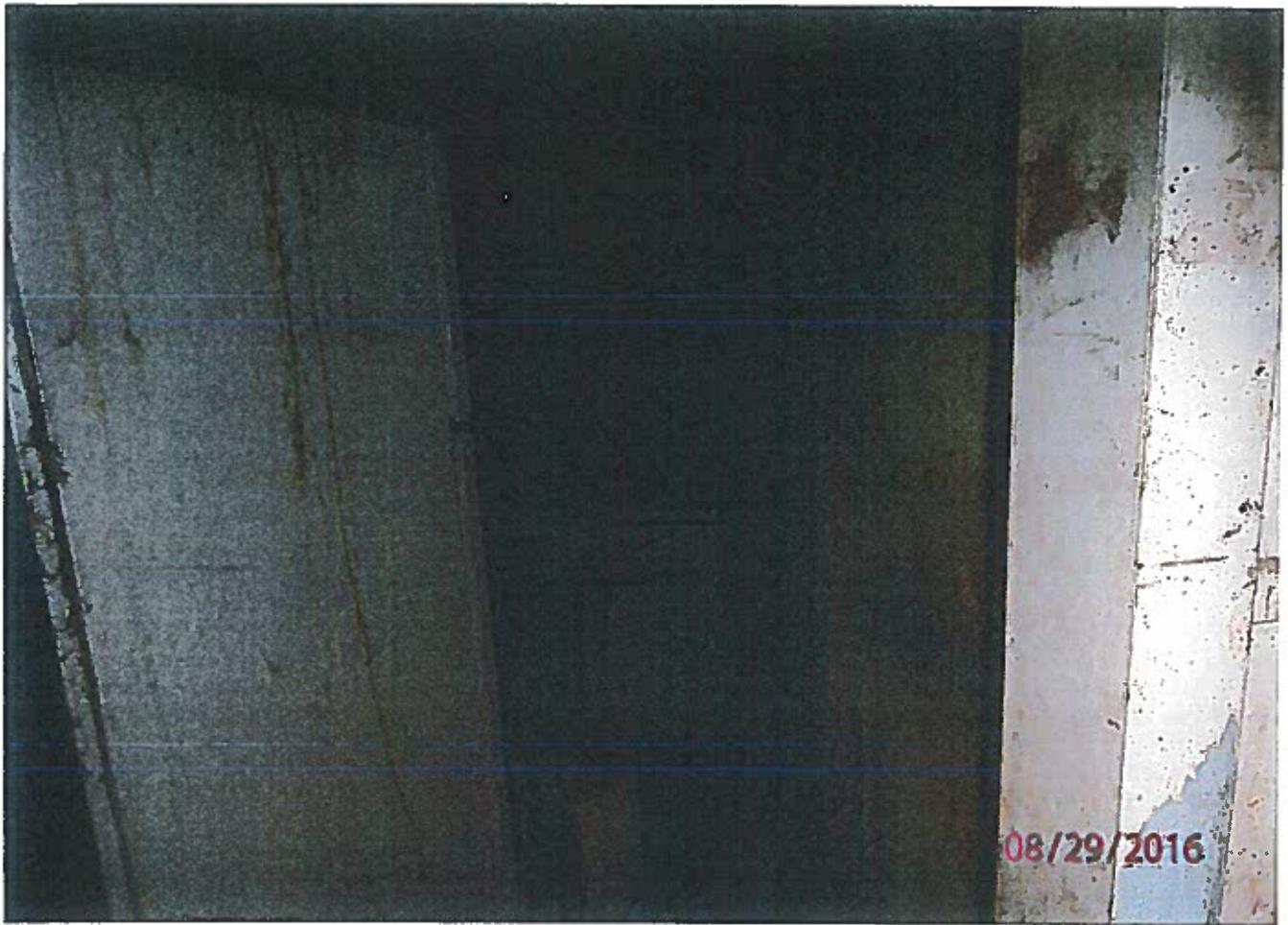


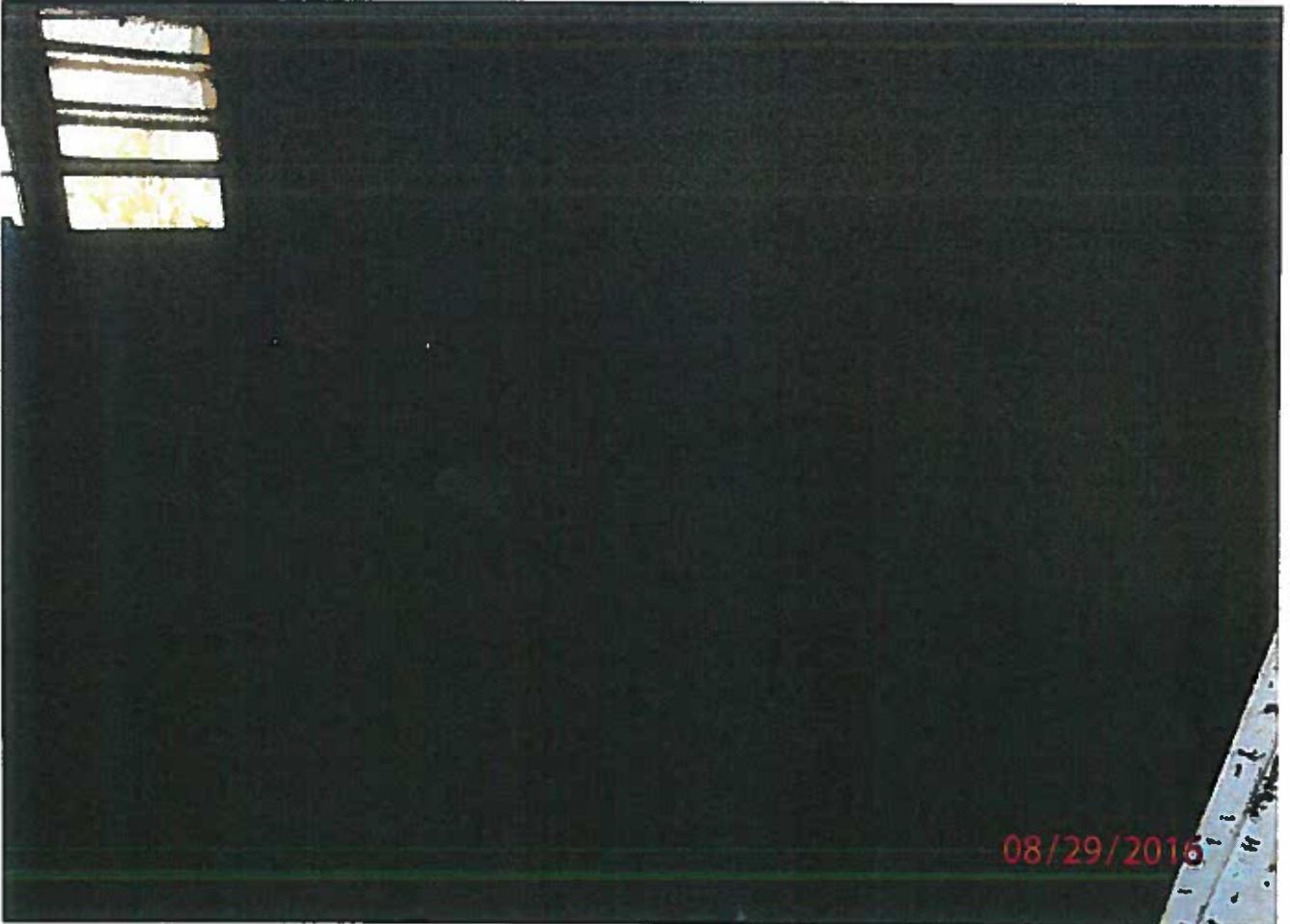
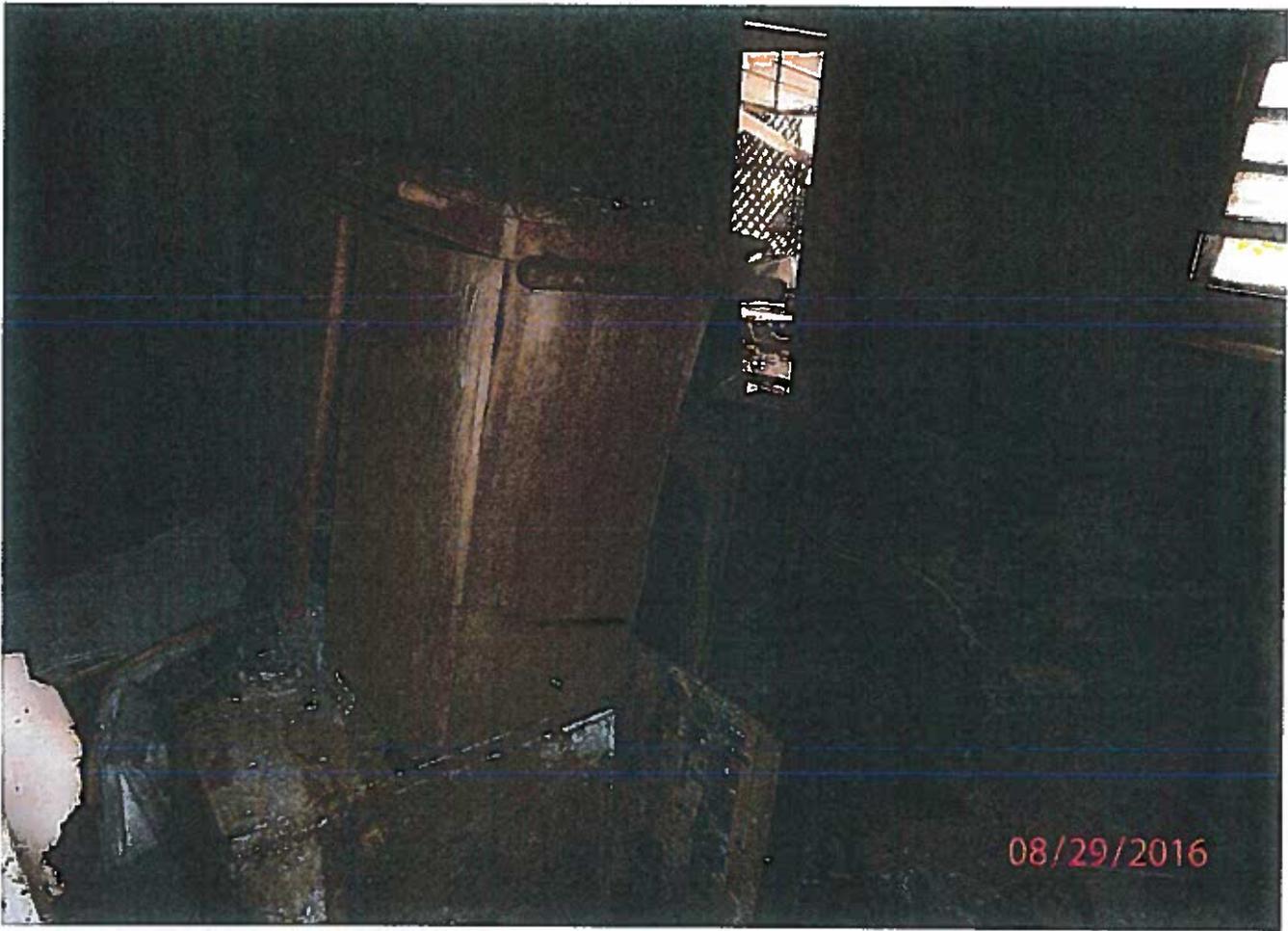


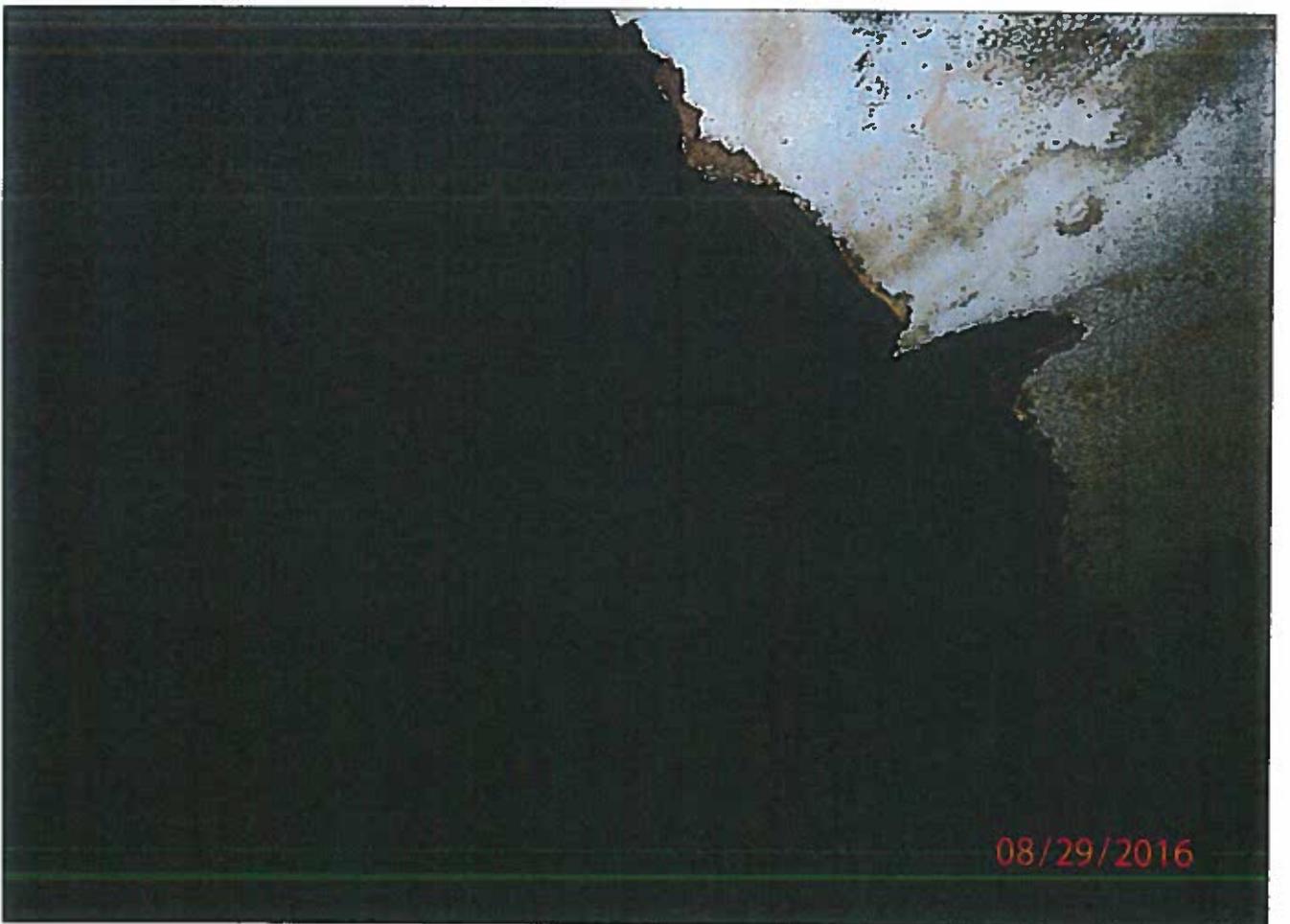
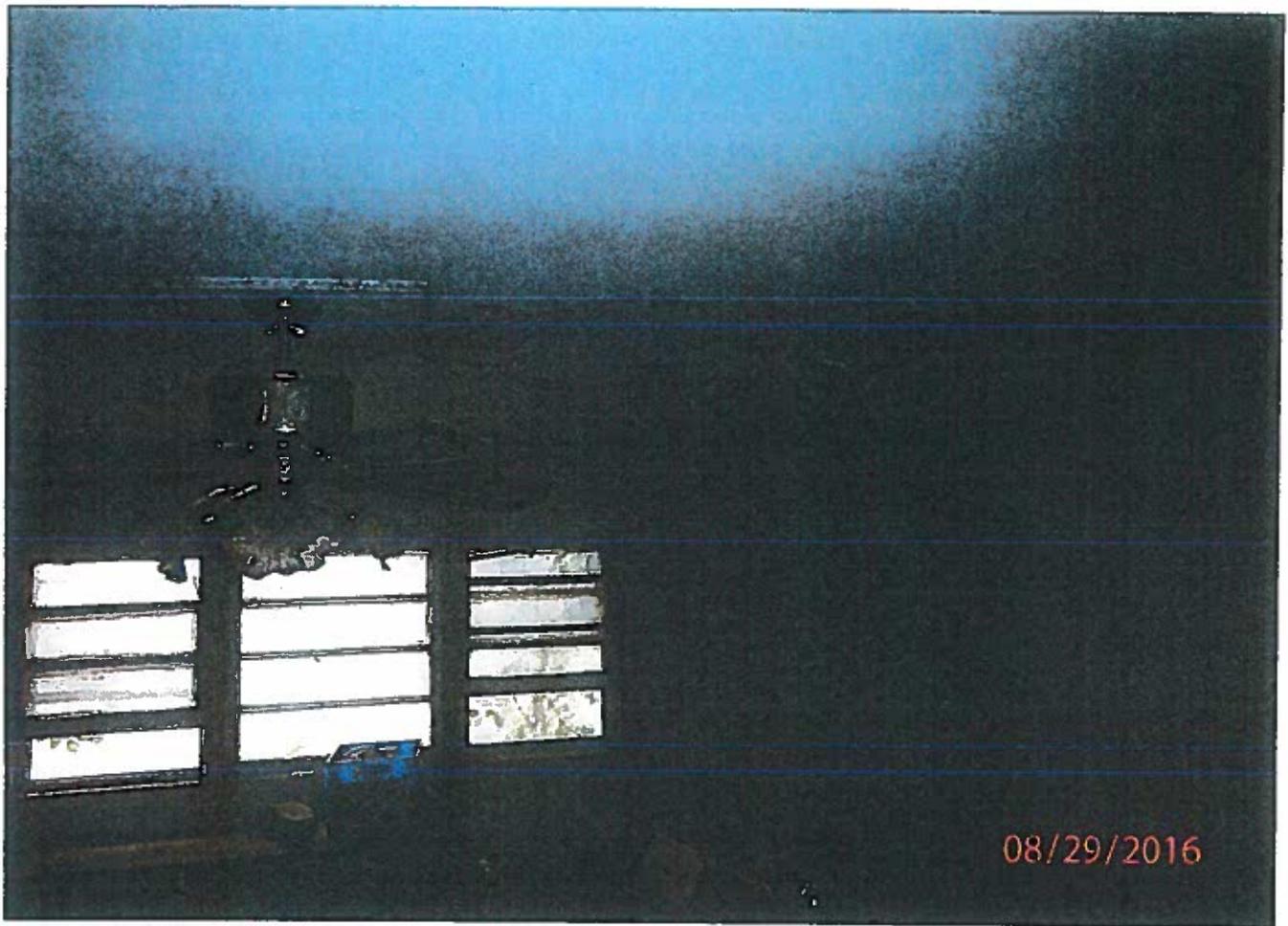


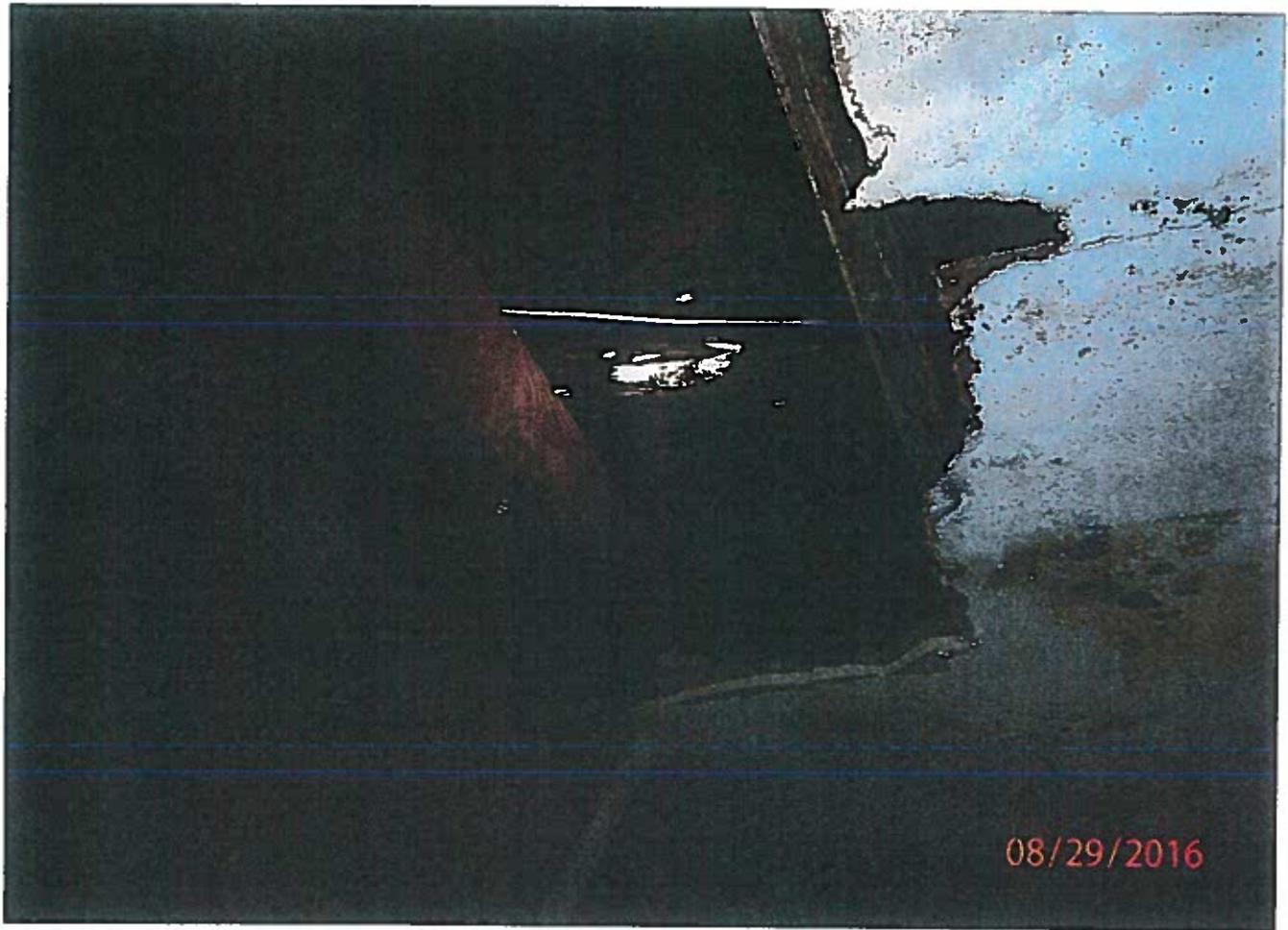


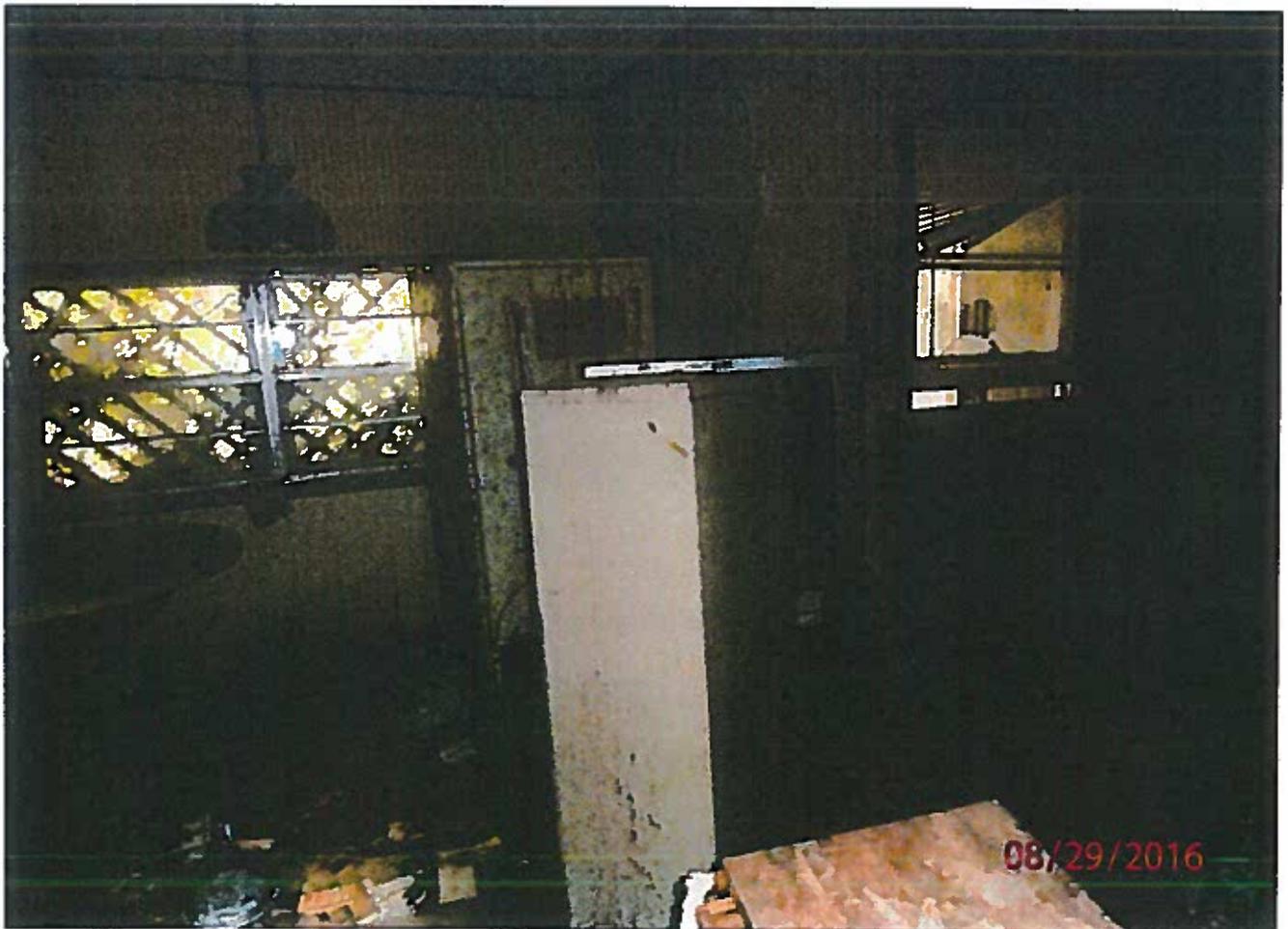
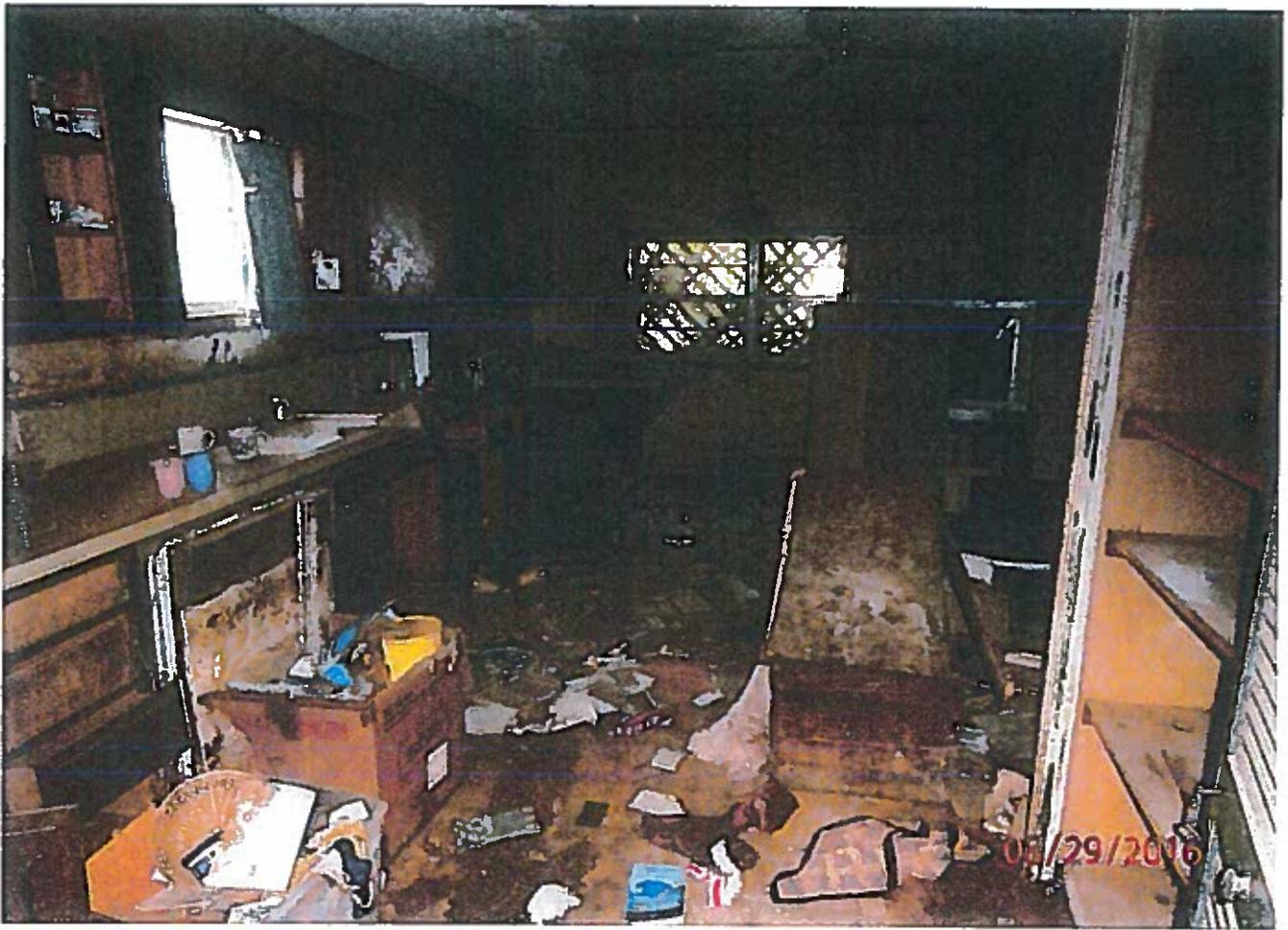


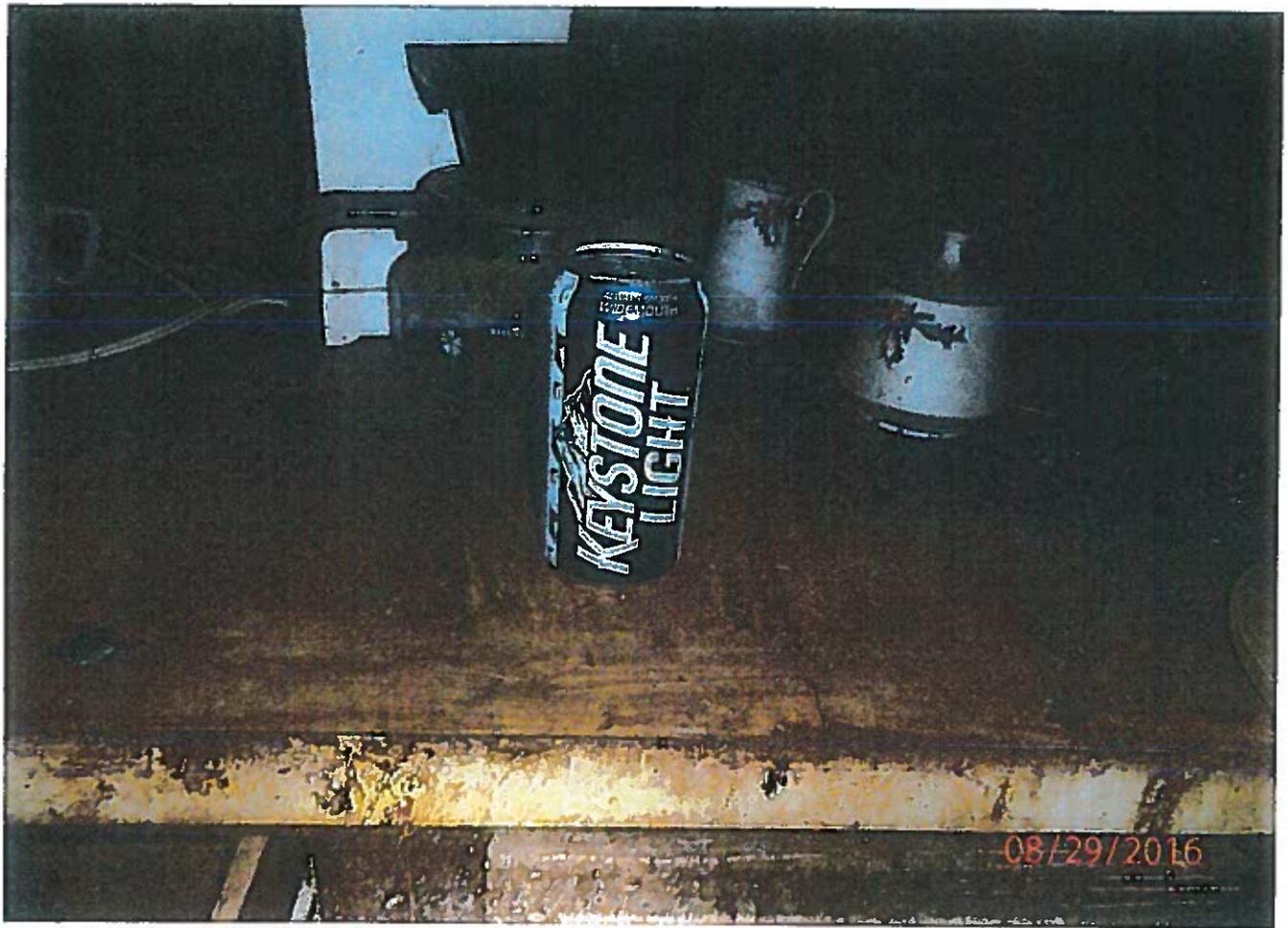


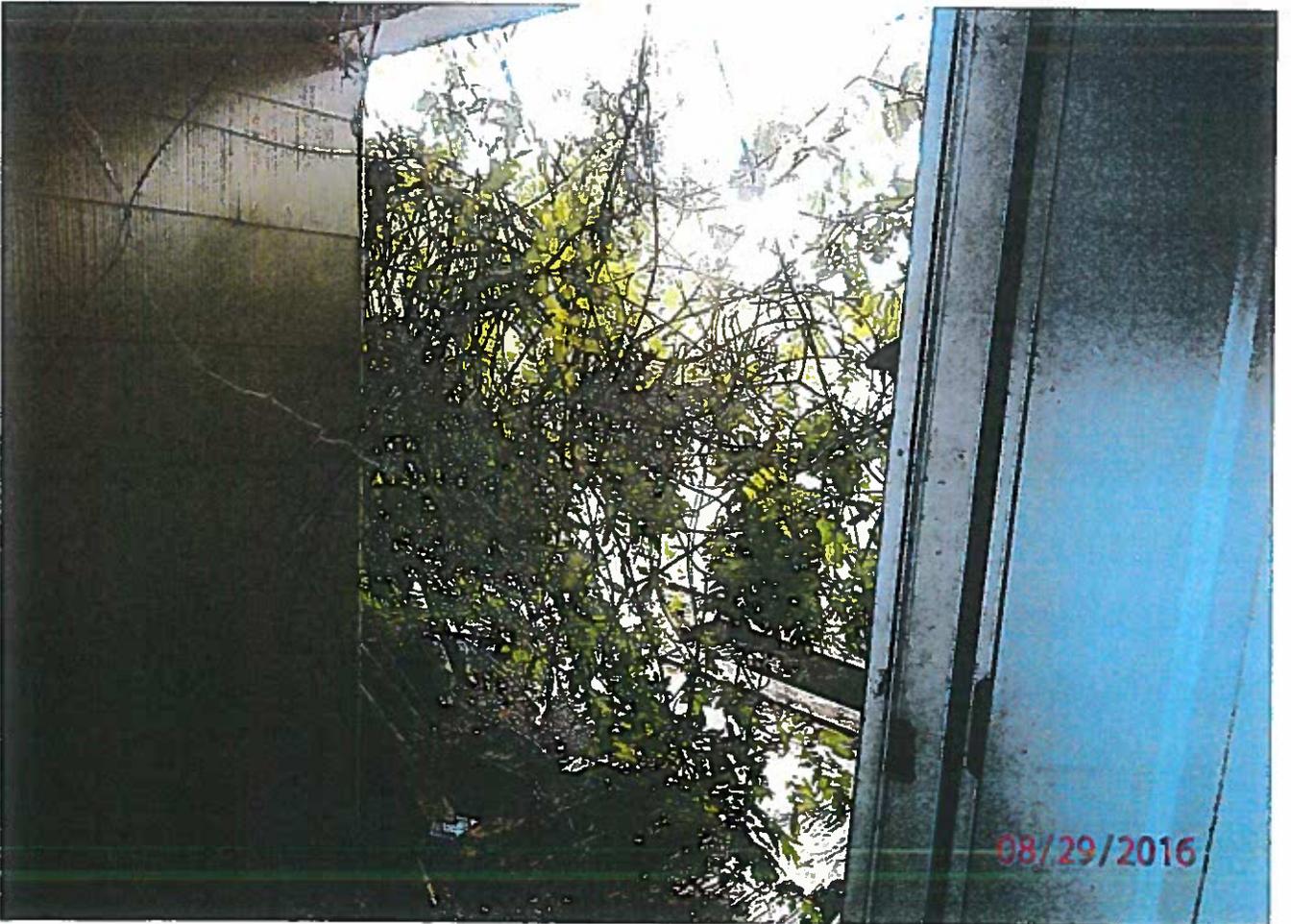
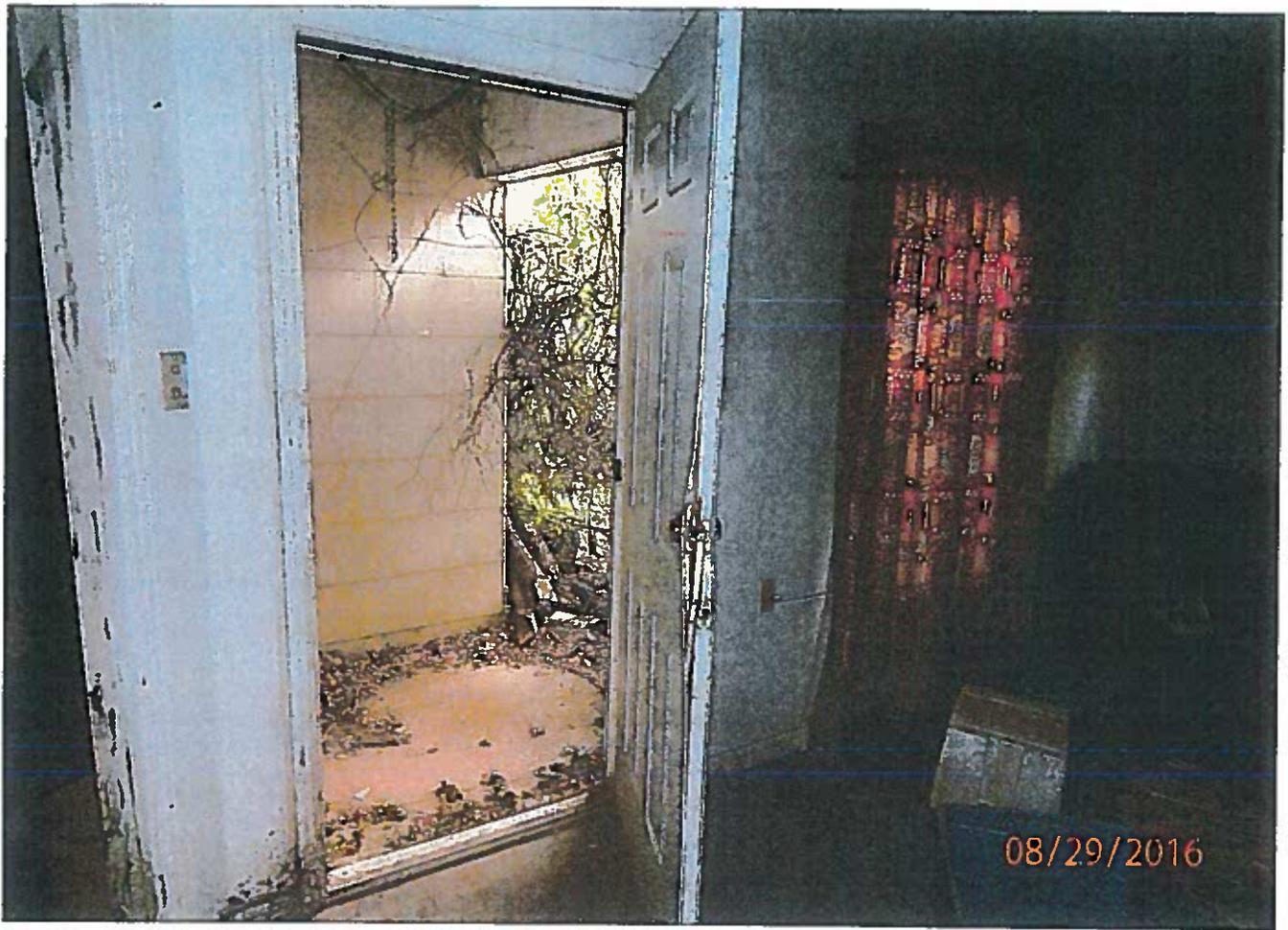


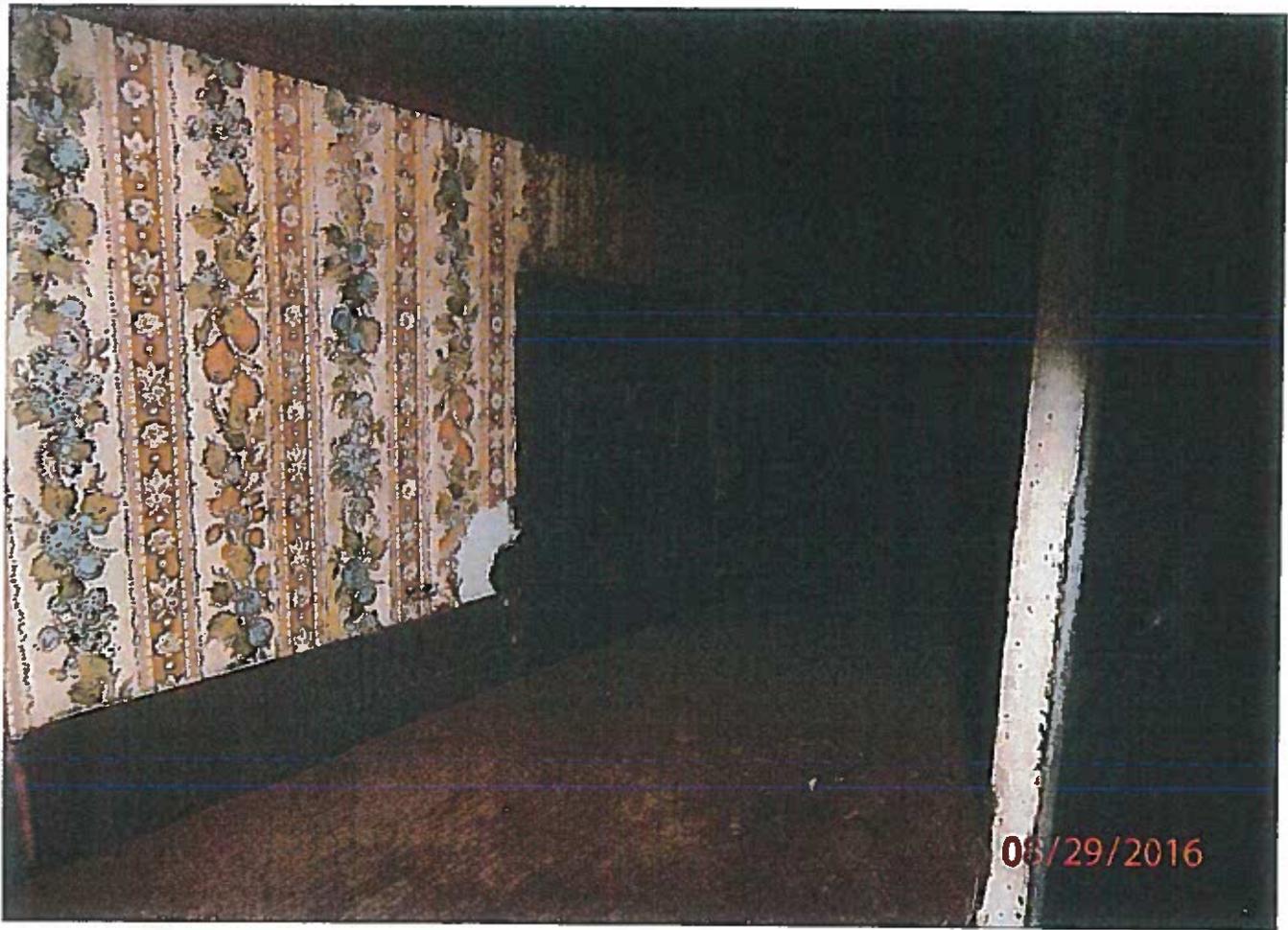








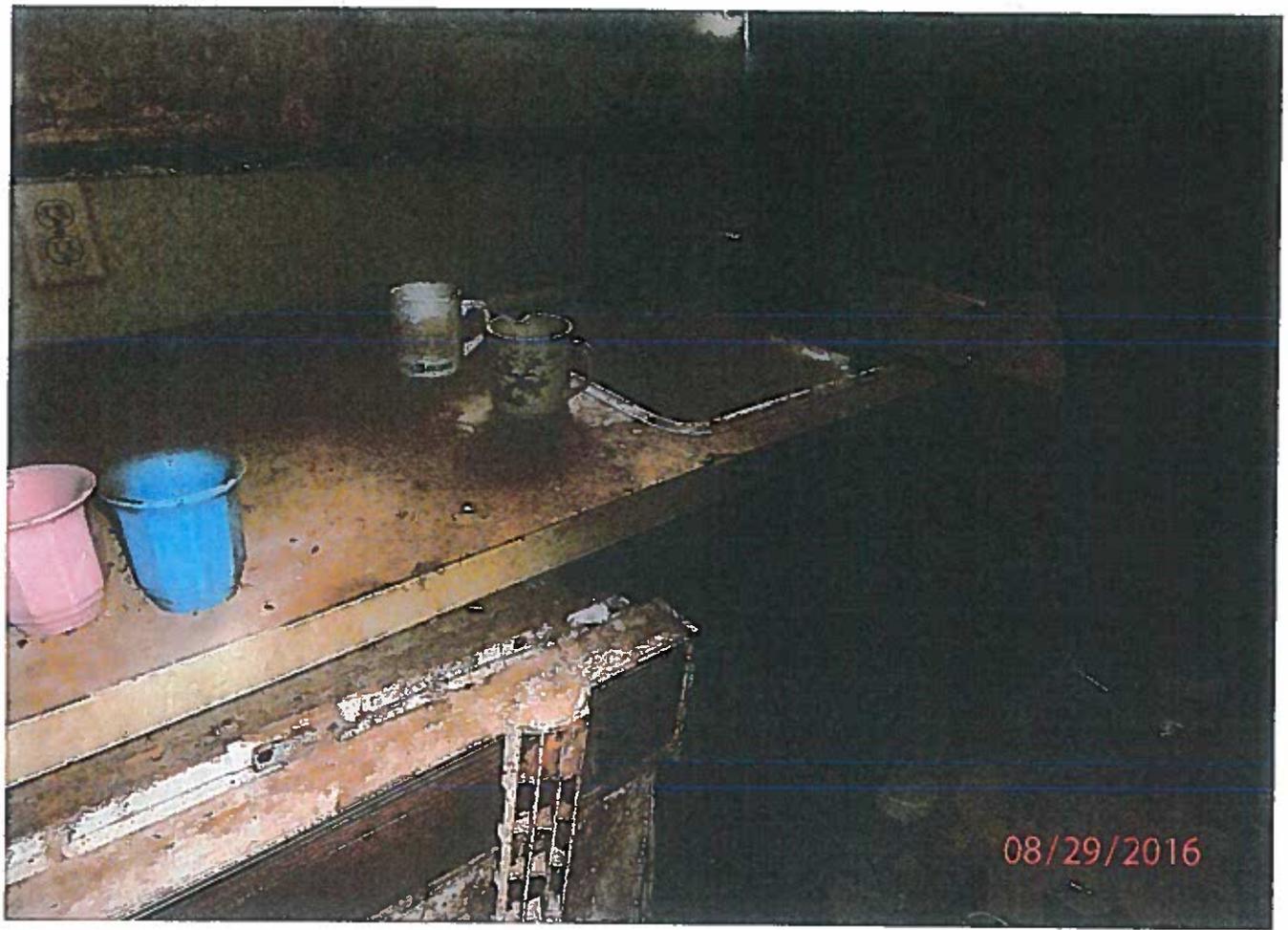




08/29/2016



08/29/2016



**CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.161003A**

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 220 34th St , SNYDER, TEXAS 79549: Legal Description: Lot 1, Block 2 , Kittrell Heights Addition.

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 10/03/2016, wherein the structure located at 220 34th St, Snyder, Texas 79549, described in previous notices as "Lot 1, Block 2, KITTRELL HEIGHTS Addition, was agenda item number 161003A; Legal Description being:

All of Lot Number One (1), in Block Number Two (2), of the Kittrell 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 dated 08/30/2016, 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 BUILDING STANDARDS COMMISSION OF THE CITY OF SNYDER THAT:

1. _____ The owner is hereby ordered to repair, remove or demolish the structure located at _____ by no later than 30 days from the date of this Order;

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

15. _____ The Building Standards Commission has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of

work; therefore, the Building Standards Commission is accepting the detailed plan and time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit 1.

16. ____ This property be brought back to the Building Standards Commission for review at the next scheduled meeting to ensure compliance with this Order.
17. ____ The owner must allow entry to city staff no later than _____ to inspect the interior of the property. The grass must be cut no later than the close of business on _____, 20 _____. The cars, debris, tires, and other hazards to the community be removed no later than _____, 20_____.
18. ____ This property be brought back to the Commission for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.
19. ____ The owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at Click here to enter text. 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 OCTOBER, 2016

**CITY OF SNYDER, TEXAS
BUILDING STANDARDS COMMISSION**

By: _____
Steve Rich, Chairperson

ATTEST:

Shai Green, City Secretary

**CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS**

ADDRESS: 1900 Ave I

SUBDIVISION: Cody HTS **BLOCK:** 26 **LOT:** N/2 L25 & N/2 26

- DATE: 8-29-16 INSPECTION
- YES NO SEARCH WARRANT NEEDED
- DATE: 8-29-16 SEARCH WARRANT OBTAINED
- DATE: 8-29-16 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: 8-31-16 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES
- DATE: 8-31-16 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE
- DATE: 8-31-16 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 COMMISSION ORDERS: _____

YES NO **ADDITIONAL TIME GIVEN** **AMOUNT OF TIME:** _____ **DAYS**

ORDERS AND NOTICE AFTER PUBLIC HEARING:

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

IF NO:

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

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<input type="checkbox"/> Complete items 1, 2, and 3. <input type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input checked="" type="checkbox"/> <i>Betty Marti</i> <input type="checkbox"/> Agent <input type="checkbox"/> Addressee B. Received by (Printed Name) _____ C. Date of Delivery _____
1. Article Addressed to: <p style="text-align: center;">Henry Medrano PO Box 952 Snyder, TX 79550-0952</p>  9590 9402 1594 5362 1677 11	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label) 7014 2120 0000 0889 4808	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)

PS Form 3811, July 2015 PSN 7530-02-000-9053 Domestic Return Receipt

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

1900 AVE J

Sent to *Medrano*
 Street & Apt. No.,
 or PO Box No.
 City, State, ZIP+4

PS Form 3800, July 2014 See Reverse for Instructions

7014 2120 0000 0889 4808

08/31/2016

Henry Medrano
PO Box 952
Snyder, TX 79550-0952

CERTIFIED MAIL NO.
7014 2120 0000 0889 4808

**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 10/03/2016 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:

Henry Medrano PO Box 952, Snyder, TX 79550-0952

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: **All of the North Seventy feet (N70') of Lots Numbers Twenty-five (25) and Twenty-six (26), in Block Number One (1), of the W.S. Bennett's Subdivision of Block 15 and 16, of the CODY HEIGHTS ADDITION to the City of Snyder, Scurry County, Texas, as the same appears according to the plat of said Subdivisio, which is recorded in the office of the County Clerk of Scurry County, Texas, commonly known as 1900 Ave I.**

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 08/29/2016, 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 **10/03/2016**, 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.

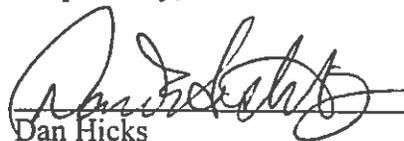
According to law, the owner, lienholder, or mortgagee will be required to submit at the hearing proof of the scope of any work that may be required to comply with Municipal Ordinance No. 1072 of the City of Snyder, and the time it will take to reasonably perform the work.

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: 1900 Ave I

CASE #: 161003B

- 1. Henry V. Medrano**
- 2. None Follow**
- 3.**
- 4.**
- 5.**
- 6.**
- 7.**
- 8.**
- 9.**
- 10.**

CITY OF SNYDER

EXHIBIT B

SUBSTANDARD BUILDING INSPECTION REPORT

ADDRESS: 1900 Ave I

CASE #: 161003B

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

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





[Handwritten Signature]
Code Enforcement Officer

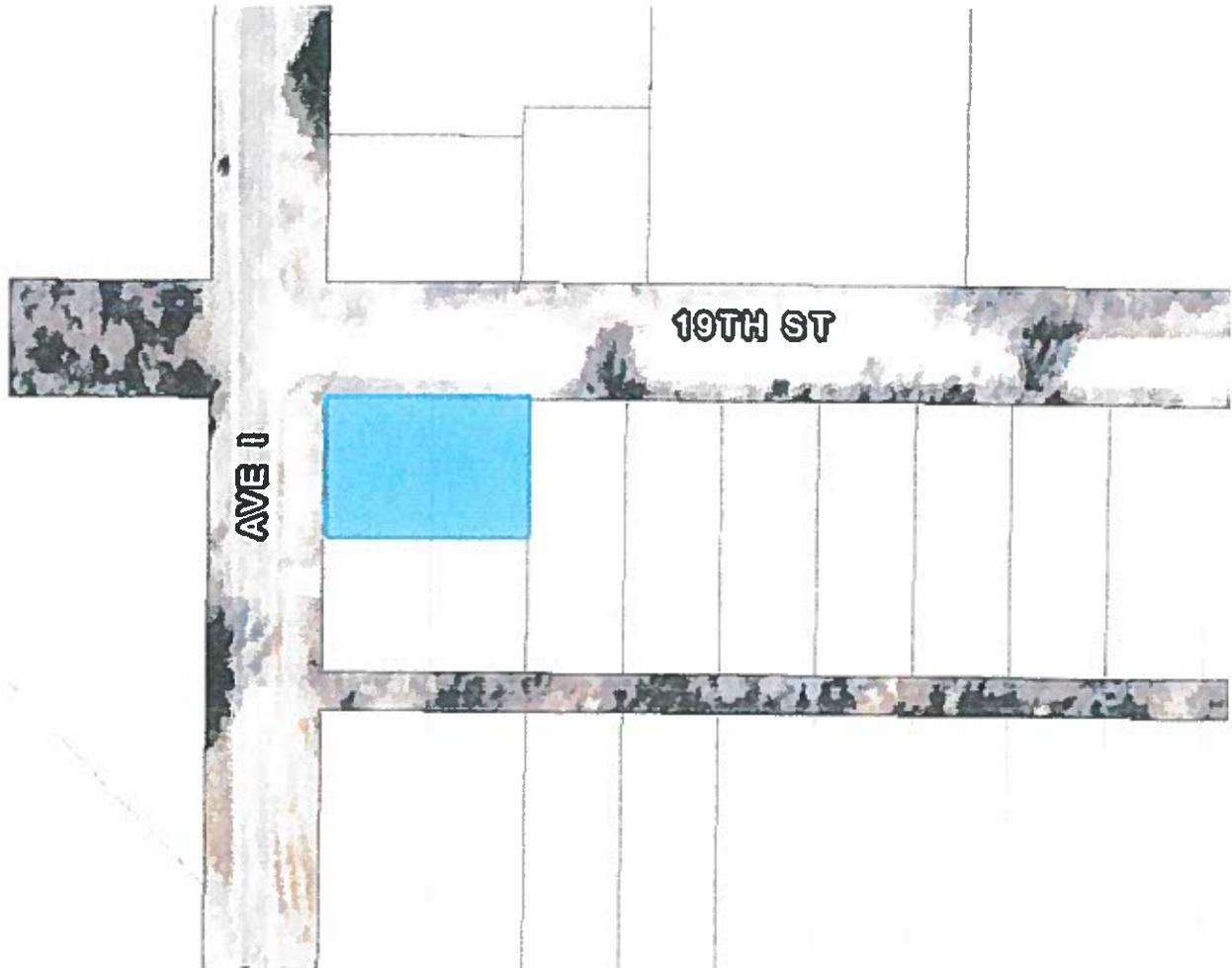
CITY OF SNYDER

EXHIBIT C

MAP OF PROPERTY

ADDRESS: 1900 Ave I

CASE#: 161003B



RETURN

THE STATE OF TEXAS
CITY OF SNYDER,
COUNTY OF SCURRY

§ A BUILDING
§ LOCATED AT:
§
§ 1900 Ave I,
§ 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 _____ day of July, 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, and take pictures of said property.

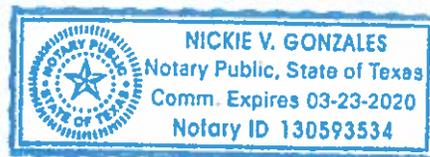


AFFIANT

SUBSCRIBED AND SWORN to before me, the undersigned authority, on this the 26th day of August, 2016.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



THE STATE OF TEXAS § A BUILDING
 § LOCATED AT:
CITY OF SNYDER, §
 § 1900 Ave I,
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 1900 Ave I, Snyder, Scurry County, Texas, said building being described as a tan sided manufactured home with siding falling off and open doors, pulled partially out of the lot onto the City of Snyder right of way or open situated in the 1900 block of Ave I on the east 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 29 day of August, A.D. 2016 at 10:54 o'clock AM.
.m.



MAGISTRATE, SCURRY COUNTY, TEXAS

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: N/2 L25 & N/2 L26 Bennett S/D B15/16 Cody Heights ADDn, Snyder, Scurry County, Texas, Property ID# 12218, described as a tan sided manufactured home with siding falling off and open doors, pulled partially out of the lot onto the City of Snyder right of way or open situated in the 1900 block of Ave I on the east side of the roadway. The owner of the property is Henry Medrano.
- On August 29, 2016, I conducted a Warrantless Inspection of the property. It was observed that the residence has obviously been vacant for an extended period of time. The front door is standing open and there are several broken or open windows. There 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 29TH day of August, 2016, to certify which witness my hand and official seal.

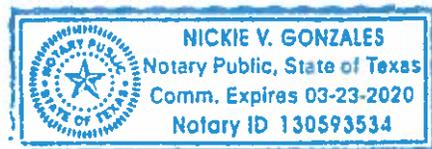


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

NICKIE GONZALES

(Print or Type Name)

My Commission Expires: 3/23/20

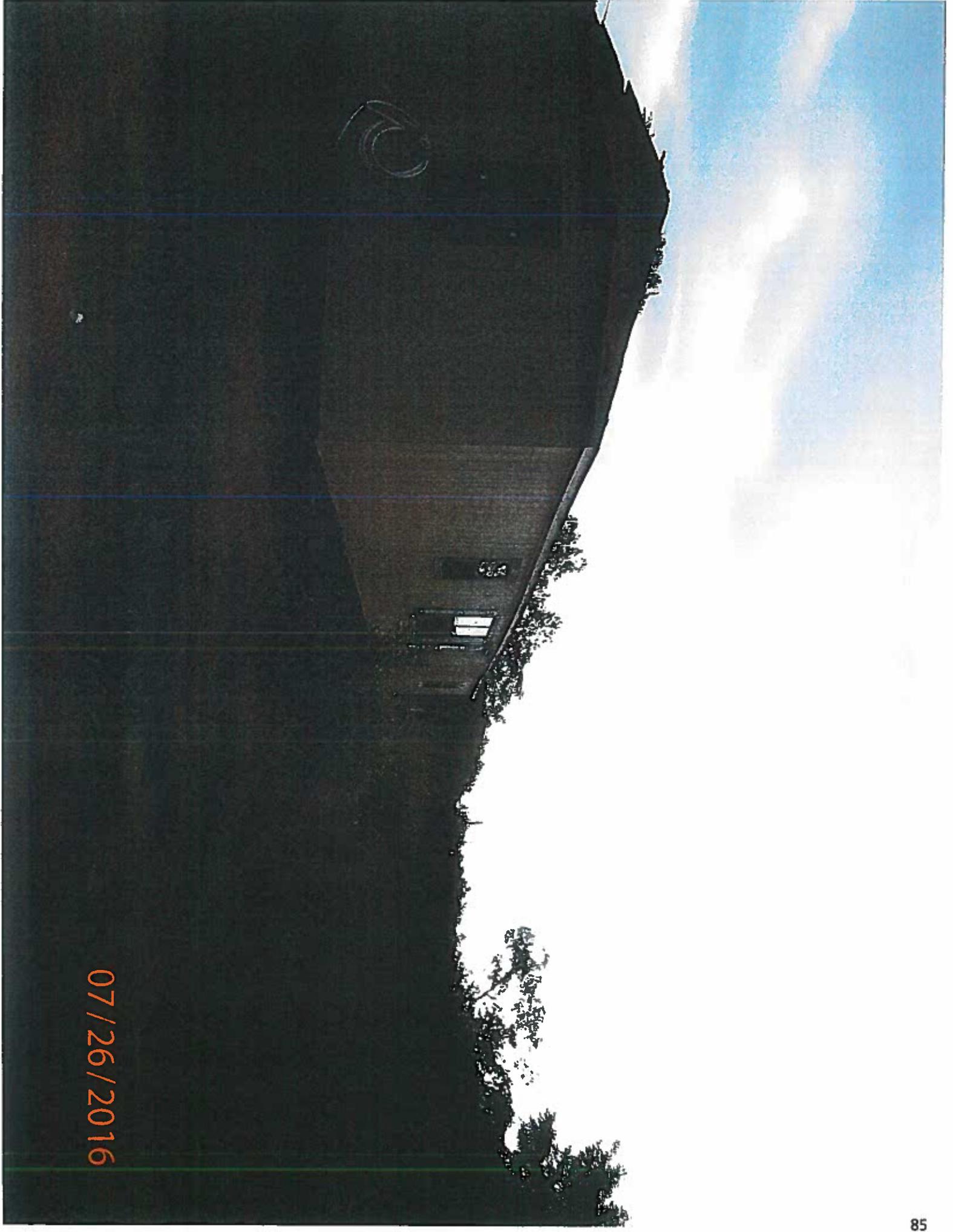




07/26/2016



07/26/2016



07/26/2016

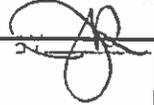
Henry Medrano
PO Box 952
Snyder, TX 79550-0952

FILED

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

2016 AUG 31 PM 3:09

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON 10/03/2016 AT 4:30 P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549. COUNTY CLERK SCURRY CO. TX

NAME AND ADDRESS OF RECORD OWNER: Henry Medrano PO Box 952, Snyder, TX 79550-0952	 DEPUTY
ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: All of the North Seventy feet (N70') of Lots Numbers Twenty-five (25) and Twenty-six (26), in Block Number One (1), of the W.S. Bennett's Subdivision of Block 15 and 16, of the CODY HEIGHTS ADDITION to the City of Snyder, Scurry County, Texas, as the same appears according to the plat of said Subdivisio, which is recorded in the office of the County Clerk of Scurry County, Texas, commonly known as 1900 Ave I.	

On 08/29/2016, 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 10/03/2016, 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.

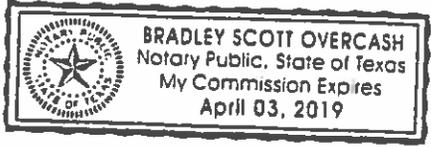
If the building is found to be in violation of the standards set forth in Municipal Ordinance No. 1072 of the City of Snyder, the City of Snyder Building Standards Commission may order that the building(s) be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner,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

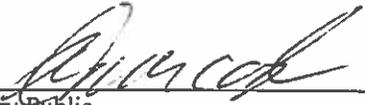
If the Commission's Order given to the owner, mortgagee, or lienholder is not complied with in the allowed time, the City may vacate, secure, remove or demolish the building or relocate the occupants of the building. The expenses incurred by the City shall be a personal obligation of the property owner 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 31st day of August, 2016.




Notary Public

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
11515

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

Property Information	
Property ID: 12218	Geo ID: 01-0208-0150-0015-0050
Legal Acres: 0.0000	
Legal Desc: N/2 L25 & N/2 L26 BENNETT S/D B15/16 CODY HEIGHTS ADDN FLEETWOOD 1980 15 X 76	
Situs: 1900 AV I SNYDER, TX 79549	
DBA:	
Exemptions:	

Owner ID: 43816 100.00%
MEDRANO, HENRY
PO BOX 952
SNYDER, TX 79550-0952

For Entities	Value Information
CITY OF SNYDER	Improvement HS: 5,848
HOSPITAL DISTRICT SCURRY CO	Improvement NHS: 0
SCURRY CAD	Land HS: 0
SCURRY COUNTY	Land NHS: 1,246
SNYDER ISD	Productivity Market: 0
WESTERN TX COLLEGE	Productivity Use: 0
	Assessed Value 7,094

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	7,094	18.00	3.24	4.25	25.49
2015	WESTERN TX COLLEGE	7,094	23.23	4.18	5.48	32.89
2015	SNYDER ISD	7,094	82.58	14.87	19.49	116.94
2015	CITY OF SNYDER	7,094	31.12	5.60	7.34	44.06
2015	SCURRY COUNTY	7,094	22.70	4.08	5.36	32.14
2014	HOSPITAL DISTRICT SCURRY CO	3,701	4.87	1.46	1.27	7.60
2014	WESTERN TX COLLEGE	3,701	5.77	1.73	1.50	9.00
2014	SNYDER ISD	3,701	27.39	8.22	7.12	42.73
2014	CITY OF SNYDER	3,701	10.33	3.10	2.69	16.12
2014	SCURRY COUNTY	3,701	7.36	2.20	1.91	11.47
Totals:			233.35	48.68	56.41	338.44
Effective Date: 07/18/2016			Total Due if paid by: 07/31/2016			338.44
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: 07/18/2016
Requested By: SNYDER ABSTRACT & TITLE
Fee Amount: 10.00
Reference #: Henry Medrano


Signature of Authorized Official of Collecting Office

SNYDER ABSTRACT & TITLE CO., INC.

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

ABTRACTOR'S CERTIFICATE

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

July 18, 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:

1900 Avenue I

All of the North Seventy feet (N70') of Lots Numbers Twenty-five (25) and Twenty-six (26), in Block Number One (1), of the W. S. BENNETT'S SUBDIVISION of blocks 15 and 16, of the CODY HEIGHTS ADDITION to the City of Snyder, Scurry County, Texas, as the same appears according to the plat of said Subdivision, which is recorded 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 July 2, 2015 at 8:00 a.m. to July 14, 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:

HENRY V. MEDRANO

and finding the following instruments of record affecting such property:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
OR 696/273	Henry V. Medrano d/b/a Medrano Wrecker & Tow Service		Assumed Name Certificate	7-6-2009	7-6-2009
OR 698/626	Henry Medrano Medrano Wrecker & Tow Service		Assumed Name Certificate	8-7-2009	8-10-2009
OR 858/901	Raymond Medrano, Dec'd	Henry V. Medrano, et al	Heirship Affidavit	1-17-2003	7-12-2015
OR 858/904	Juanita Carrisalez, et al	Guadalupe Medrano	Warranty Deed	1-17-2003	7-2-2015
OR 858/916	Guadalupe Medrano	Henry V. Medrano	Warranty Deed	7-2-2015	7-2-2015

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

RECORD OWNER: **HENRY V. MEDRANO**

RECORD LIENHOLDERS: **None of Record**

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

BANKRUPTCIES AND SUITS INVOLVING DEBTORS: **None of Record**

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

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

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

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

SNYDER ABSTRACT AND TITLE CO., INC.

By: 

DAVID COTTON, President

IS:certificate/city medrano 16

20152042

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.

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THE STATE OF TEXAS §
COUNTY OF SCURRY §

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, **GUADALUPE MEDRANO**, a widow, (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 **HENRY V. MEDRANO**, whose mailing address is P.O. Box 932, Snyder, Texas 79150, (hereinafter-referred to as "Grantee"), all of the following-described lots, tracts or parcels of land, lying and being situated in the County of Scurry, State of Texas, to-wit:

All of the North Seventy feet (N 70') of Lots Numbers Twenty-five (25) and Twenty-six (26), in Block Number One (1), of the W.S. BENNETT'S SUBDIVISION of Blocks 15 and 16, of the CODY HEIGHTS ADDITION, to the City of Snyder, Scurry County, Texas, as the same appears according to the Plat of said Subdivision, which is recorded 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.

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 **HENRY V. MEDRANO**, his heirs, representatives and assigns forever; and Grantor does hereby bind herself, her heirs, representatives and assigns, to Warranty and Forever Defend all and singular the said premises unto the said **HENRY V. MEDRANO**, his heirs, representatives and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED this 2nd day of July, 2015.

Guadalupe Medrano
GUADALUPE MEDRANO

THE STATE OF TEXAS §
COUNTY OF SCURRY §

This instrument was acknowledged before me on this the 2nd day of July, 2015, by **GUADALUPE MEDRANO**.

My commission expires: 04/05/2016
KATIE/REAL/01172



Katie Mendoza
Notary Public in and for the State of Texas



Scurry County
Melody Appleton
Scurry County Clerk
Snyder, Tx 79549

Instrument Number: 2015-20152042

Recorded On: July 02, 2015

AS
Recordings

Parties: MEDRANO GUADALUPE
To MEDRANO HENRY V

Billable Pages: 1
Number of Pages: 2

Comment: WARRANTY DEED

(Parties listed above are for Clerks reference only)

** Examined and Charged as Follows: **

Recordings 26.00
Total Recording: 26.00

***** 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: 2015-20152042
Receipt Number: 100047
Recorded Date/Time: July 02, 2015 01:57:32P
Book-Vol/Pg: BK-OR VL-858 PG-916
User / Station: S Gregory - SCAN01

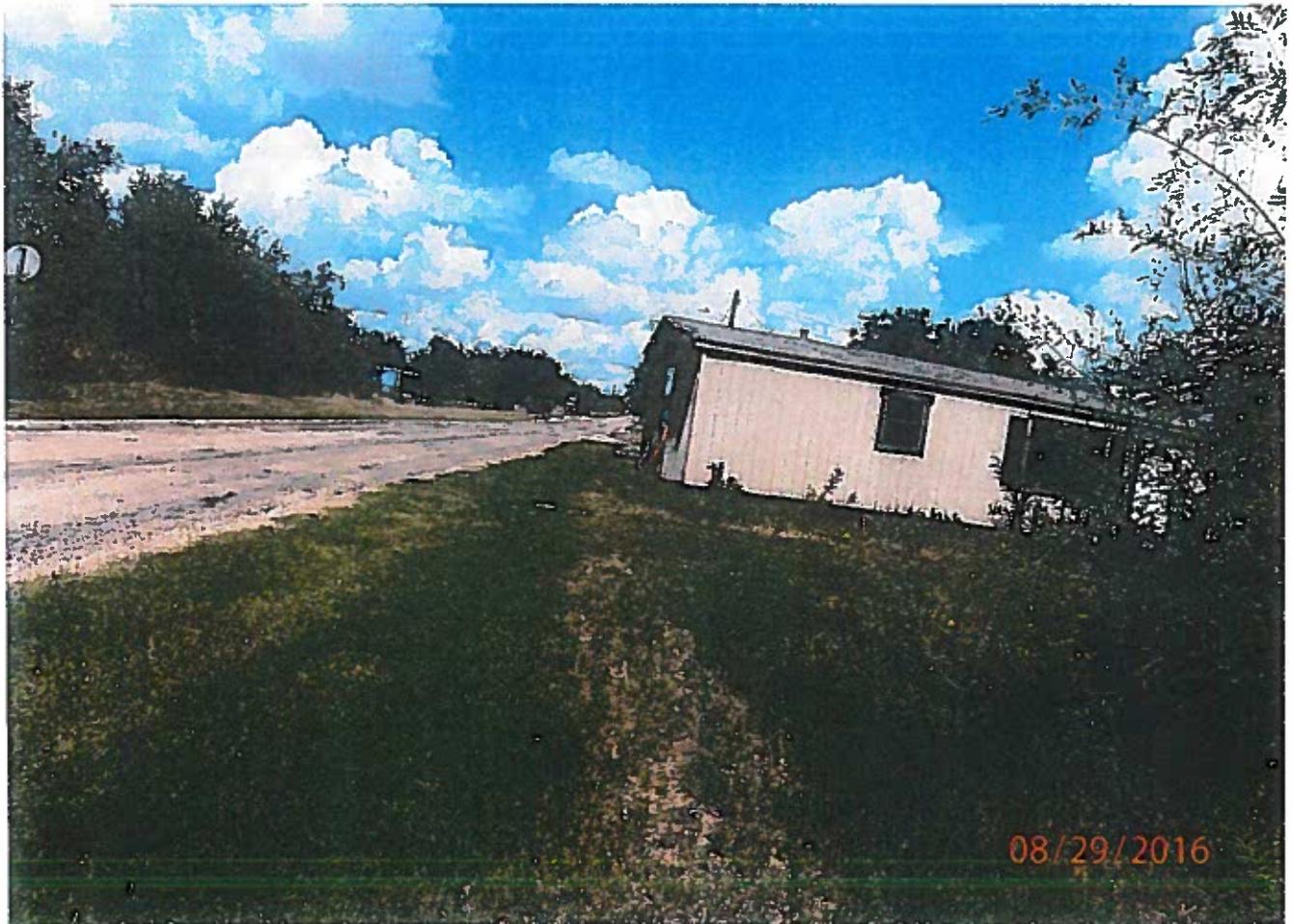
Record and Return To:

COTTON & COTTON 2
P O BOX 841
SNYDER TX 79550

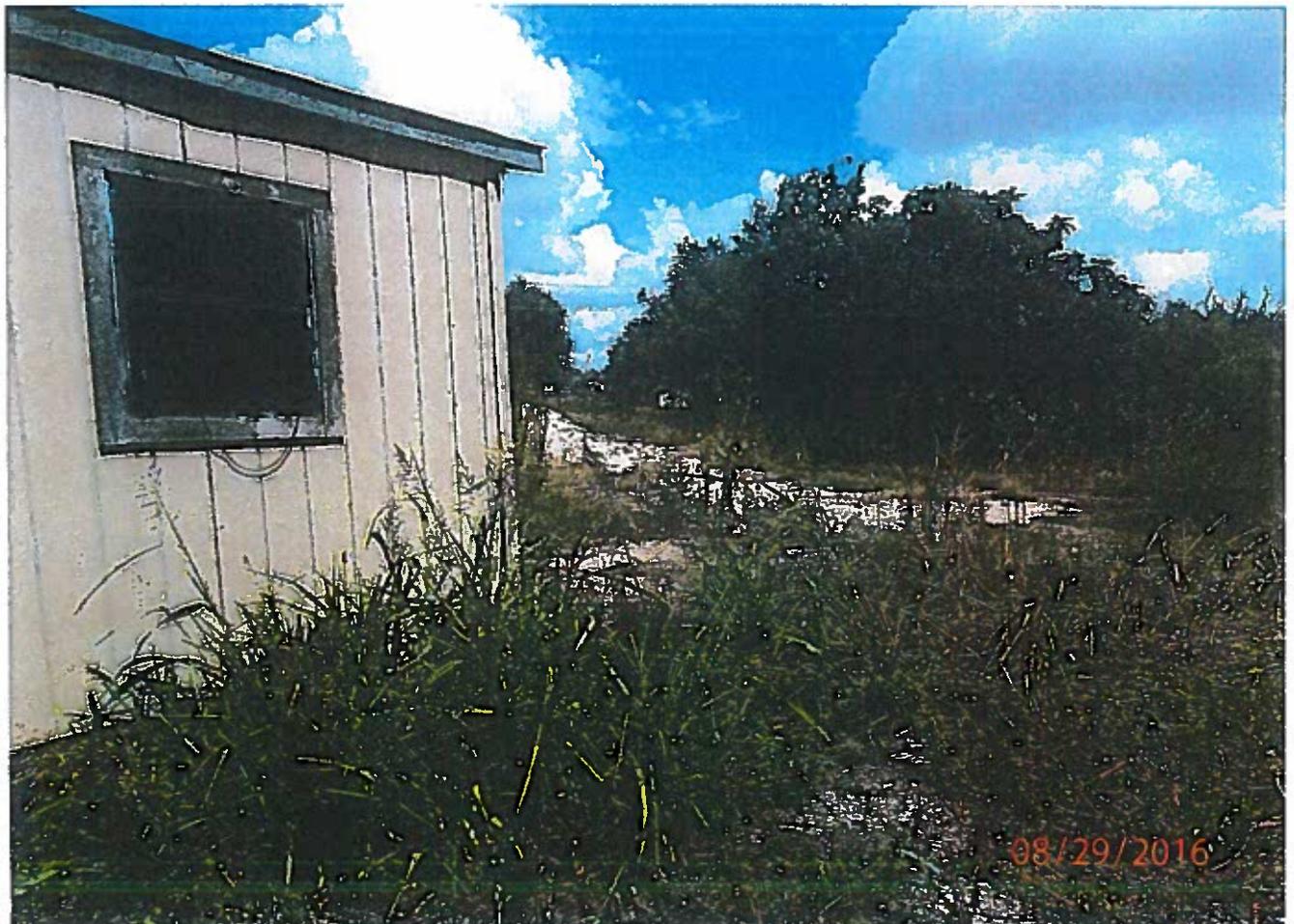


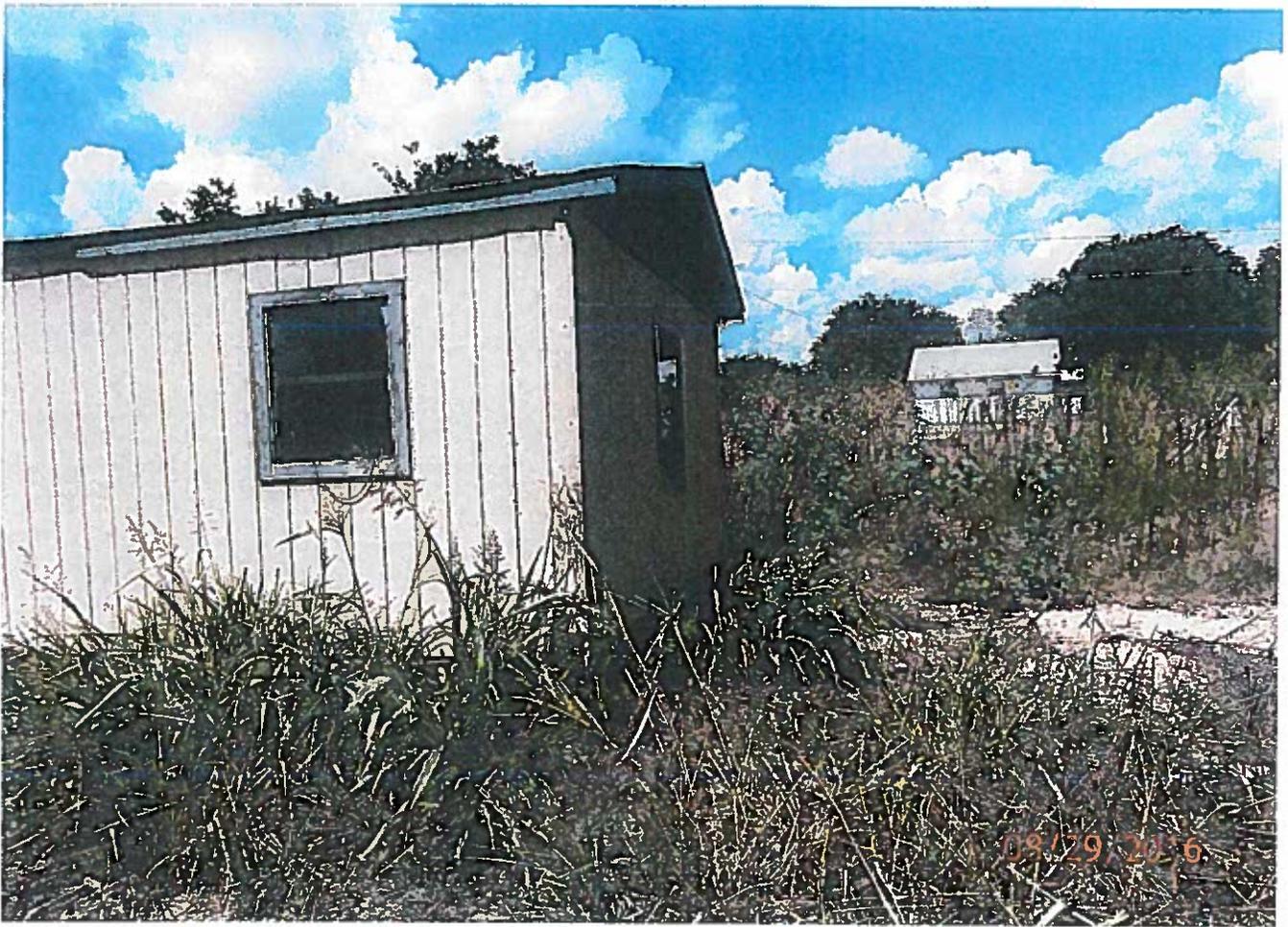
State of Texas
County of Scurry
I here by certify that this instrument was filed for record in my office on the date and
time stamped hereon and was recorded on the volume and page of the named records
of Scurry County, Texas

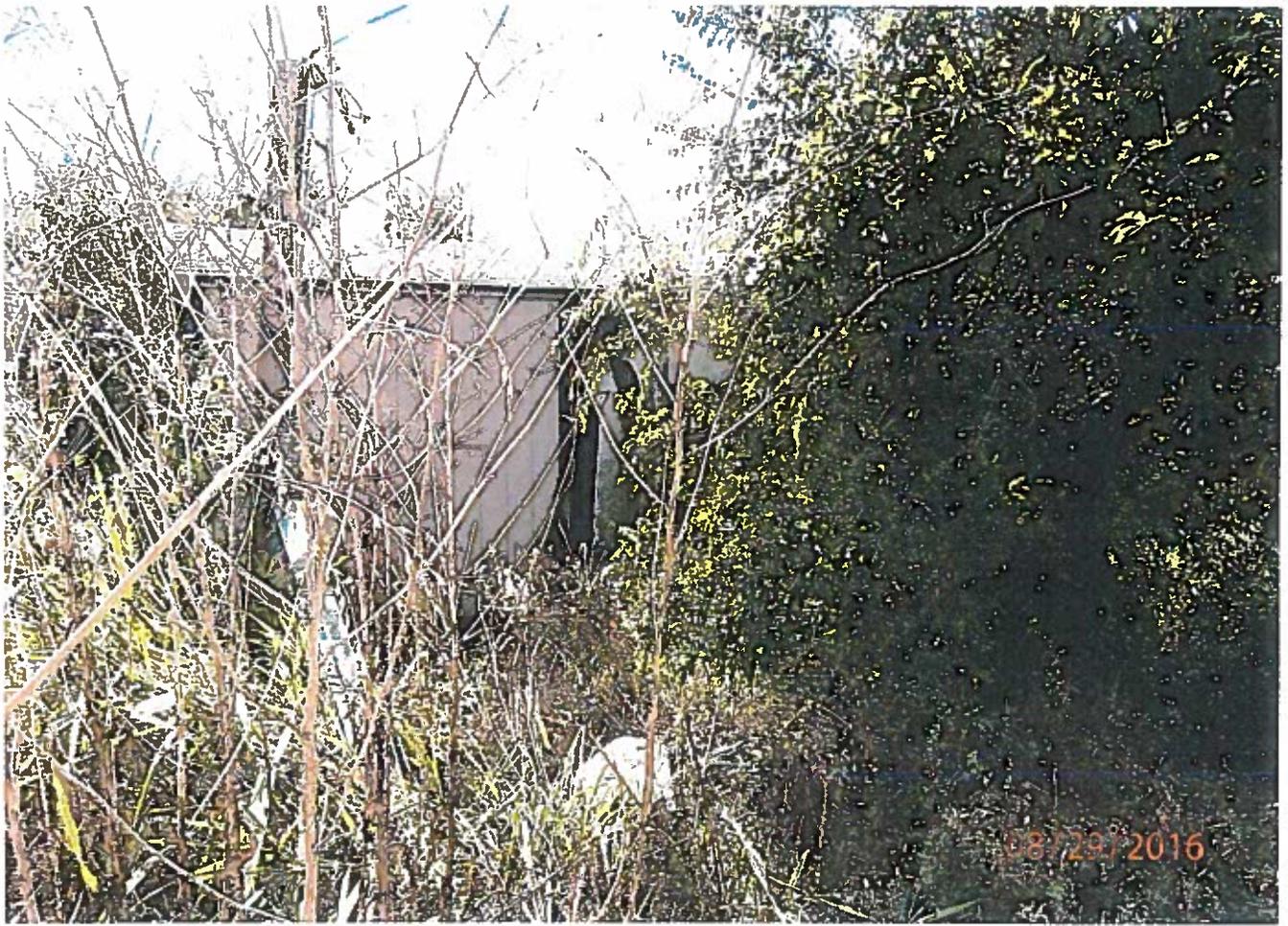
Melody Appleton
Melody Appleton, County Clerk

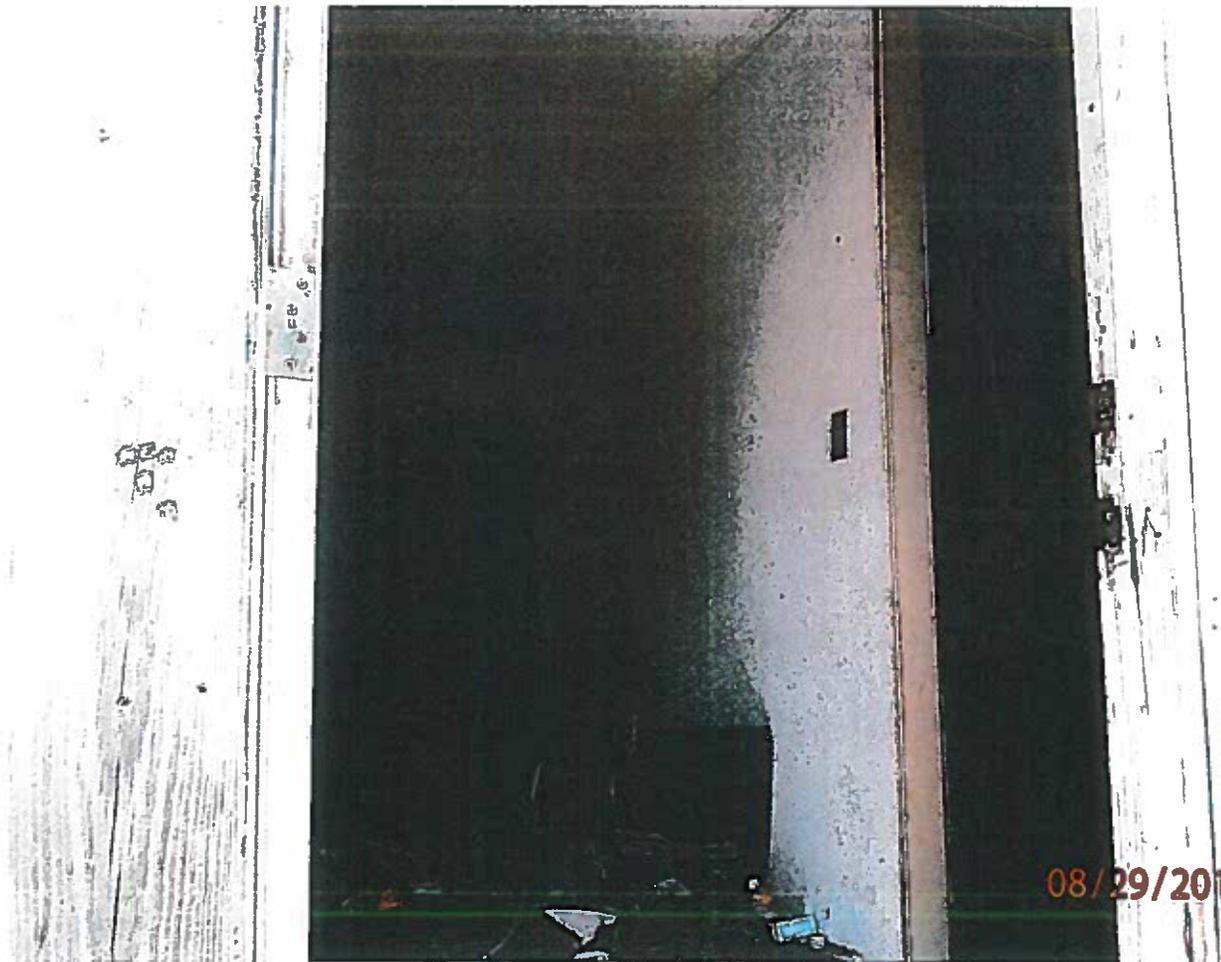
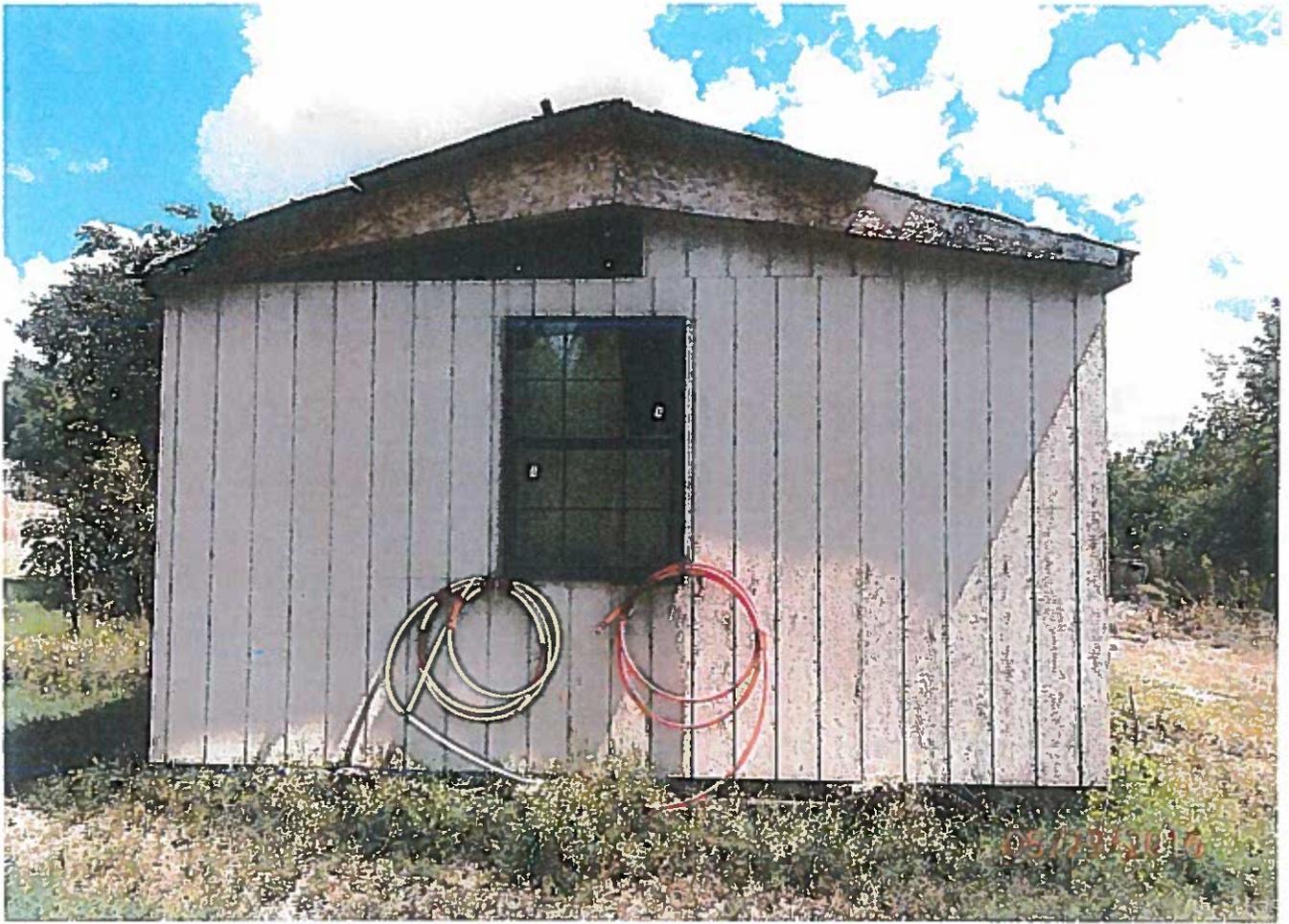


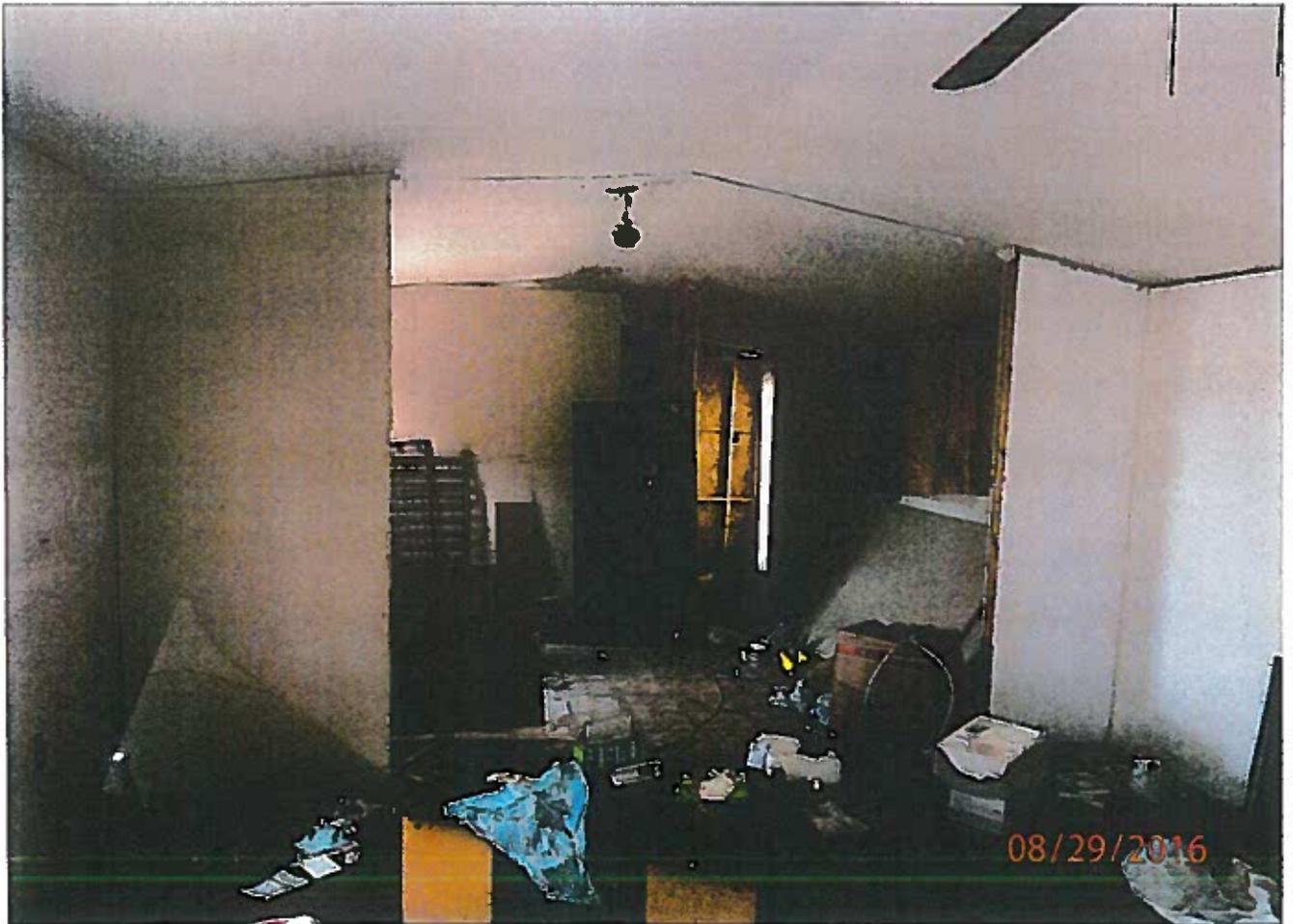


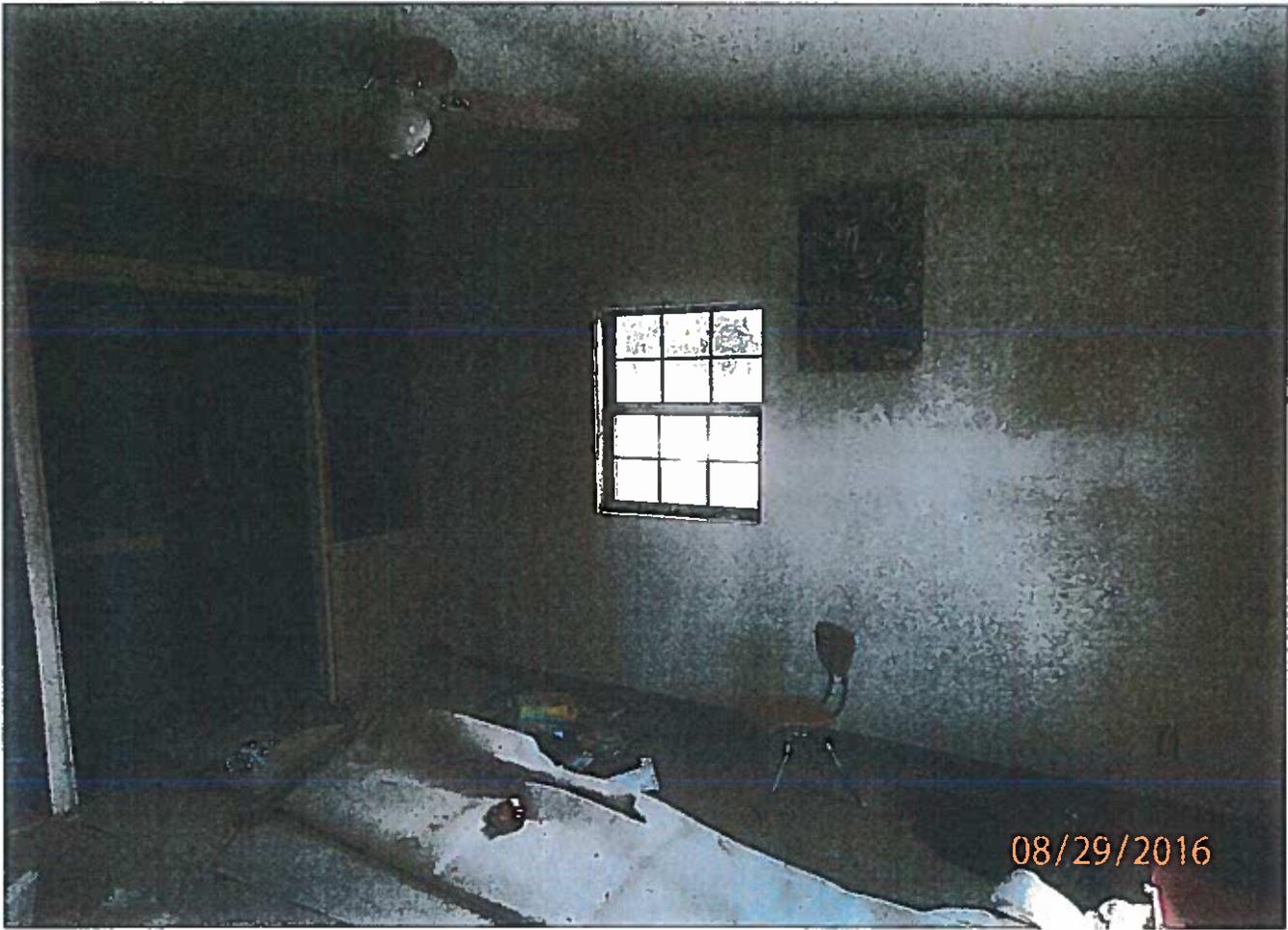






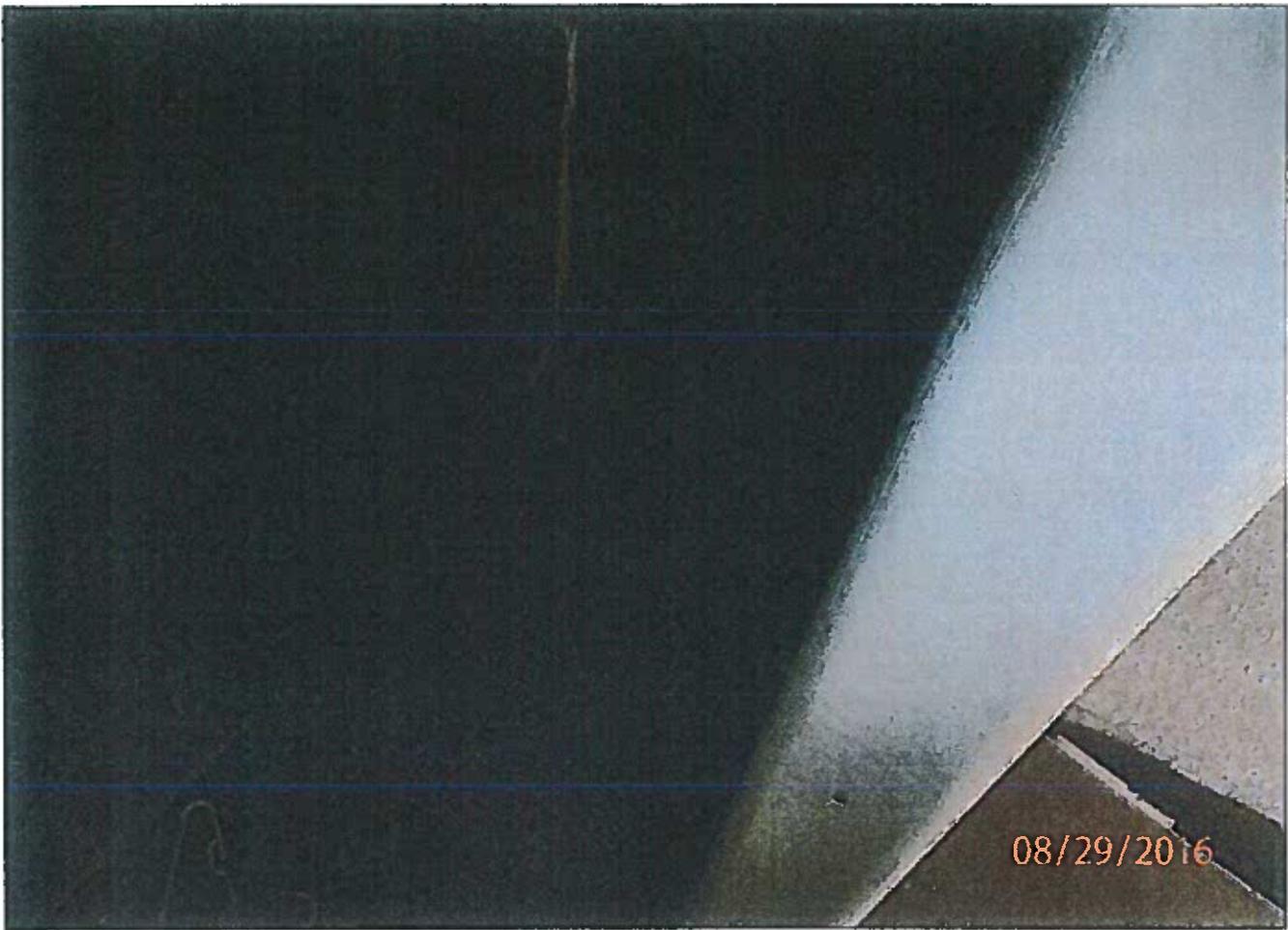








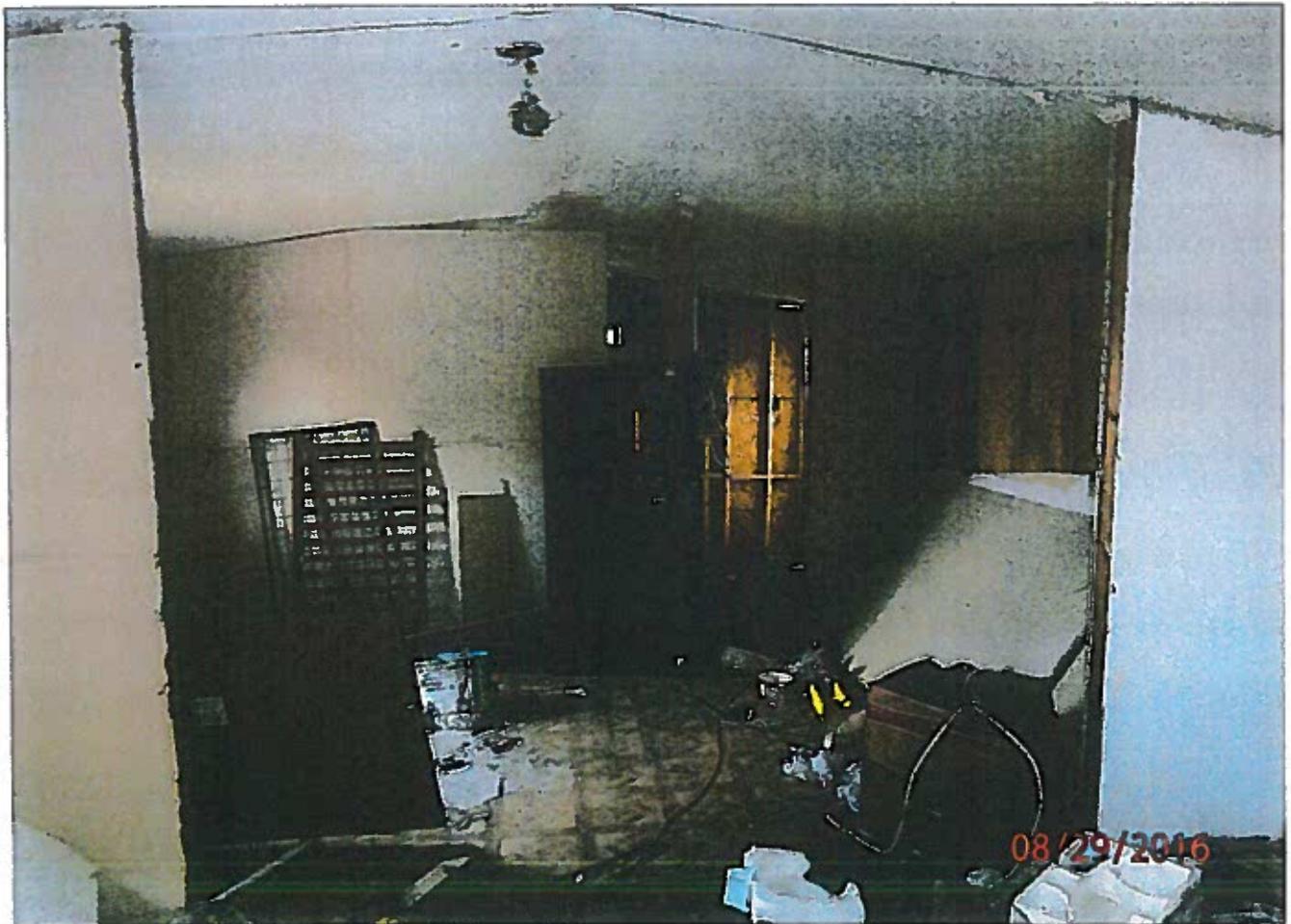
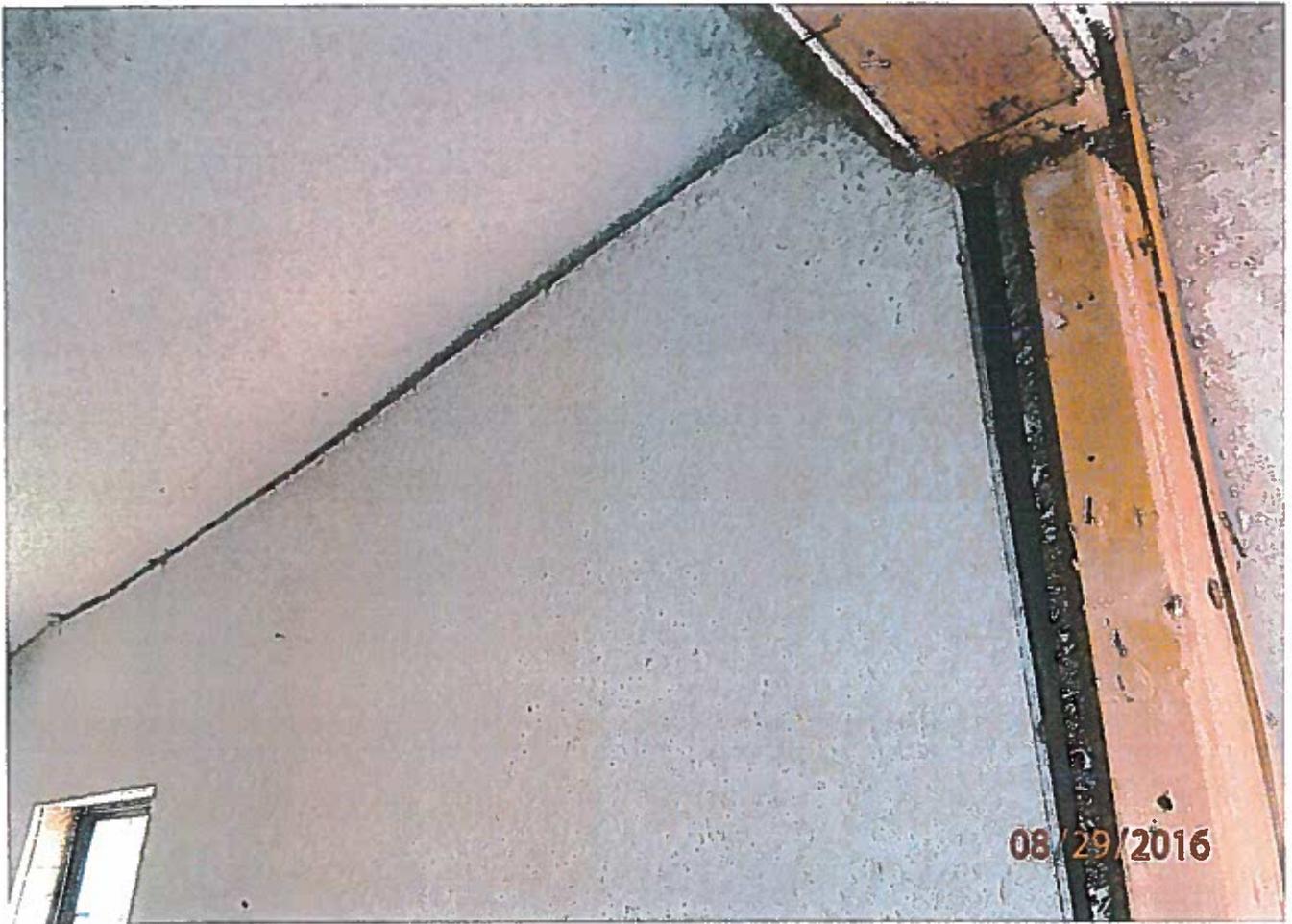


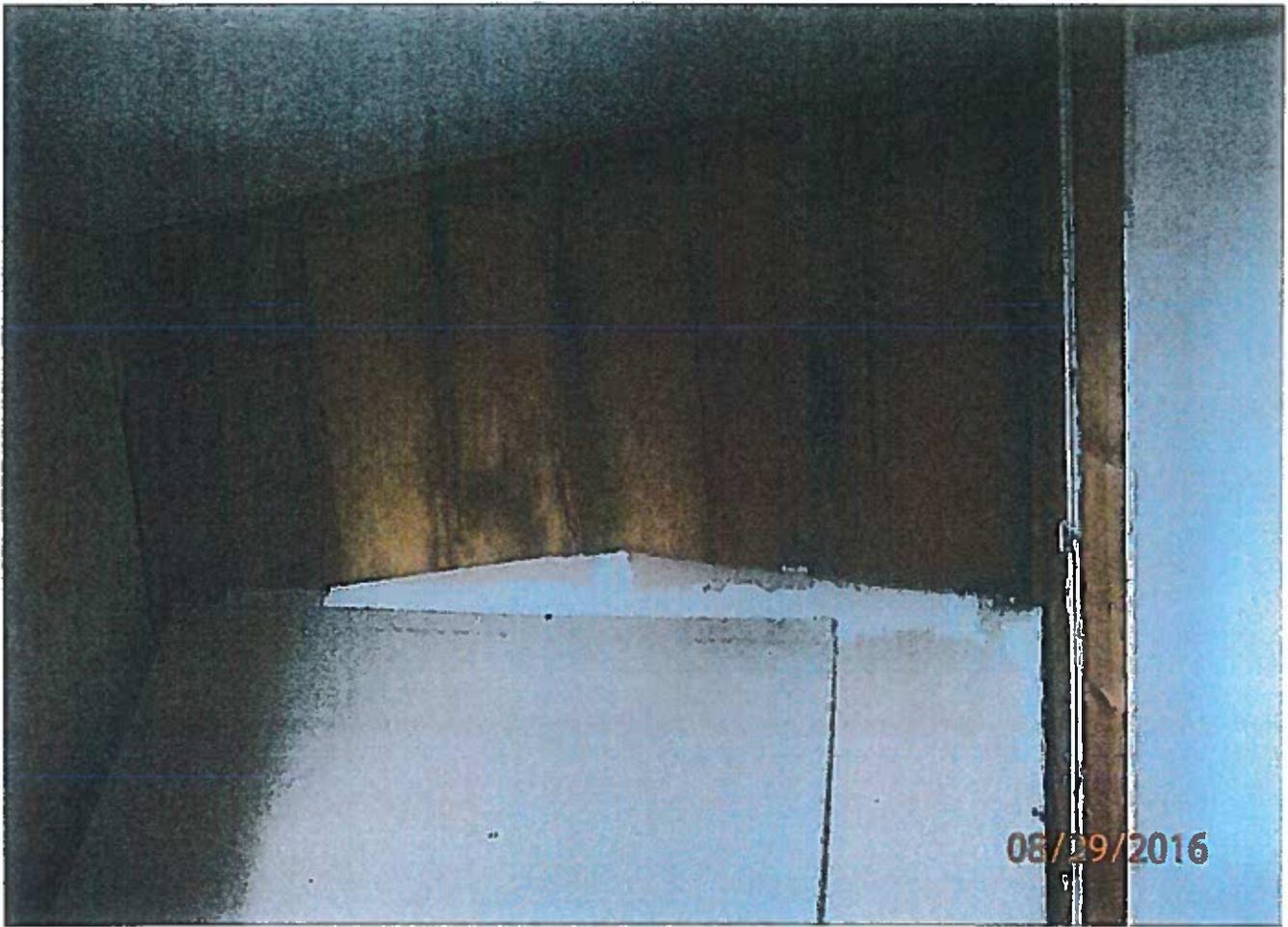


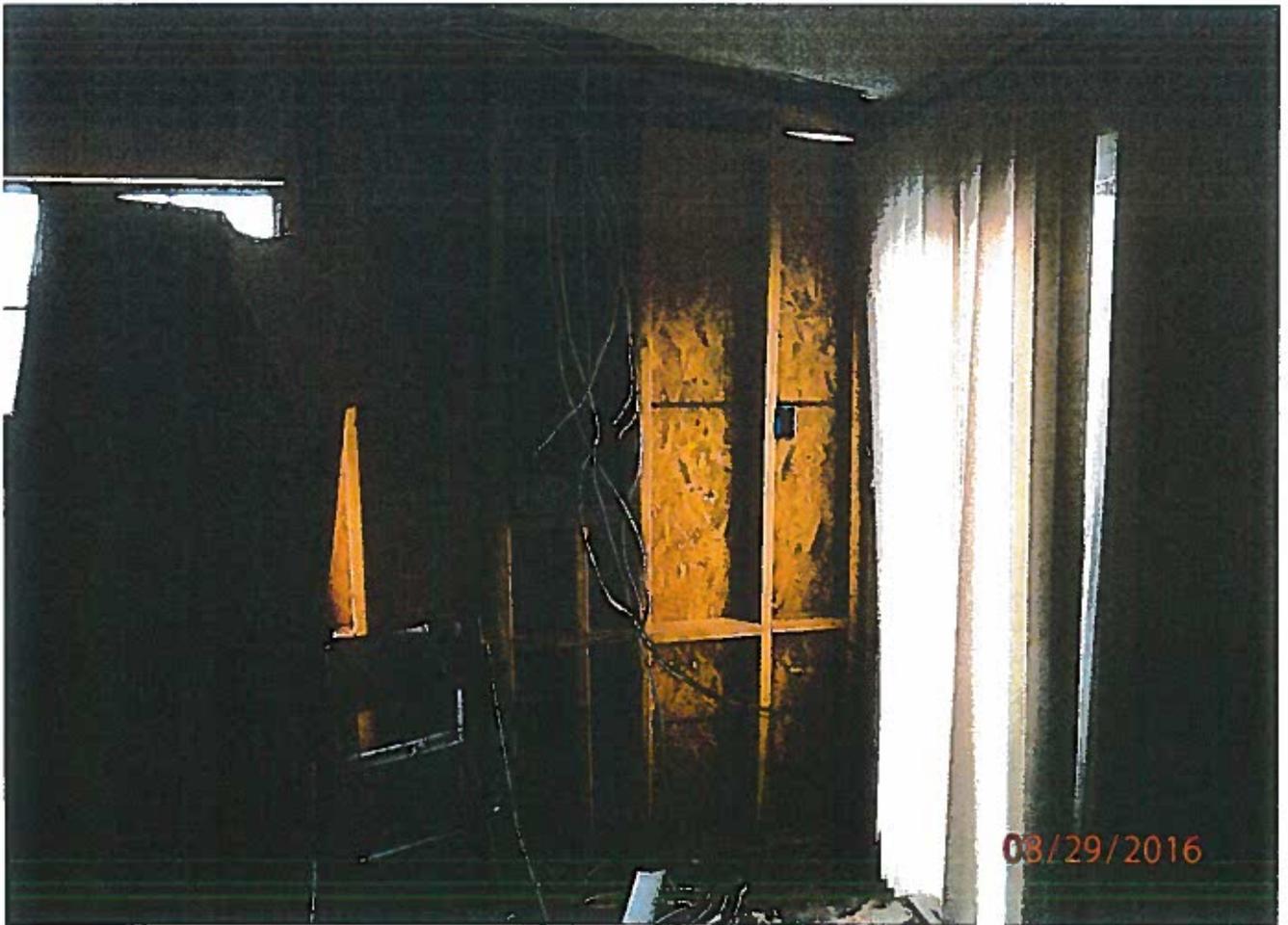
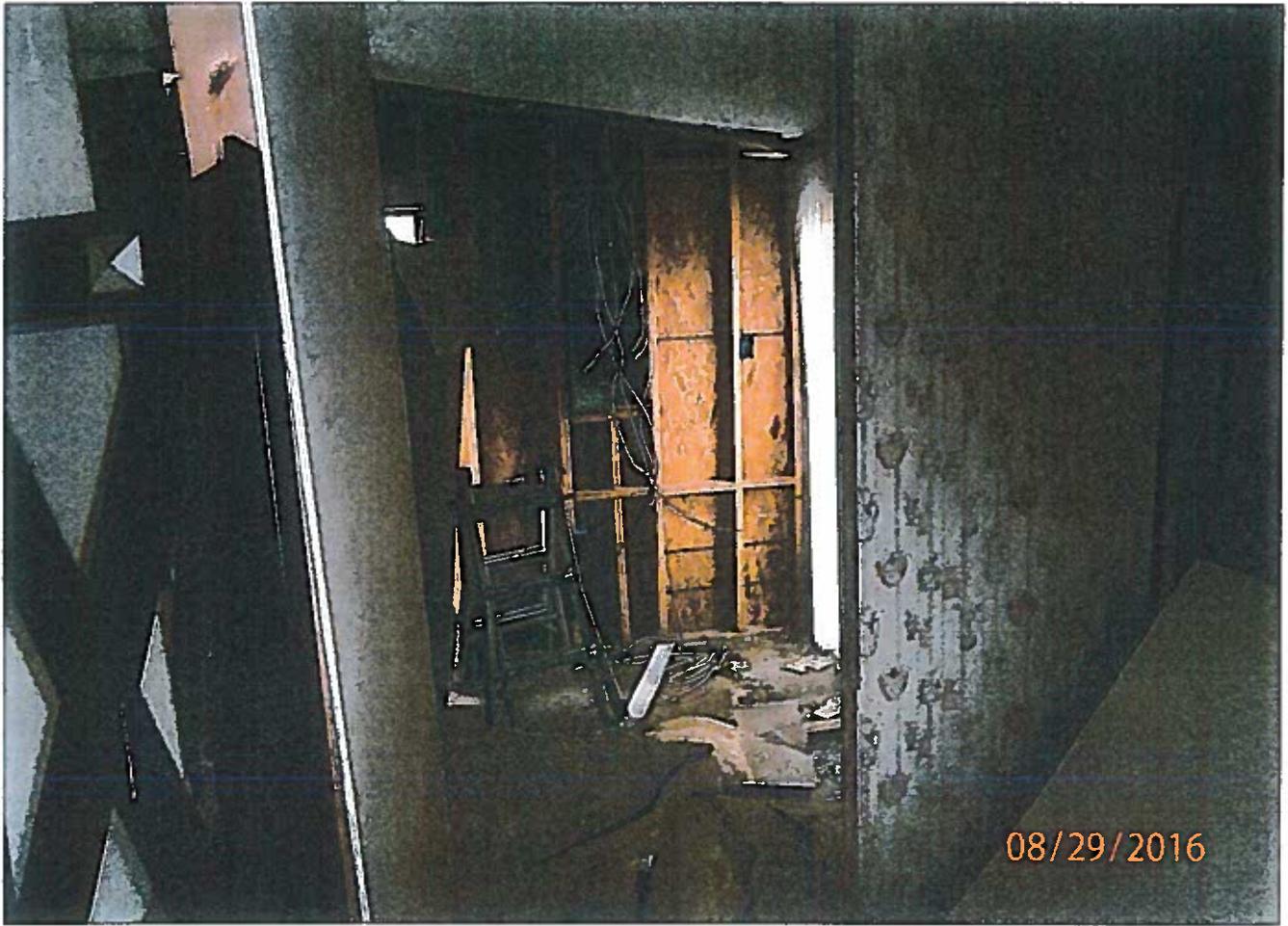
08/29/2016



08/29/2016







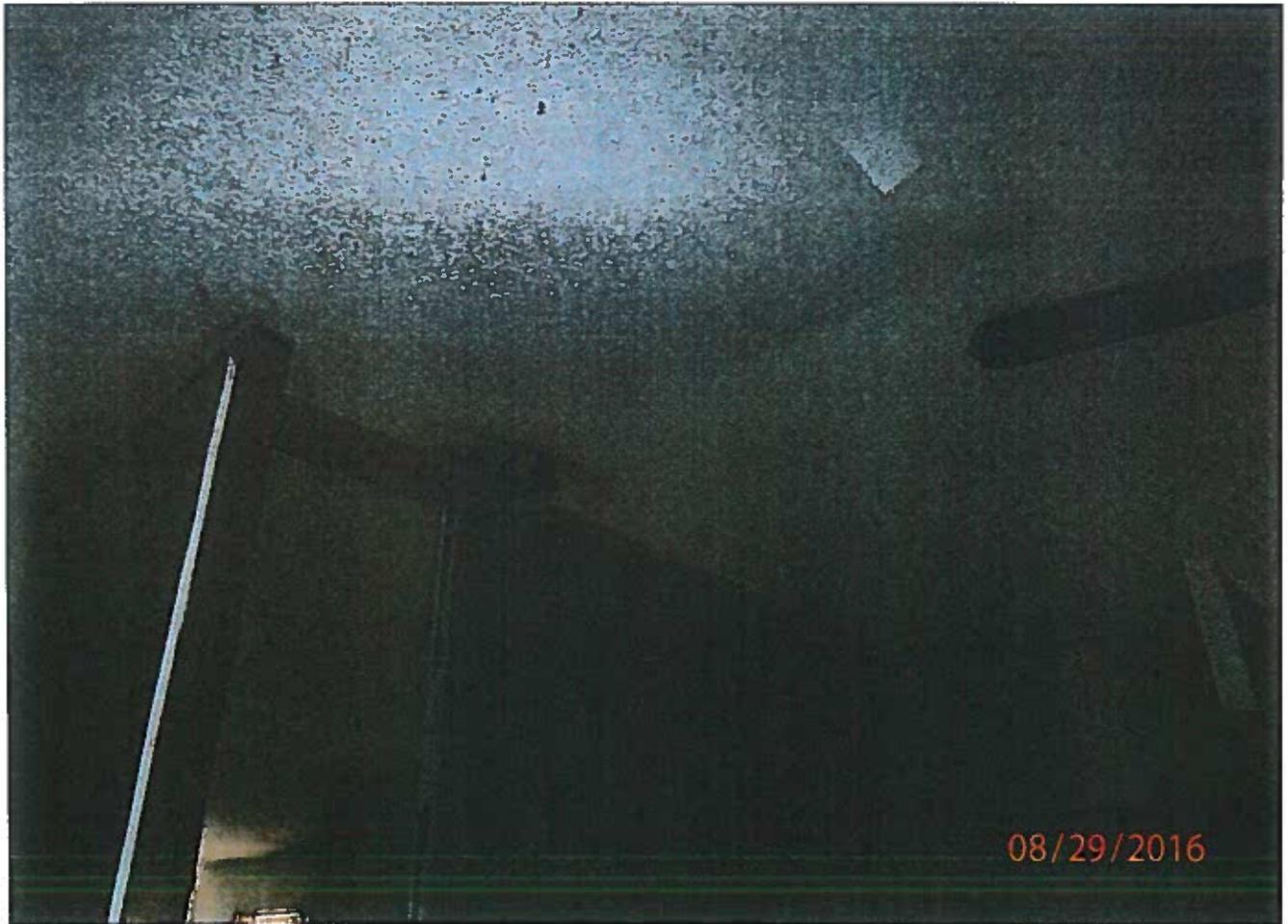
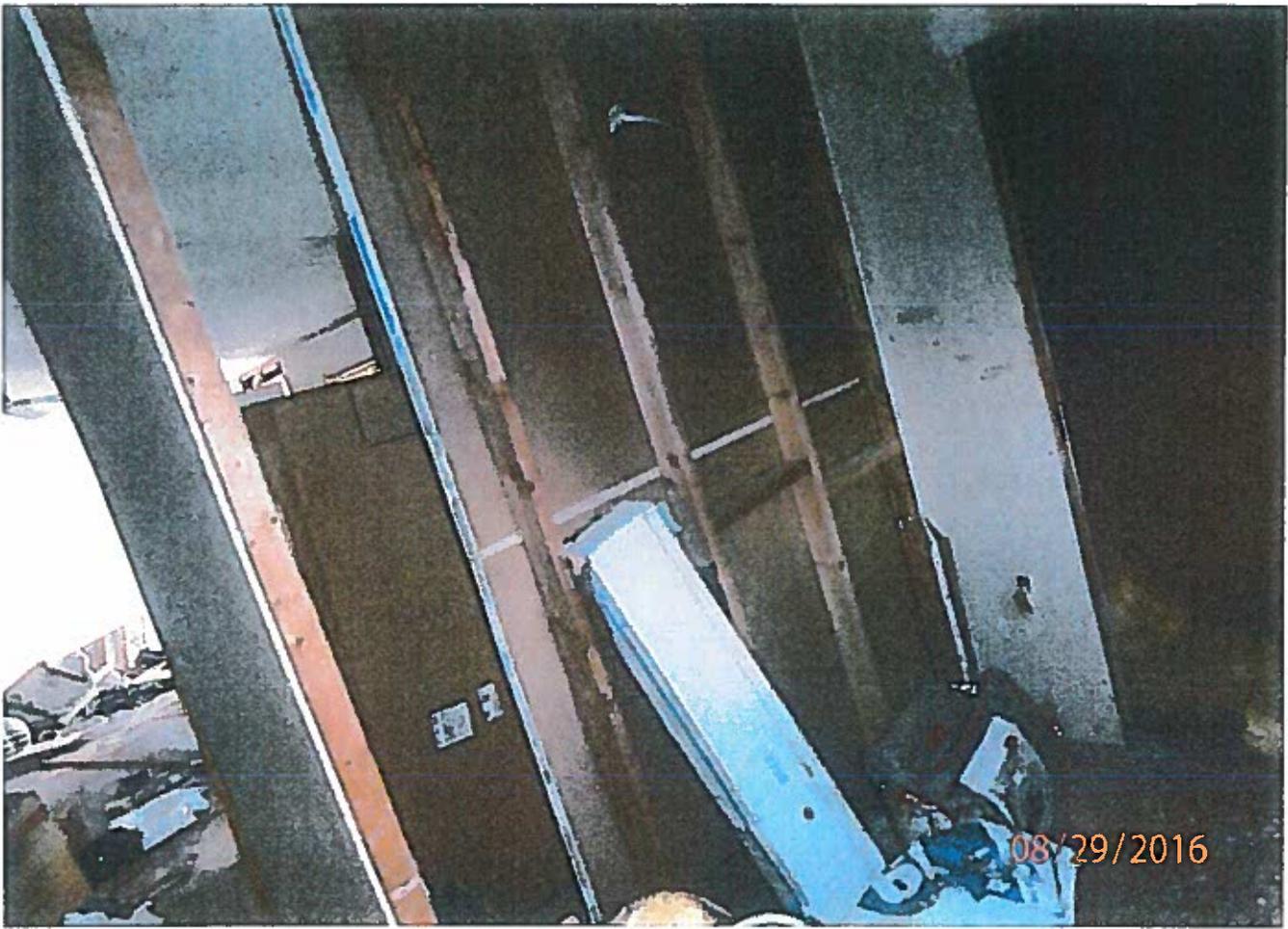




08/29/2016



08/29/2016



**CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.161003B**

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 1900 Ave I, SNYDER, TEXAS 79549: Legal Description: Lot N/2 25 & N/2 26, Block 26, Cody Heights Addition

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 10/03/2016, wherein the structure located at 1900 Ave I, Snyder, Texas 79549, described in previous notices as "Lot N/2 25 & N/2 26, Block 26, Cody Heights Additon, was agenda item number 161003B; Legal Description being:

All of the North Seventy feet (N70') of Lots Numbers Twenty-five (25) and Twenty-six (26), in Block Number One (1), of the W.S. Bennett's Subdivision of Block 15 and 16, of the CODY HEIGHTS ADDITION to the City of Snyder, Scurry County, Texas, as the same appears according to the plat of said Subdivisio, which is recorded 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 dated 08/30/2016, 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 BUILDING STANDARDS COMMISSION OF THE CITY OF SNYDER THAT:

1. _____ The owner is hereby ordered to repair, remove or demolish the structure located at _____ by no later than 30 days from the date of this Order;

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

15. _____ The Building Standards Commission has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of

work; therefore, the Building Standards Commission is accepting the detailed plan and time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit I.

16. ____ This property be brought back to the Building Standards Commission for review at the next scheduled meeting to ensure compliance with this Order.
17. ____ The owner must allow entry to city staff no later than _____ to inspect the interior of the property. The grass must be cut no later than the close of business on _____, 20____. The cars, debris, tires, and other hazards to the community be removed no later than _____, 20____.
18. ____ This property be brought back to the Commission for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.
19. ____ The owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at Click here to enter text. 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 OCTOBER, 2016

**CITY OF SNYDER, TEXAS
BUILDING STANDARDS COMMISSION**

By: _____
Steve Rich, Chairperson

ATTEST:

Shai Green, City Secretary

SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY
<input type="checkbox"/> Complete items 1, 2, and 3. <input checked="" type="checkbox"/> Print your name and address on the reverse so that we can return the card to you. <input checked="" type="checkbox"/> Attach this card to the back of the mailpiece, or on the front if space permits.	A. Signature <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee B. Received by (Printed Name) <input type="checkbox"/> Agent <input checked="" type="checkbox"/> Addressee C. Date of Delivery
1. Article Addressed to: Maria Hermosillo c/o Victoria Gonzalez 211 33 rd St Snyder, TX 79549  9590 9402 1594 5362 1676 29	D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No
2. Article Number (Transfer from service label) 7014 2120 0000 0889 4822	3. Service Type <input type="checkbox"/> Adult Signature <input type="checkbox"/> Adult Signature Restricted Delivery <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Registered Mail™ <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

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

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

OFFICIAL USE

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

100721575T

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

PS Form 3800, July 2014 See Reverse for Instructions

7014 2120 0000 0889 4822

08/31/2016

Maria Hermosillo c/o Victoria Gonzalez
211 33rd St
Snyder, TX 79549

CERTIFIED MAIL NO.
7014 2120 0000 0889 4822

**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 10/03/2016 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:

Maria Hermosillo 211 33rd 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: **Being all of the East Fifty feet (50') of Lot Number Three (3), in Block Number 11, of the MANRY ADDITION to the City of Snyder, Scurry County, Texas as the same appears according to the plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas, commonly known as 1007 21st 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 08/29/2016, 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 **10/03/2016**, 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: 1007 21st St

CASE #: 161003C

- 1. Maria Hermosillo**
- 2. None Follow**
- 3.**
- 4.**
- 5.**
- 6.**
- 7.**
- 8.**
- 9.**
- 10.**

CITY OF SNYDER

EXHIBIT B

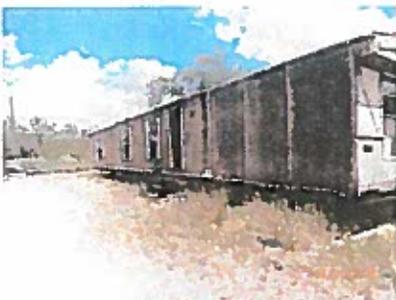
SUBSTANDARD BUILDING INSPECTION REPORT

ADDRESS: 1007 21st St

CASE #: 161003C

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

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





Code Enforcement Officer

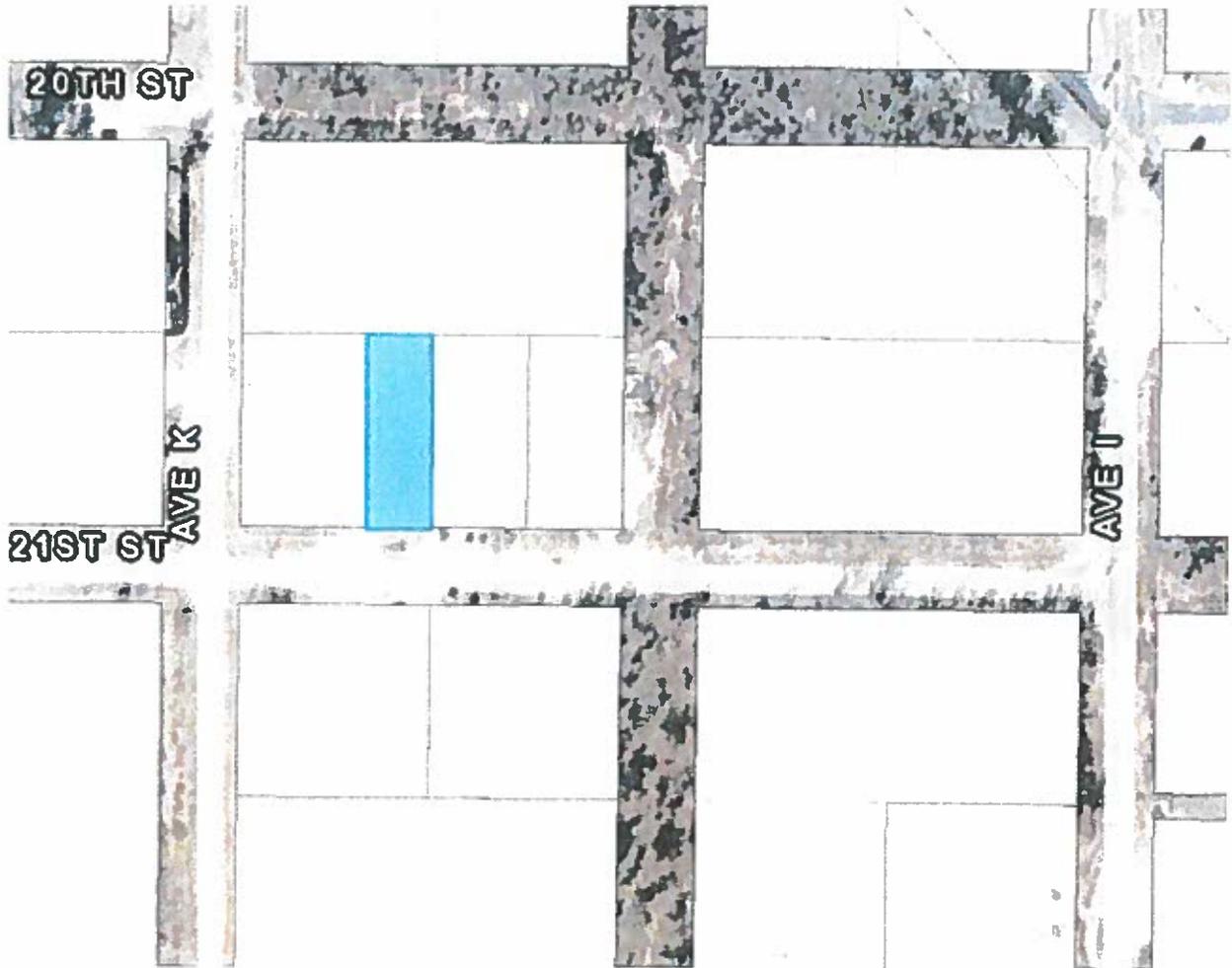
CITY OF SNYDER

EXHIBIT C

MAP OF PROPERTY

ADDRESS: 1007 21st St

CASE#: 161003C



RETURN

THE STATE OF TEXAS § A BUILDING
 § LOCATED AT:
CITY OF SNYDER, §
 § 1007 21st 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 29th day of August, 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, and take pictures of said property.

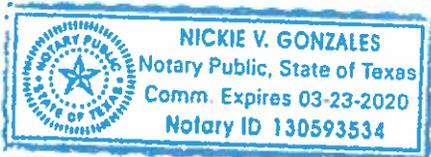


AFFIANT

SUBSCRIBED AND SWORN to before me, the undersigned authority, on this the 29th day of August, 2016.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



THE STATE OF TEXAS
CITY OF SNYDER,
COUNTY OF SCURRY

§
§
§
§
§

A BUILDING
LOCATED AT:
1007 21st St,
SCURRY COUNTY, TEXAS

ADMINISTRATIVE SEARCH WARRANT

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

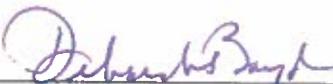
GREETINGS:

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

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

NOW, THEREFORE, you are hereby commanded to enter the location set forth in the Affidavit as the location of the building located at 1007 21st St, Snyder, Scurry County, Texas, said building being described as a brown sided with white trim manufactured home situated on the north side of the roadway in the 1000 block of 21st St. The doors and standing open and several windows are broken and/or open, 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 29 day of August, A.D. 2016 at 10:59 o'clock A
.m.



MAGISTRATE, SCURRY COUNTY, TEXAS

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: E50’ L3 B11, Manry S/D, Property ID#15344, address 1007 21st St
- On August 29, 2016, I conducted a Warrantless Inspection of the property. It was observed that the residence has obviously been vacant for an extended period of time. There is no electrical service to the structure as there is no meter base or pole for a meter base. The last know water service was in 2006. It is unknown if there is now or ever was natural gas service to the residence. In 2010, a residence was demolished at this address and no permit has been issued for any other residence to be placed there.
- 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.

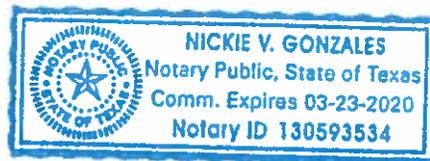

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, on the 29th day of August, 2016, to certify which witness my hand and official seal.


NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

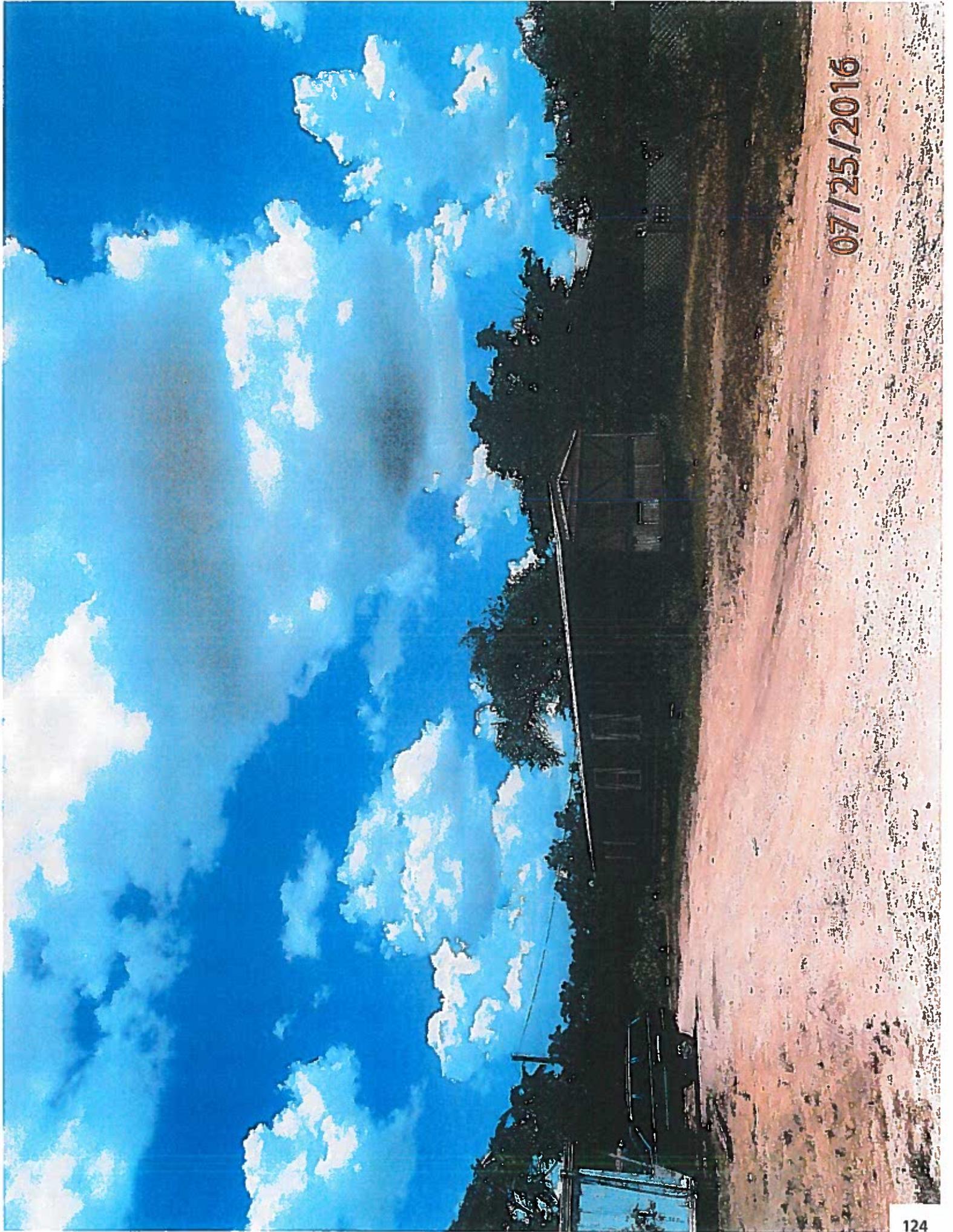
NICKIE GONZALES
(Print or Type Name)

My Commission Expires: 3/23/20





07/25/2016



07/25/2016



07/25/2016

Maria Hermosillo c/o Victoria Gonzalez
211 33rd St
Snyder, TX 79549

FILED

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

AUG 31 PM 3:09

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON 10/03/2016 AT 4:30 P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER COUNTY JAIL, 195 24TH STREET, SNYDER, TEXAS 79549.

BY  DEPUTY

NAME AND ADDRESS OF RECORD OWNER:
Maria Hermosillo c/o Victoria Gonzalez 211 33rd St Snyder, TX 79549
ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: **Being all of the East Fifty feet (50') of Lot Number Three (3), in Block Number 11, of the MANRY ADDITION to the City of Snyder, Scurry County, Texas as the same appears according to the plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas,, commonly known as 1007 21st St**

On 08/29/2016, 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 10/03/2016, 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.

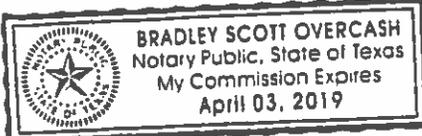
If the building is found to be in violation of the standards set forth in Municipal Ordinance No. 1072 of the City of Snyder, the City of Snyder Building Standards Commission may order that the building(s) be repaired, vacated, removed or demolished, secured, or the occupants relocated, by the owner, 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 31st day of August, 2016.


BRADLEY SCOTT OVERCASH
Notary Public, State of Texas
My Commission Expires
April 03, 2019


Notary Public

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
11516

Issued By:

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

Property Information

Property ID: 15344 Geo ID: 01-0208-0580-0011-0008
Legal Acres: 0.0000
Legal Desc: E50' L3 B11 MANRY S/D
Situs: 1007 21ST ST SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 33480 100.00%
HERMOSILLO, MARIA
% VICTORIA GONZALEZ
211 33RD STREET
SNYDER, TX 79549

For Entities

Value Information

CITY OF SNYDER	Improvement HS:	0
HOSPITAL DISTRICT SCURRY CO	Improvement NHS:	3,176
SCURRY CAD	Land HS:	0
SCURRY COUNTY	Land NHS:	1,000
SNYDER ISD	Productivity Market:	0
WESTERN TX COLLEGE	Productivity Use:	0
	Assessed Value	4,176

Current/Delinquent Taxes

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

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:			0.00	0.00	0.00	0.00
Effective Date: 07/18/2016			Total Due if paid by: 07/31/2016			0.00

Tax Certificate Issued for:	Taxes Paid in 2015
SCURRY COUNTY	13.36
CITY OF SNYDER	18.32
SNYDER ISD	48.61
WESTERN TX COLLEGE	13.68
HOSPITAL DISTRICT SCURRY CO	10.60

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: 07/18/2016
Requested By: SNYDER ABSTRACT & TITLE
Fee Amount: 10.00
Reference #: MARIA HERMOSILLO


Signature of Authorized Officer of Collecting Office

SNYDER ABSTRACT & TITLE CO., INC.

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

ABTRACTOR'S CERTIFICATE

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

July 18, 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:

1007 21st Street

Being all of the East Fifty feet (E 50') of Lot Number Three (3), in Block Number 11, of the MANRY ADDITION to the City of Snyder, Scurry County, Texas, as the same appears according to the plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas; and being the same land conveyed by E. W. Gladdon and wife, Nola Gladdon to Joe Hermosillo and wife, Mary Hermosillo, by deed dated April 3, 1951, and recorded in Volume 133, Page 271, 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.

Said records having been examined for a period of time from October 6, 2005 at 8:00 a.m. to July 14, 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:

MARIA HERMOSILLO

and finding the following instruments of record affecting such property:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
OR 583/540	Merce E. Hernandez	Maria Hermosillo	Warranty Deed	9-13-2005	10-6-2005

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

RECORD OWNER: MARIA HERMOSILLO

RECORD LIENHOLDERS: None of Record

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

BANKRUPTCIES AND SUITS INVOLVING DEBTORS: None of Record

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

THIS REPORT IS NOT TITLE INSURANCE. This report only provides title information contained in the above stated records and does not reflect unindexed or misindexed matters or any unrecorded or off record matters that may affect such land. This Company, in issuing this report assumes no liability on account of certain defects that would render such instruments or proceedings null and void or defective. All instruments in the chain of title to the property are assumed to be good and valid. This report is not a

commitment to insure and therefore does not contain the requirements and exceptions which would appear in a commitment to insure or the exceptions which would appear in a title policy. This company's liability for this report is limited to the amount paid for this report and extends only to the party to which it is issued. No other party may rely on this report. This report contains no express or implied opinion, warranty, guarantee, insurance or other similar assurances as to the status of title to the land.

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

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

SNYDER ABSTRACT AND TITLE CO., INC.

By: 

DAVID COTTON, President

JS/certificate/city/hermosillo 16

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

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THE STATE OF TEXAS §
COUNTY OF SCURRY §

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That I, MERCE E. HERNANDEZ, SR., not joined herein by my wife, for the reason that the hereinafter described property constitutes no part of our homestead, nor any portion of our jointly-controlled community property (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, 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 MARIA HERMOSILLO, a single woman, whose mailing address is 1007 21st Street, 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:

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Being all of the East Fifty feet (E 50') of Lot Number Three (3), in Block Number Eleven (11), of the MANRY ADDITION, to City of Snyder, Scurry County, Texas, as the same appears according to the plat of said Addition, which is of record in the office of the County Clerk of Scurry County, Texas; and being the same land conveyed by E.W. Gladson and wife, Nola Gladson to Joe Hermosillo and wife, Mary Hermosillo, by deed dated April 3, 1951, and recorded in Volume 133, Page 271, Deed Records, Scurry County, Texas.

SAVE AND EXCEPT all of the oil, gas and other minerals in, on and under said property, same having been previously reserved.

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 MARIA HERMOSILLO, her 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 MARIA HERMOSILLO, her heirs, representatives and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

EXECUTED this 13th day of September, 2005.

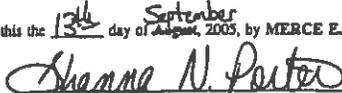

MERCE E. HERNANDEZ, SR.

THE STATE OF TEXAS §
COUNTY OF SCURRY §

This instrument was acknowledged before me on this the 13th day of September, 2005, by MERCE E. HERNANDEZ, SR.

My commission expires: 4-15-07
SHANNAN/REALTOR




Notary Public in and for the State of Texas

20053536

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Filed for Record in:
Scurry County

On: Oct 06, 2005 at 01:44P

As a
Recording

Document Number: 20053536

Amount 14.00

Receipt Number - 46144

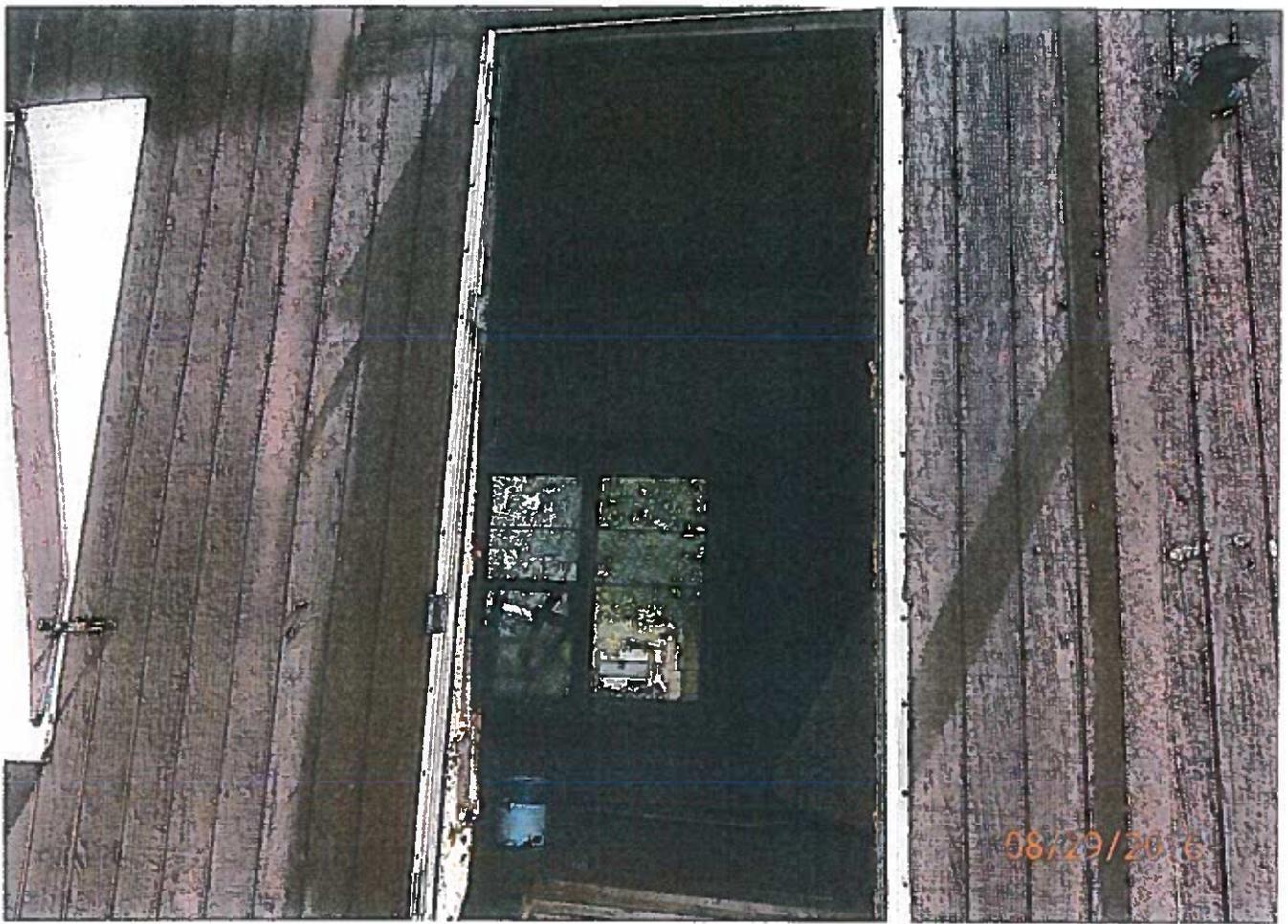
By:
Joan Bunch

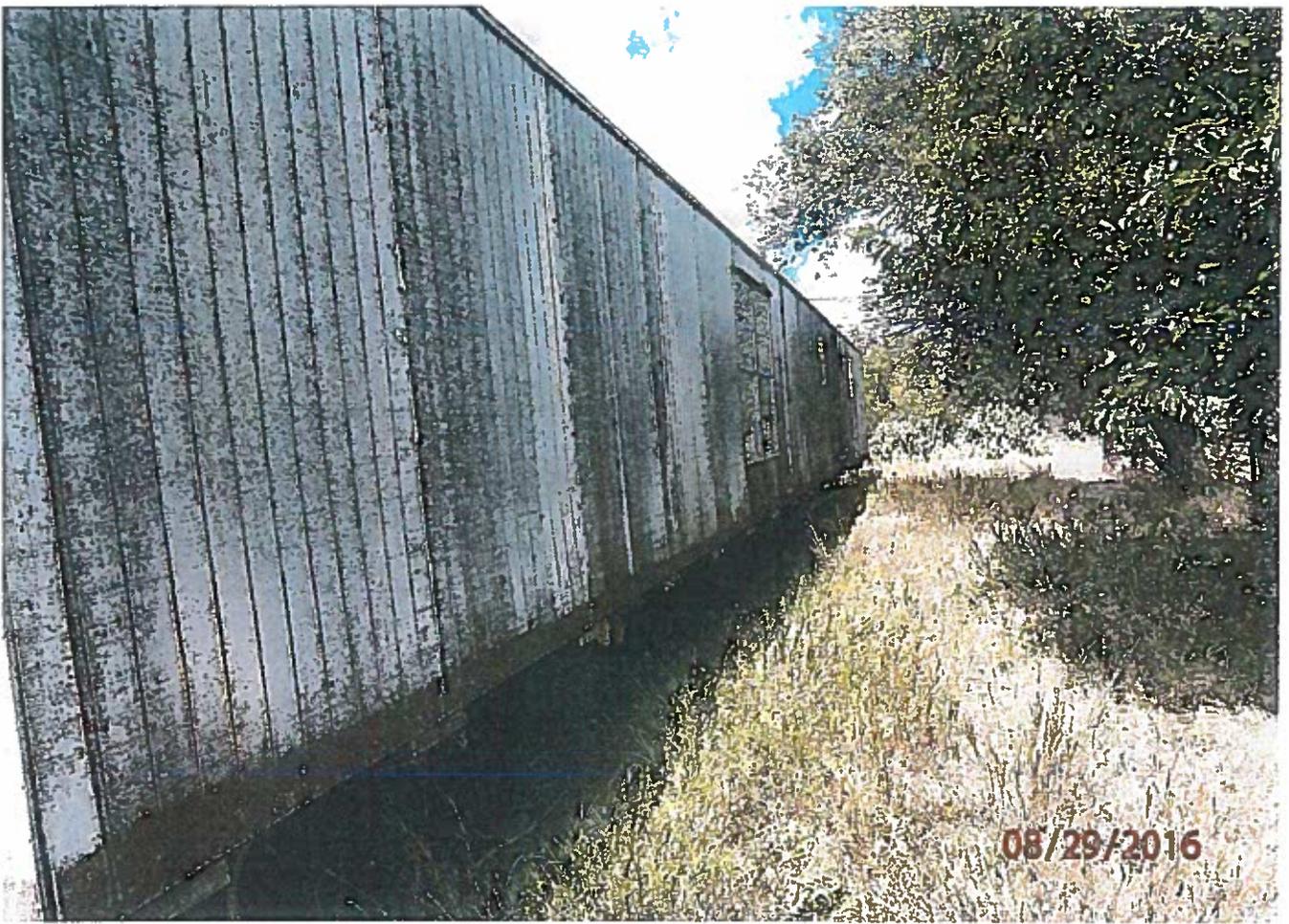
STATE OF TEXAS COUNTY OF SCURRY
I hereby certify that this instrument was
filed on the date and time stamped hereon by me
and was duly recorded in the volume and page
of the named records of:
Scurry County
Any provision herein which restricts the sale,
rental, or use of the described Real Property
because of color or race is invalid and
unenforceable under federal law.

Oct 06, 2005

Honorable Joan Bunch, County Clerk
Scurry County

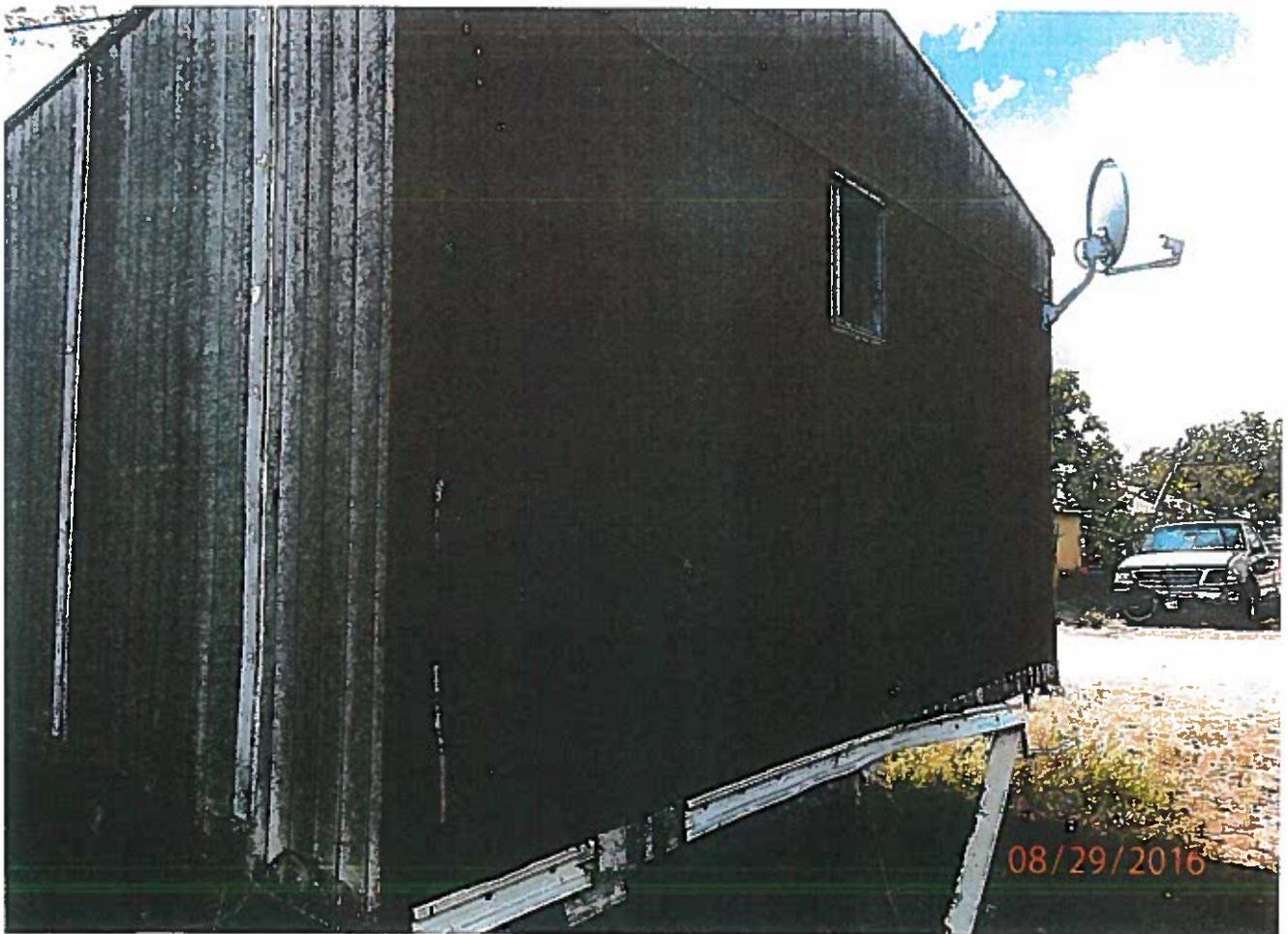


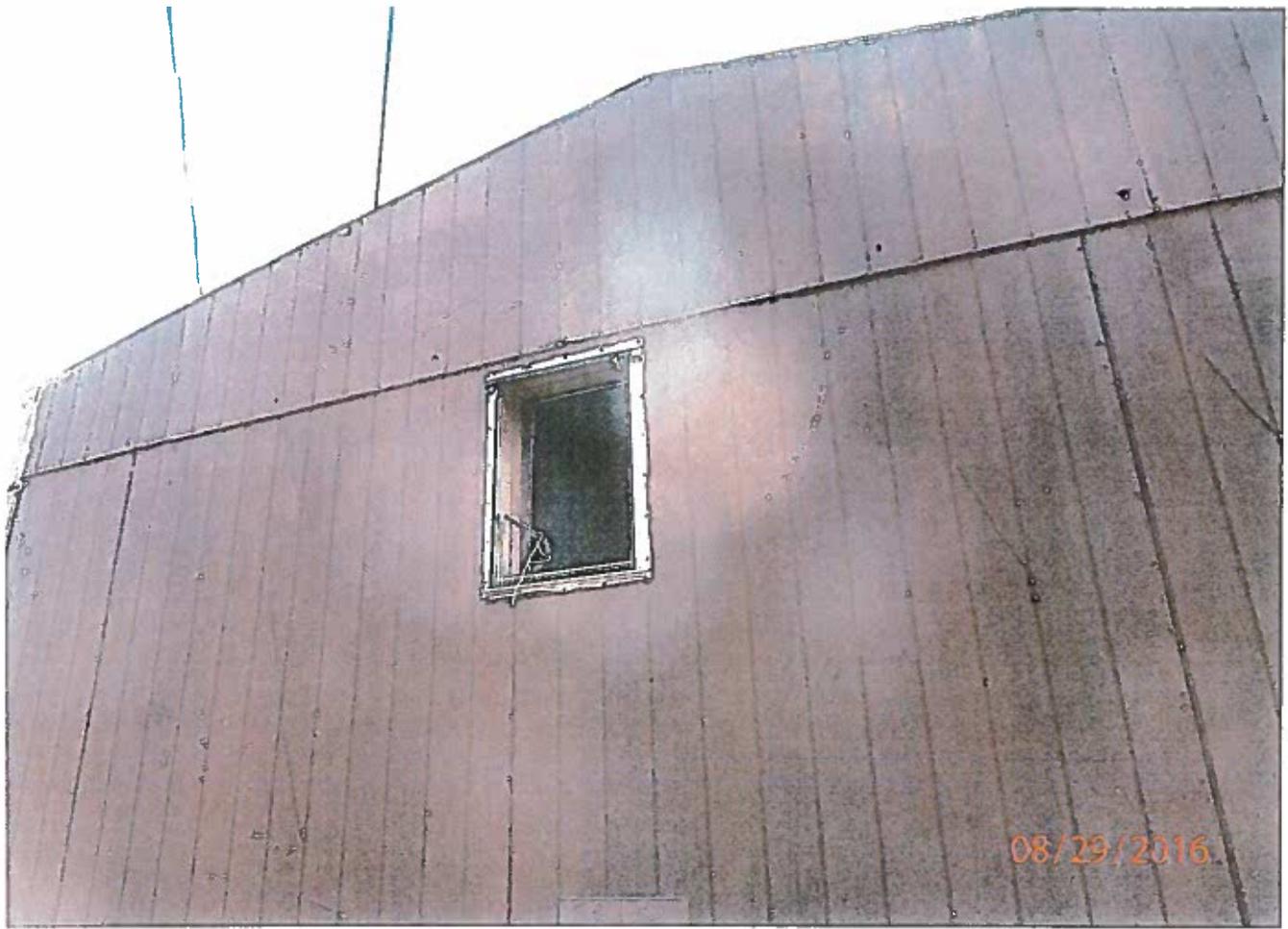




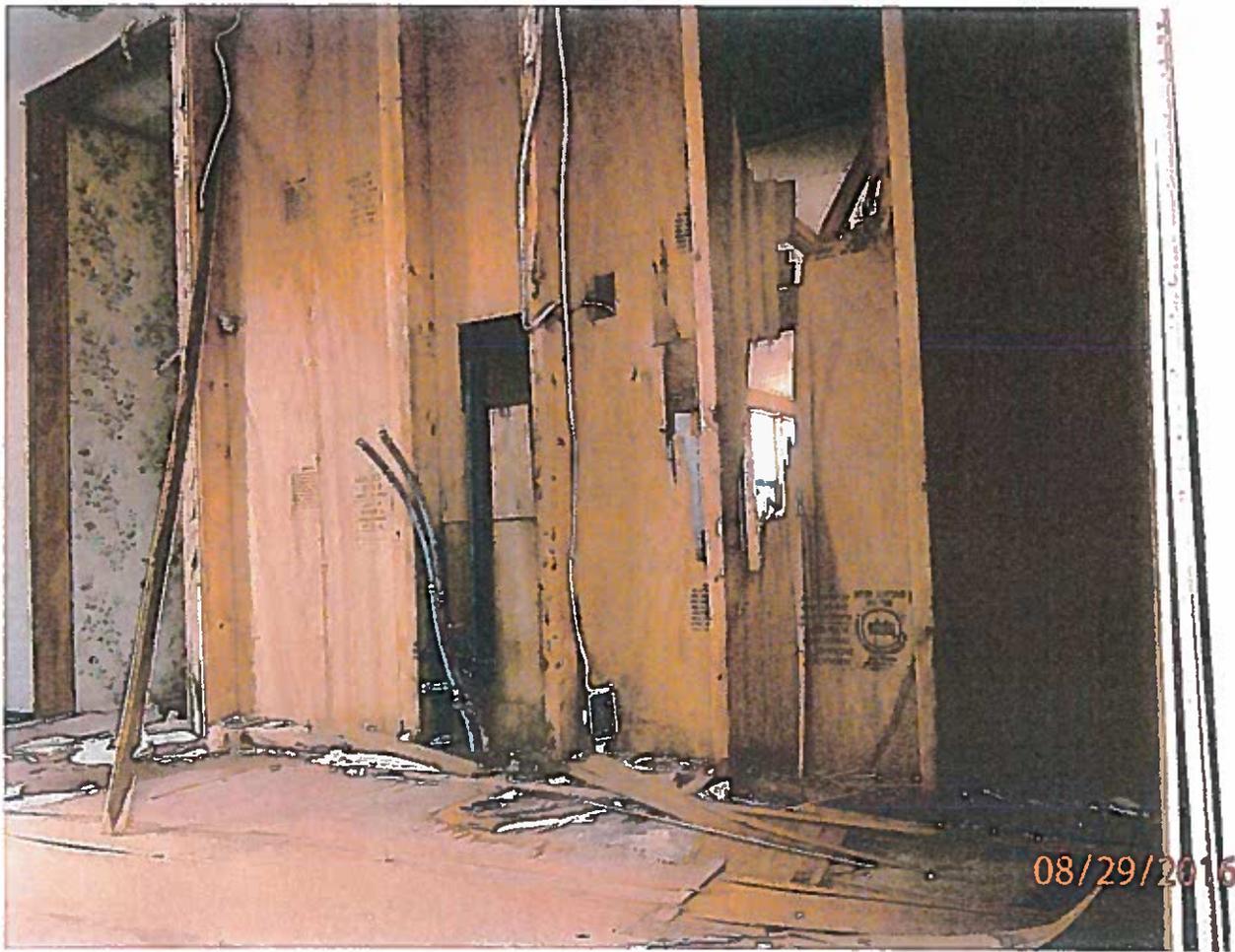




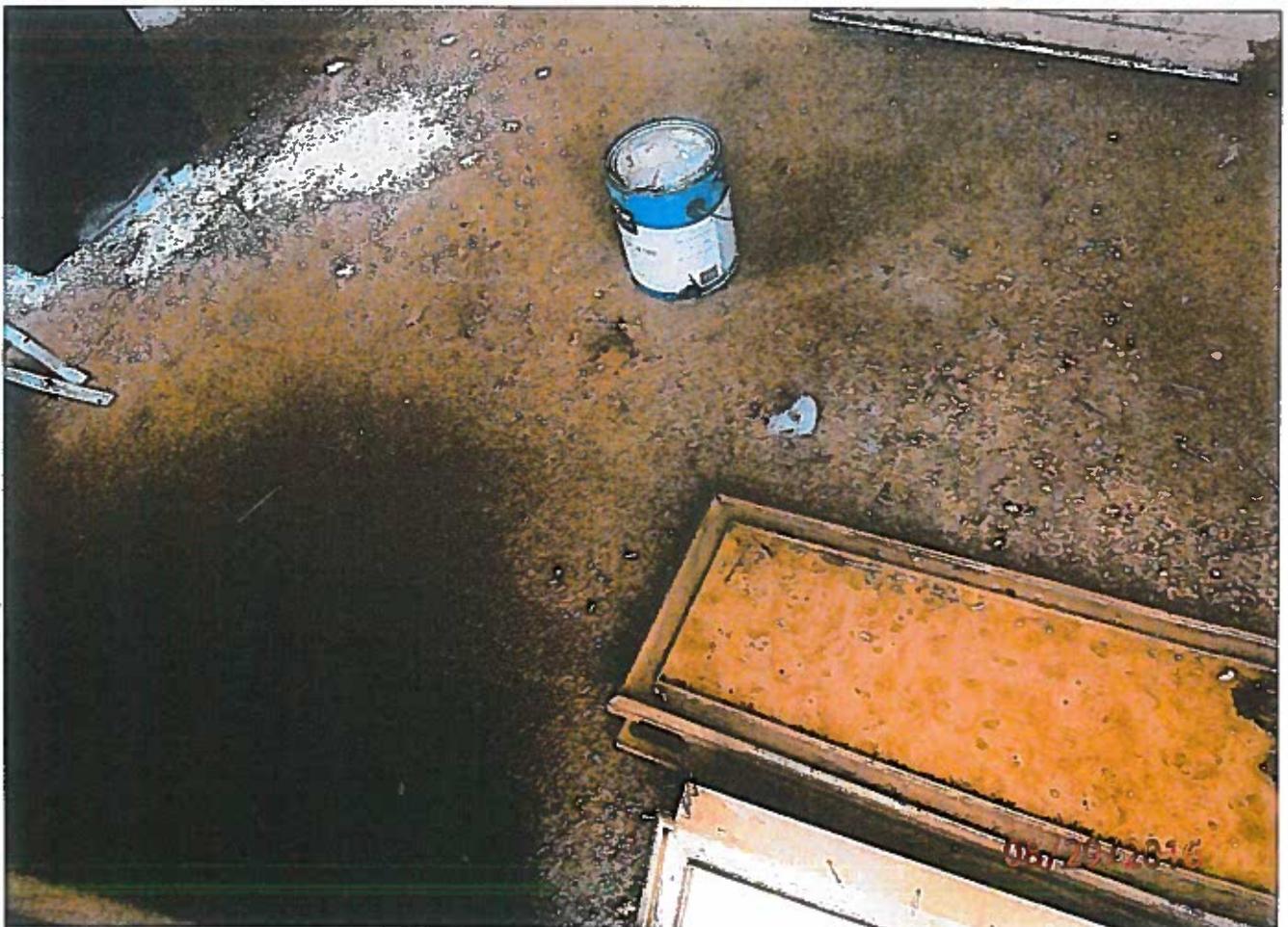


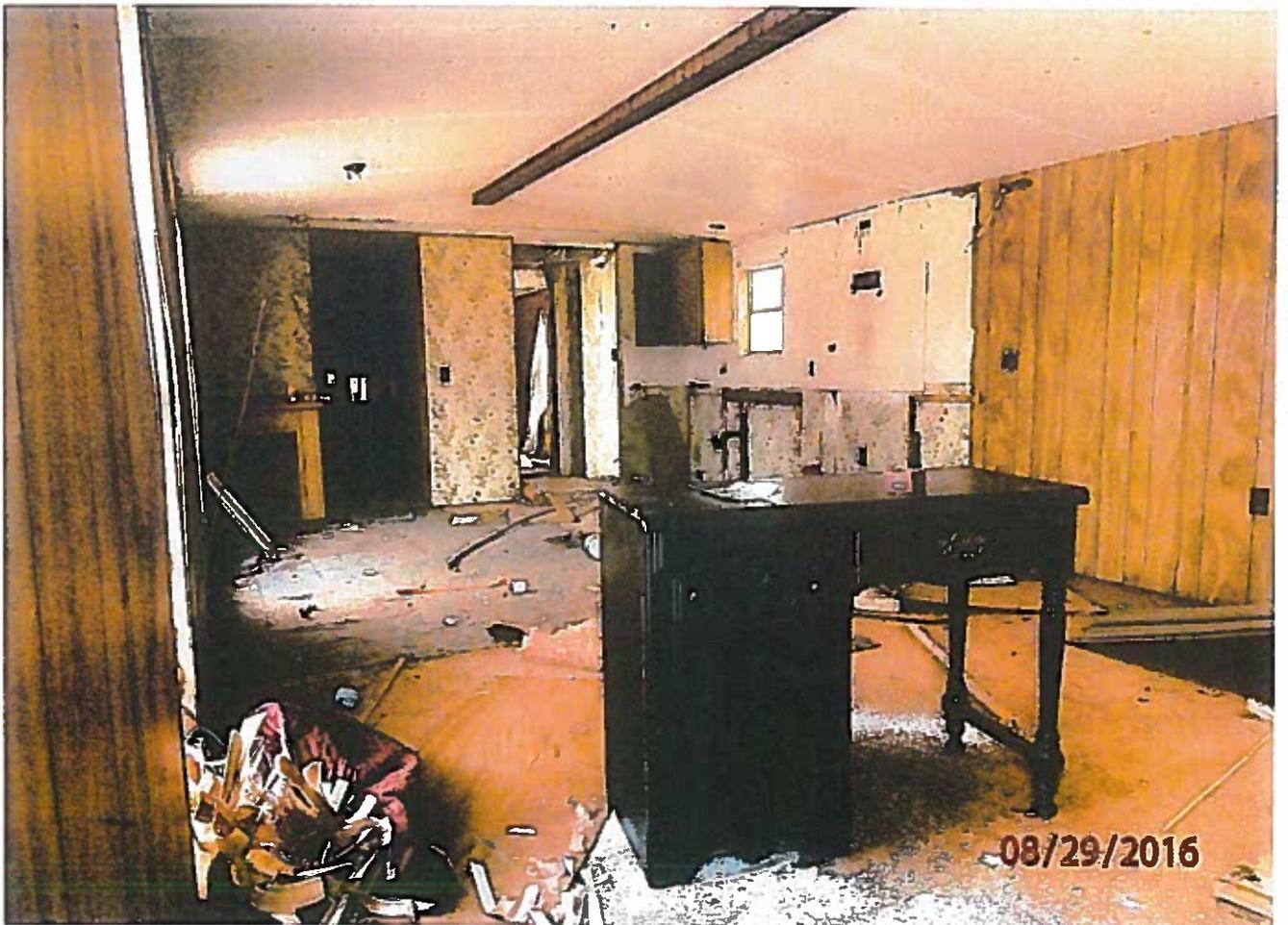
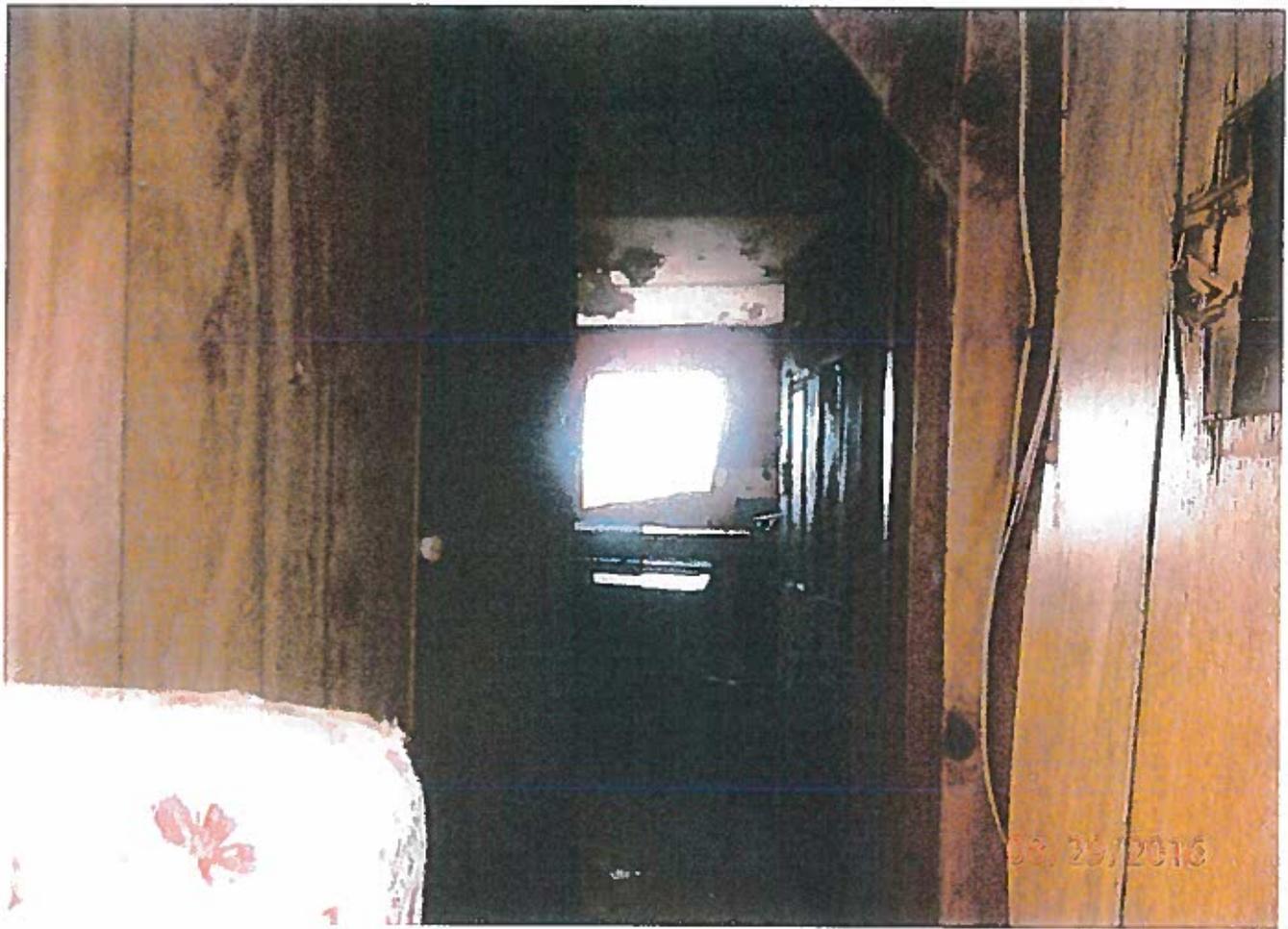


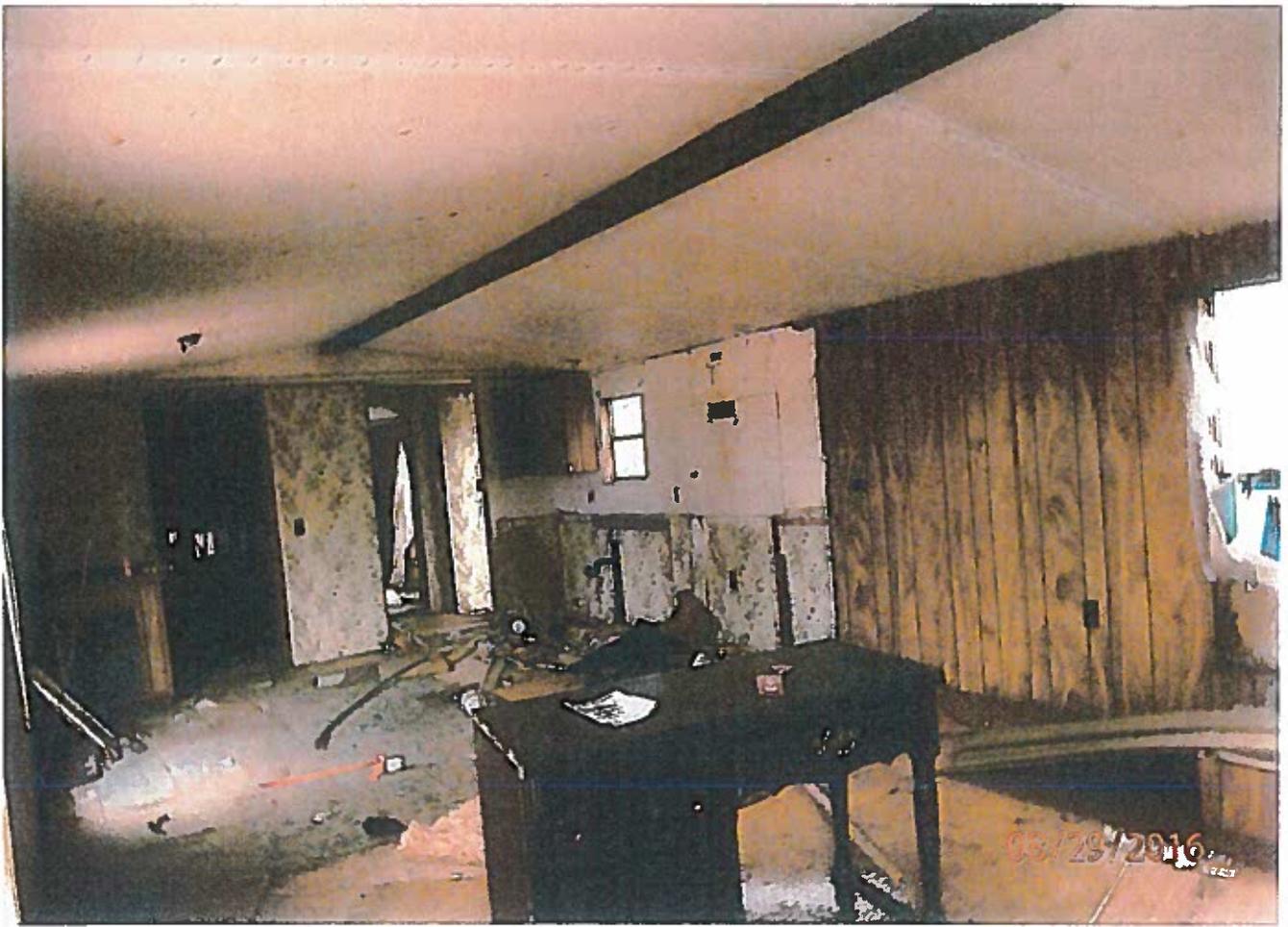


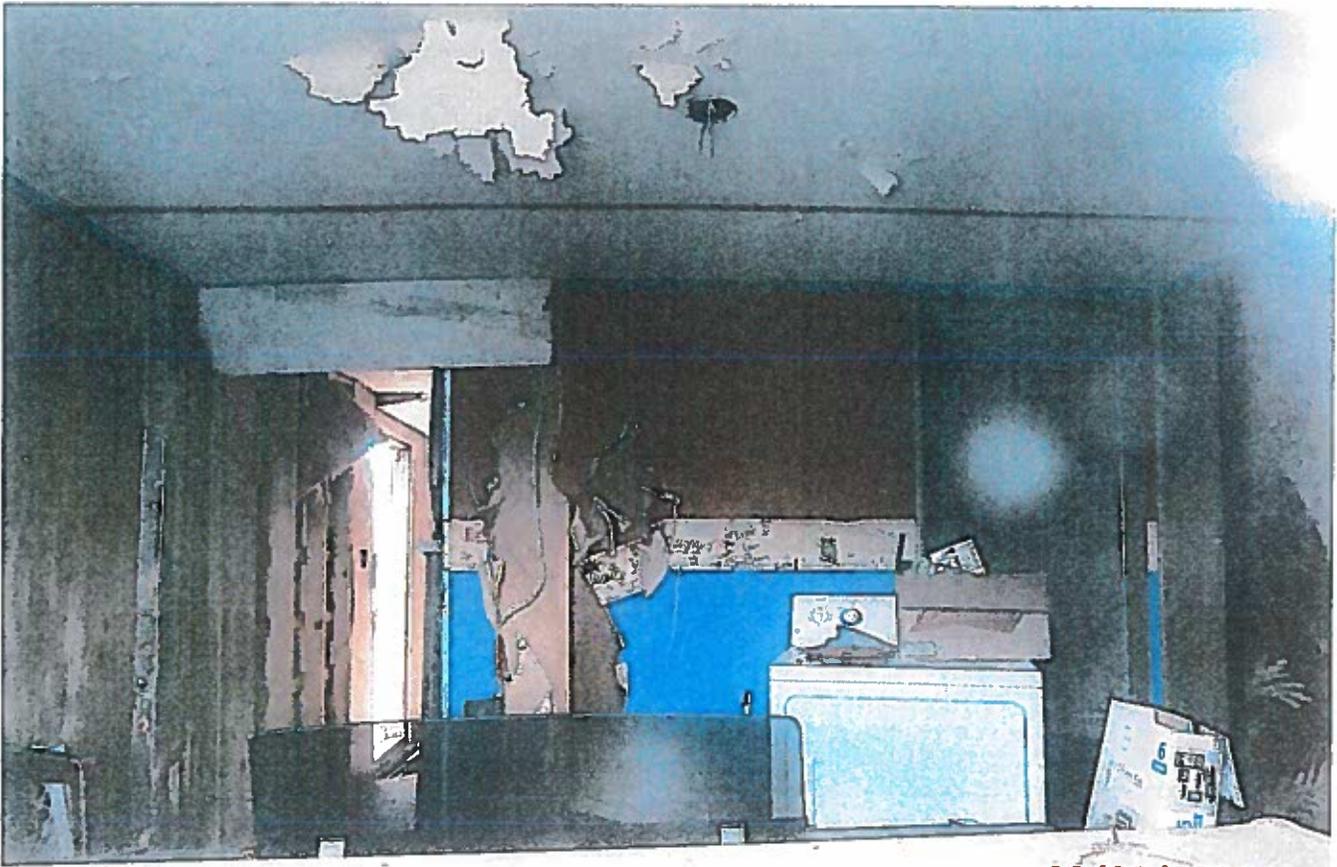












08/29/2016



08/29/2016



THE CITY OF SNYDER, TEXAS

DEPARTMENT OF BUILDINGS

P.O. Box 1341
Snyder, Texas 79550-1341

325-573-4959
Fax 325-573-3361

PAYMENT AGREEMENT

This Payment Agreement, made this 11th day of January 2013 by and between the City of Snyder, Texas (a Municipality of the State of Texas) and Maria Hermosillo c/o Vicky Gonzales (owner), in the amount of \$2796.90 for expenses incurred in reference to project #20100017 by the City of Snyder in January 2010 for a portion of the property located at 1007 21st St, Avenue, Snyder, Texas. This agreement supercedes any and all previously dated agreement(s) between these parties.

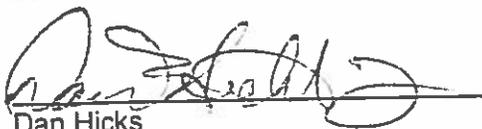
For value received, Maria Hermosillo c/o Vicky Gonzales (owner) of the property located at 1007 21st St, Snyder, Texas, further described as E 50 feet Lot 3 Block 11, of The Manry Addition to the City of Snyder, agree to pay the City of Snyder \$2,790.90, with \$399.60 paid upon execution of this Agreement, and 6 subsequent equal monthly payments of \$399.60.

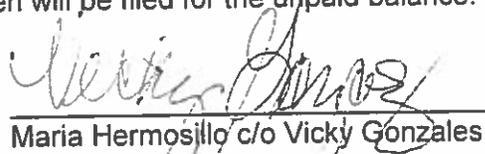
Payments shall be made each and every consecutive month until the remaining balance is paid in full. No interest shall accrue on the unpaid balance as long as this Agreement remains in effect. Owner reserves the right to prepay the remaining balance at any time this Agreement is in effect with no penalty. It is also agreed:

1. If Owner makes more than the minimum payment in any month, the remaining balance for the succeeding month shall be paid before the last regular business day of the succeeding month.
2. If the Owner makes less than the minimum payment in any month, the remaining balance for the preceeding month shall be paid along with the regularly scheduled payment for the succeeding month.

Payments can be made by personal check, money order or cash. All payments made shall have the project number (20100017) on the document or accompanied with cash. All payments made by personal check or money order shall be made payable to City of Snyder and mailed to P.O. Box 1341, Snyder, Texas 79550-1341, or hand delivered to the clerks at the Utility desk located at 1925 24th, Street, Snyder, Texas. All payments made in cash shall be hand delivered to the clerks at the Utility desk located at 1925 24th, Street, Snyder, Texas. It is the Owner's responsibility to obtain a receipt for all payments made in cash.

Owner agrees to make payments no later than the City of Snyder's last regular busineses day of each month and further agrees if payments are not made for 2 consecutive months, this agreement becomes null and void and this agreement and a lien will be filed for the unpaid balance.


Dan Hicks
City of Snyder Inspector


Maria Hermosillo c/o Vicky Gonzales
Owner

Witness

STATEMENT OF EXPENSES (DEMOLITION)

November 28, 2012

Maria Hermosillo c/o Vicky Gonzales
211 33rd St
Snyder, TX 79549

The following expenses have been incurred by the City of Snyder to clean the property you own. As established by Ordinance #324 of the City of Snyder, the first hour of work is charged out at **\$100.00 per hour** and the remaining time is charged out at **\$20.00 per quarter (1/4) hour** increments above the first hour. The current landfill disposal rate is **\$21.50 per ton**.

Demolition Permit	Charges:	<u>\$ 50.00</u>
Lien Filing Fee	Charges:	<u>\$ 16.00</u>
Total Hours: 9 hrs	Charges:	<u>\$ 740.00</u>
Landfill: 15.74 tons	Charges:	<u>\$ 338.40</u>
Equipment Fee:		
Rubber Loader 11 hrs @ \$75/hr	Charges:	<u>\$ 412.50</u>
6 yd Dump Truck 8 lds @ \$30/ld	Charges:	<u>\$ 240.00</u>
Track Hoe & Operator	Charges:	<u>\$ 1,000.00</u>

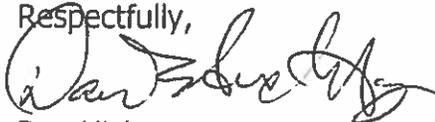
Total Charges: \$ 2796.90 (two thousand seven hundred ninety six and ninety cents)

LEGAL DESCRIPTION OF PROPERTY

Address: 1007 21st St, Snyder, TX 79549
Addition: Manry
Block: 11
Lot: E50' L3
Property ID: 15344
Permit No.: 20100017

Please remit the above amount to the City of Snyder, P.O. Box 1341, Snyder, TX. 79550, Attention: Engineering Department. If this bill is not paid within thirty (30) days, a lien will be placed against the property on which these expenses were incurred.

Respectfully,



Dan Hicks
City of Snyder Inspector
Code Enforcement Officer

STATE OF TEXAS }
COUNTY OF SCURRY }

11-872

Snyder Daily News

P.O. BOX 949

SNYDER, TEXAS 79549

Before me, a Notary Public in and for Scurry County, Texas, personally appeared

Robby Allen

editor

publisher of The SNYDER DAILY NEWS, a newspaper published in Snyder, Scurry County, Texas, who deposes and says that the attached legal instrument was published in The SNYDER DAILY NEWS in issues of

Vol. 29, 5 Nov. 4, 2007

Publication Fee \$ 73.00

[Signature]

Editor Publisher.

Subscribed and sworn to before me this the

5th day of November, 2007

(SEAL)

[Signature]

Notary Public, Scurry County, Texas.

**NOTICE OF INTENT
TO ORDER DEMOLITION**

ATTENTION: Maria Hermosillo; I have surveyed the property located at 1007 21st Street, (Block: 11, E50' Lot: 3, Property ID# 15344 of the Manry Addition of the City of Snyder). I declare the structure/building(s) to be unsafe as defined by Ordinance No. 324 and intend to order demolition of the structure/ building(s) on or after December 22, 2007. If no objections are received by this date the demolition order will be issued.

Ismael 'Izzy' Rivera
City of Snyder Inspector
Code Enforcement Officer
(325) 573-4959

ENGINEERING DEPARTMENT
P.O. BOX 1341
SNYDER, TEXAS 79550-1341

* DEMOLITION PERMIT *

PERMIT: 20100017

ISSUE DATE: 1/18/2010

PROPERTY: 1007 21ST ST

SUBDIVISION: MANRY
BLOCK: 11
LOT: E50' L:

OWNER'S NAME: MARIA HERMOSILLO
AND ADDRESS: 1007 21ST ST

SNYDER TX 79549

CONTRACTOR: CITY OF SNYDER
NAME AND ADDR. P.O. BOX 1341

SNYDER TX 795501341

DESCRIPTION
OF WORK: DEMOLITION

PERMIT FEE: \$ 66.00

I AGREE TO CLEAR THE PREMESIS OF ALL DEBRIS, RUBBLE, ETC. AND UNDERSTAND THAT IF THE PROPERTY IS NOT CLEANED TO THE SATISFACTION OF CITY CODE ENFORCEMENT STANDARDS, BY THE ESTIMATED TIME, THE CITY OF SNYDER MAY ENTER UPON THE PROPERTY AND BRING THE PROPERTY TO CODE COMPLIANCE. I ALSO UNDERSTAND IF THIS STEP BECOMES NECESSARY, I WILL BE LIABLE FOR ANY EXPENSE INCURRED BY THE CITY TO BRING THE PROPERTY TO STANDARD. I UNDERSTAND THAT I WILL HAVE 30 DAYS FROM THE DATE THAT THE CITY COMPLETES ANY CLEANUP TO REIMBURSE THE CITY FOR EXPENSES INCURRED AND IF PAYMENT IS NOT MADE, A LIEN WILL BE FILED IN THE COUNTY CLERK'S OFFICE AGAINST THE PROPERTY.

CITY OF SNYDER
CONTRACTOR/HOMEOWNER

1925 24TH STREET
CURRENT ADDRESS

SNYDER, TX 79549
CITY, STATE, ZIP CODE

(325) 573-4959
TELEPHONE NUMBER

DAILY PROJECT LOG

Date: 1/21/10

Project Address: 1007 21ST ST, SNYDER, TX 79549

Project Supervisor: IZZY RIVERA + MARVIN CARTER

NOTE: Fill in general comments on routine progress for the above date. Detail major problems and action taken, injuries, equipment breakdown, unusual conditions, inspections, hiring or firing of personnel and any other occurrence which may affect the project. This log may be used as a legal document.

MARVIN CARTER + IZZY ARRIVED @ SITE @ 9:15 AM

FIRE DEPT ARRIVED @ 9:50 AM TO WATER DOWN BLDG

WENT TO LUNCH @ 11:30 AM - 1:20 PM MARVIN + IZZY

FIRE DEPT ARRIVED @ 1:20 PM WASH DOWN BLDG

STREET CREW ARRIVED @ 4:00 PM TO PICK UP BAGS

LEFT SITE @ 4:35 PM

TOTAL BAGS = 29

Supervisor's Signature:

Izzy Rivera + Marvin Carter

JOB SIGN-IN LOG

Date: 1/21/10

Project Address: 1007 21ST ST, SNYDER, TX 79549

Project Supervisor: IZZY RIVERA & MARVIN CARTER

NOTE: All personnel must sign in everytime they enter or exit the work area. This log may be used as a legal document.

Name	Time In	Time Out
IZZY RIVERA - ^{ASS.} SUPERVISOR	9:15 AM	11:30 AM
MARVIN CARTER - ^{ASS.} SUPERVISOR	9:15 AM	11:30 AM
NATHAN HINES - FIRE DEPT	9:50 AM	9:55 AM
JEFF WEST - NEWSPAPER	11:00 AM	11:10 AM
IZZY RIVERA - ^{ASS.} SUPERVISOR	1:20 PM	4:35 PM
BRADON QUICK - FIRE DEPT	1:20 PM	1:30 PM
MARVIN CARTER - ^{ASS.} SUPERVISOR	1:20 PM	4:35 PM
BOBBY KENNER - ^{STREET} SUPV.	4:00 PM	4:35 PM
GIL ALMANZA - STREET DEPT	4:00 PM	4:35 PM
TEDDY VASQUEZ - STREET DEPT	4:00 PM	4:35 PM

Supervisor's Signature: Izzy Rivera & Marvin Carter

**CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.161003C**

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 1007 21st St , SNYDER, TEXAS 79549: Legal Description: Lot E50' L3, Block 11, Manry Subdivision.

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 10/03/2016, wherein the structure located at 1007 21st St, Snyder, Texas 79549, described in previous notices as "Lot E50' L3, Block 11, Manry Subdivision, was agenda item number 161003C; Legal Description being:

Being all of the East Fifty feet (50') of Lot Number Three (3), in Block Number 11, of the MANRY ADDITION to the City of Snyder, Scurry County, Texas as the same appears according to the 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 dated 08/30/2016, 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 BUILDING STANDARDS COMMISSION OF THE CITY OF SNYDER THAT:

1. _____ The owner is hereby ordered to repair, remove or demolish the structure located at _____ by no later than 30 days from the date of this Order;

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

15. _____ The Building Standards Commission has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of

work; therefore, the Building Standards Commission is accepting the detailed plan and time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit 1.

16. ____ This property be brought back to the Building Standards Commission for review at the next scheduled meeting to ensure compliance with this Order.
17. ____ The owner must allow entry to city staff no later than _____ to inspect the interior of the property. The grass must be cut no later than the close of business on _____, 20 _____. The cars, debris, tires, and other hazards to the community be removed no later than _____, 20 _____.
18. ____ This property be brought back to the Commission for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.
19. ____ The owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at Click here to enter text. 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 OCTOBER, 2016

**CITY OF SNYDER, TEXAS
BUILDING STANDARDS COMMISSION**

By: _____
Steve Rich, Chairperson

ATTEST:

Shai Green, City Secretary

**CITY OF SNYDER
SUBSTANDARD BUILDING PROCESS**

ADDRESS: 906 30th St

SUBDIVISION: Wilmeth BLOCK: 24 LOT: 2 and 3

- DATE: 8-29-16 INSPECTION
- YES NO SEARCH WARRANT NEEDED
- DATE: 8-29-16 SEARCH WARRANT OBTAINED
- DATE: 8-29-16 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: 8-31-16 CERTIFIED LETTER SENT TO OCCUPANT AND ALL OWNERS, LIEN HOLDERS, AND/OR MORTGAGEES
- DATE: 8-31-16 LETTER POSTED ON FRONT DOOR OF EACH AFFECTED STRUCTURE
- DATE: 8-31-16 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 COMMISSION ORDERS: _____

YES NO ADDITIONAL TIME GIVEN AMOUNT OF TIME: _____ DAYS

ORDERS AND NOTICE AFTER PUBLIC HEARING:

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

IF NO:

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

SENDER: 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.

1. Article Addressed to:

Ouzzie & Jessie Mae McClain (Life Estate)
 T.R. & Evelyn McClain
 519 E San Marcos St
 Pearsall, TX 78061-3227



9590 9402 1594 5362 1676 12

2. Article Number (Transfer from service label)

7014 2120 0000 0889 4839

COMPLETE THIS SECTION ON DELIVERY

A. Signature

[Signature] Agent Addressee

B. Received by (Printed Name)

T.R. MCCLAIN

C. Date of Delivery

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

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery
- Priority Mail Express®



PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

**U.S. Postal Service™
 CERTIFIED MAIL® RECEIPT**

Domestic Mail Only

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

OFFICIAL USE

7014 2120 0000 0889 4839

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

Postmark Here

906 30th St

Sent To *McClain*

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

City, State, ZIP+4

PS Form 3800, July 2014

See Reverse for Instructions

08/31/2016

Ouzzie McClain and wife, Jessie Mae McClain (Life Estate)
T.R. McClain and wife Evelyn McClain
519 E San Marcos St
Pearsall, TX 78061-3227

CERTIFIED MAIL NO.
7014 2120 0000 0889 4839

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 10/03/2016 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:

Ouzzie McClain and wife, Jessie Mae McClain (Life Estate), T.R. McClain and wife, Evelyn McClain 519 E San Marcos St, Pearsall, TX 78061-3227

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: **Being all of Lots Number Two (2), and Three (3), in Block Number Twenty-Four, of the WILMETH ADDITION, to the City of Snyder, Scurry County, Texas, commonly known as 906 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 08/29/2016, 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 **10/03/2016**, 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: 906 30th St

CASE #: 161003D

- 1. Ouzzie McClain and wife, Jessie Mae McClain (Life Estate**
- 2. T.R. McClain and wife, Evelyn McClain**
- 3.**
- 4.**
- 5.**
- 6.**
- 7.**
- 8.**
- 9.**
- 10.**

CITY OF SNYDER

EXHIBIT B

SUBSTANDARD BUILDING INSPECTION REPORT

ADDRESS: 906 30th St

CASE #: 161003D

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: 906 30th St

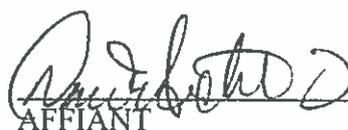
CASE#: 161003D



RETURN

THE STATE OF TEXAS § A BUILDING
 § LOCATED AT:
CITY OF SNYDER, § 906 30th St,
 § SCURRY COUNTY, TEXAS
COUNTY OF SCURRY §

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 29th day of August, 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, and take pictures of said property.

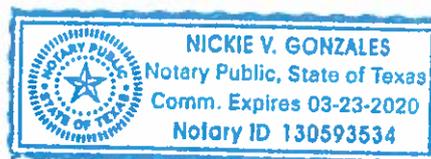


AFFIANT

SUBSCRIBED AND SWORN to before me, the undersigned authority, on this the 29th day of August, 2016.



NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS



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: Address 906 30th St, L2&3 B24 Wilmeth ADDN, Property ID#18208, owned by T R McClain
- On August 29, 2016, 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 windows are broken and/or missing and tall weeds surround the entire structure. There is no electrical service to the structure as there is no meter in the meter base. The last know water service was in 2002. It is unknown if there is now or ever was natural gas service to the residence.
- We will be searching and inspecting said premises to determine the existence of any violation of health, fire or building regulations, ordinances, or statutes, and also to inspect, review, and take pictures of said property.

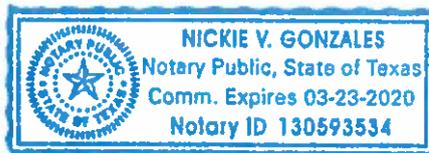
Dan Hicks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, on the 29th day of August, 2016, to certify which witness my hand and official seal.

Nickie Gonzales
NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

NICKIE GONZALES
(Print or Type Name)

My Commission Expires: 3/23/20





Google earth



Ouzzie McClain and wife, Jessie Mae McClain (Life Estate)
T.R. McClain and wife Evelyn McClain
519 E San Marcos St
Pearsall, TX 78061-3227

FILED

NOTICE OF PUBLIC HEARING
CITY OF SNYDER BUILDING STANDARDS COMMISSION

1016 AUG 31 PM 3:09

NOTICE OF PUBLIC HEARING TO BE HELD BEFORE THE CITY OF SNYDER BUILDING STANDARDS COMMISSION ON 10/03/2016 AT 4:30 P.M. IN THE COUNCIL CHAMBERS LOCATED AT SNYDER CITY HALL, 1925 24TH STREET, SNYDER, TEXAS 79549.

STANLEY A. BRIDGEMAN
COUNTY CLERK, Scurry County, Texas
BY  DEPUTY

NAME AND ADDRESS OF RECORD OWNER:
Ouzzie McClain and wife, Jessie Mae McClain (Life Estate), T.R. McClain and wife, Evelyn McClain 519 E San Marcos St, Pearsall, TX 78061-3227

ACCORDING TO VARIOUS RECORDS, YOU ARE THE OWNER, LIENHOLDER, MORTGAGEE OF, OR MAY HAVE INTEREST IN PROPERTY DESCRIBED AS: **Being all of Lots Number Two (2), and Three (3), in Block Number Twenty-Four, of the WILMETH ADDITION, to the City of Snyder, Scurry County, Texas, commonly known as 1900 Ave I.**

On 08/29/2016, 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 10/03/2016, 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 31st day of August, 2016.

 **BRADLEY SCOTT OVERCASH**
Notary Public, State of Texas
My Commission Expires
April 03, 2019


Notary Public

SNYDER ABSTRACT & TITLE CO., INC.

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

ABTRACTOR'S CERTIFICATE

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

July 18, 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:

906 30th Street

Being all of Lots Number Two (2), and Three (3), in Block Number Twenty-four (24), of the WILMETH ADDITION to the City of Snyder, 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 April 10, 1973 at 8:00 a.m. to July 14, 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:

Ouzzie McClain and wife, Jessie Mae McClain (Life Estate)
T. R. McClain and wife, Evelyn McClain

and finding the following instruments of record affecting such property:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
D 281/169	T. R. McClain & Evelyn McClain	Ouzzie McClain and Jessie Mae McClain (Life Estate)	Life Estate Deed	4-10-1973	4-16-1973
Docket # 24939	Scurry County vs	Jessie Asberry, et al	Tax Suit		2-18-2014

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

RECORD OWNER:
Ouzzie McClain and wife, Jessie Mae McClain (Life Estate)
T. R. McClain and wife, Evelyn McClain

RECORD LIENHOLDERS: Scurry County

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

BANKRUPTCIES AND SUITS INVOLVING DEBTORS:

Recorded	Grantor	Grantee	Instrument	Dated	Filed
Docket # 24939	Scurry County vs	Jessie Asberry, et al	Tax Suit		2-18-2014

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

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
11517

Issued By:

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

Property Information

Property ID: 18208 Geo ID: 01-0208-0990-0024-0008
Legal Acres: 0.0000
Legal Desc: L2 & 3 B24 WILMETH ADDN
Situs: 906 30TH ST SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 15970 100.00%
MCCLAIN, T R
519 E SAN MARCOS ST
PEARSALL, TX 78061-3227

For Entities

Value Information

CITY OF SNYDER	Improvement HS:	0
HOSPITAL DISTRICT SCURRY CO	Improvement NHS:	6,904
SCURRY CAD	Land HS:	0
SCURRY COUNTY	Land NHS:	3,000
SNYDER ISD	Productivity Market:	0
WESTERN TX COLLEGE	Productivity Use:	0
	Assessed Value	9,904

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	9,904	25.14	4.53	5.93	35.60
2015	WESTERN TX COLLEGE	9,904	32.44	5.84	7.66	45.94
2015	SNYDER ISD	9,904	115.28	20.75	27.21	163.24
2015	CITY OF SNYDER	9,904	43.45	7.82	10.25	61.52
2015	SCURRY COUNTY	9,904	31.69	5.70	7.48	44.87
2014	HOSPITAL DISTRICT SCURRY CO	3,000	6.19	1.85	1.61	9.65
2014	WESTERN TX COLLEGE	3,000	7.37	2.21	1.92	11.50
2014	SNYDER ISD	3,000	34.92	10.48	9.08	54.48
2014	CITY OF SNYDER	3,000	13.16	3.95	3.42	20.53
2014	SCURRY COUNTY	3,000	9.38	2.80	2.44	14.62
2013	HOSPITAL DISTRICT SCURRY CO	3,000	6.19	2.60	1.76	10.55
2013	WESTERN TX COLLEGE	3,000	7.50	3.15	2.13	12.78
2013	SNYDER ISD	3,000	34.92	14.67	9.92	59.51
2013	CITY OF SNYDER	3,000	13.34	5.60	3.79	22.73
2013	SCURRY COUNTY	3,000	9.40	3.95	2.67	16.02
2012	HOSPITAL DISTRICT SCURRY CO	3,000	6.30	3.41	1.94	11.65
2012	WESTERN TX COLLEGE	3,000	5.57	3.01	1.72	10.30
2012	SNYDER ISD	3,000	34.92	18.85	10.75	64.52
2012	CITY OF SNYDER	3,000	13.34	7.20	4.11	24.65
2012	SCURRY COUNTY	3,000	9.41	5.08	2.90	17.39
2011	HOSPITAL DISTRICT SCURRY CO	3,000	8.10	5.34	2.69	16.13
2011	WESTERN TX COLLEGE	3,000	6.34	4.18	2.10	12.62
2011	SNYDER ISD	3,000	34.92	23.05	11.59	69.56
2011	CITY OF SNYDER	3,000	13.34	8.80	4.43	26.57
2011	SCURRY COUNTY	3,000	11.97	7.90	3.97	23.84
2010	HOSPITAL DISTRICT SCURRY CO	3,000	8.10	6.32	2.88	17.30
2010	WESTERN TX COLLEGE	3,000	4.57	3.57	1.63	9.77

Continued on Next Page

*Suit filed
cause # 14939 ~
check court
costs in DC*

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

Property Information
Property ID: 18208 Geo ID: 01-0208-0990-0024-0008
Legal Acres: 0.0000
Legal Desc: L2 & 3 B24 WILMETH ADDN
Situe: 906 30TH ST SNYDER, TX 79549
DBA:
Exemptions:

Owner ID: 15970 100.00%
MCCLAIN, T R
519 E SAN MARCOS ST
PEARSALL, TX 78061-3227

For Entities	Value Information
	Improvement HS: 0
	Improvement NHS: 6,904
	Land HS: 0
	Land NHS: 3,000
	Productivity Market: 0
	Productivity Use: 0
	Assessed Value 9,904

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
2010	SNYDER ISD	3,000	34.92	27.24	12.43	74.59
2010	CITY OF SNYDER	3,000	12.93	10.08	4.60	27.61
2010	SCURRY COUNTY	3,000	11.44	8.93	4.07	24.44
2009	HOSPITAL DISTRICT SCURRY CO	3,862	10.43	9.39	3.96	23.78
2009	WESTERN TX COLLEGE	3,862	5.87	5.28	2.23	13.38
2009	SNYDER ISD	3,862	44.95	40.45	17.08	102.48
2009	CITY OF SNYDER	3,862	15.59	14.03	5.92	35.54
2009	SCURRY COUNTY	3,862	14.20	12.78	5.40	32.38
2008	HOSPITAL DISTRICT SCURRY CO	3,851	10.40	10.61	4.20	25.21
2008	WESTERN TX COLLEGE	3,851	4.52	4.61	1.83	10.96
2008	SNYDER ISD	3,851	42.42	43.27	17.14	102.83
2008	CITY OF SNYDER	3,851	15.88	16.20	6.42	38.50
2008	SCURRY COUNTY	3,851	9.51	9.70	3.84	23.05
2007	WESTERN TX COLLEGE	3,775	4.84	5.52	2.07	12.43
2007	SNYDER ISD	3,775	42.09	47.99	18.02	108.10
2007	CITY OF SNYDER	3,775	15.49	17.66	6.63	39.78
2007	SCURRY COUNTY	3,775	11.15	12.71	4.77	28.63
2006	WESTERN TX COLLEGE	3,775	5.37	6.76	2.43	14.56
2006	SNYDER ISD	3,775	55.12	69.46	24.92	149.50
2006	CITY OF SNYDER	3,775	16.19	20.40	7.32	43.91
2006	SCURRY COUNTY	3,775	12.74	16.05	5.76	34.55
2005	WESTERN TX COLLEGE	3,775	6.02	8.31	2.87	17.20
2005	SNYDER ISD	3,775	60.81	83.92	28.95	173.68
2005	CITY OF SNYDER	3,775	16.56	22.86	7.88	47.30
2005	SCURRY COUNTY	3,775	13.33	18.40	6.35	38.08
2004	WESTERN TX COLLEGE	3,815	8.31	12.47	4.16	24.94
2004	SNYDER ISD	3,815	57.23	85.85	28.62	171.70

Continued on Next Page

Through Tax Year
2015

TAX CERTIFICATE

Certificate #
11517

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

Property Information	
Property ID: 18208	Geo ID: 01-0208-0990-0024-0008
Legal Acres: 0.0000	
Legal Desc: L2 & 3 B24	WILMETH ADDN
Situs: 906 30TH ST	SNYDER, TX 79549
DBA:	
Exemptions:	

Owner ID: 15970 100.00%
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	Assessed Value 9,904

Current/Delinquent Taxes

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Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2004	CITY OF SNYDER	3,815	16.16	24.24	8.08	48.48
2004	SCURRY COUNTY	3,815	17.05	25.58	8.53	51.16
2003	WESTERN TX COLLEGE	3,815	9.50	15.39	4.98	29.87
2003	SNYDER ISD	3,815	57.23	92.72	29.99	179.94
2003	CITY OF SNYDER	3,815	16.16	26.18	8.47	50.81
2003	SCURRY COUNTY	3,815	19.27	31.22	10.10	60.59
2002	WESTERN TX COLLEGE	9,338	25.21	43.87	13.82	82.90
2002	SNYDER ISD	9,338	140.07	243.72	76.76	460.55
2002	CITY OF SNYDER	9,338	39.56	68.84	21.68	130.08
2002	SCURRY COUNTY	9,338	47.16	82.06	25.84	155.06
2001	WESTERN TX COLLEGE	9,338	22.79	42.38	9.78	74.95
2001	SNYDER ISD	9,338	128.60	239.19	55.17	422.96
2001	CITY OF SNYDER	9,338	36.40	67.71	15.62	119.73
2001	SCURRY COUNTY	9,338	40.22	74.81	17.25	132.28
Totals:			1,720.94	1,911.45	693.92	4,326.31

Effective Date: 07/18/2016

Total Due if paid by: 07/31/2016

4,326.31

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.

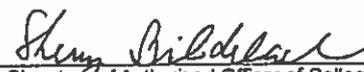
A tax certificate issued through fraud or collusion is void.

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: 07/18/2016
Requested By: SNYDER ABSTRACT & TITLE
Fee Amount: 10.00
Reference #: T R MCCLAIN

Page: 3
True Automation, Inc


Signature of Authorized Officer of Collecting Office

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

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

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

SNYDER ABSTRACT AND TITLE CO., INC.

By: 

DAVID COTTON, President

IS/certificate/city/906 30* McClain 16

2-80

187

VOL. 281 PAGE 169

THE STATE OF TEXAS I
COUNTY OF SCURRY I KNOW ALL MEN BY THESE PRESENTS:

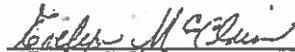
That T. R. McClain and wife, EVELYN McClain of the Parish of Rapides, State of Louisiana for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration to us cash in hand paid by OUZZIE McClain and wife, JESSIE MAE McClain, the receipt of which is hereby acknowledged, have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said OUZZIE McClain and wife, JESSIE MAE McClain, of the County of Scurry, State of Texas, for and during their natural lives, and upon the death of the last of them to die, fee simple title to the hereinafter described land shall revert to T. R. McClain, one of the grantors herein, all that certain lot, tract or parcel of land, lying and being situated in the County of Scurry, State of Texas, described as follows, to-wit:

Being all of Lots Number Two (2), and Three (3), all in Block Number Twenty-four (24) of the WILMETH ADDITION to the Town of Snyder, 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 OUZZIE McClain and wife, JESSIE MAE McClain, for and during their natural lives.

WITNESS our hands at Pineville, Louisiana, this 10th day of April, 1973.


T. R. McClain


Evelyn McClain

Vol. 281 No. 170

THE STATE OF LOUISIANA I
PARISH OF RAPIDES I

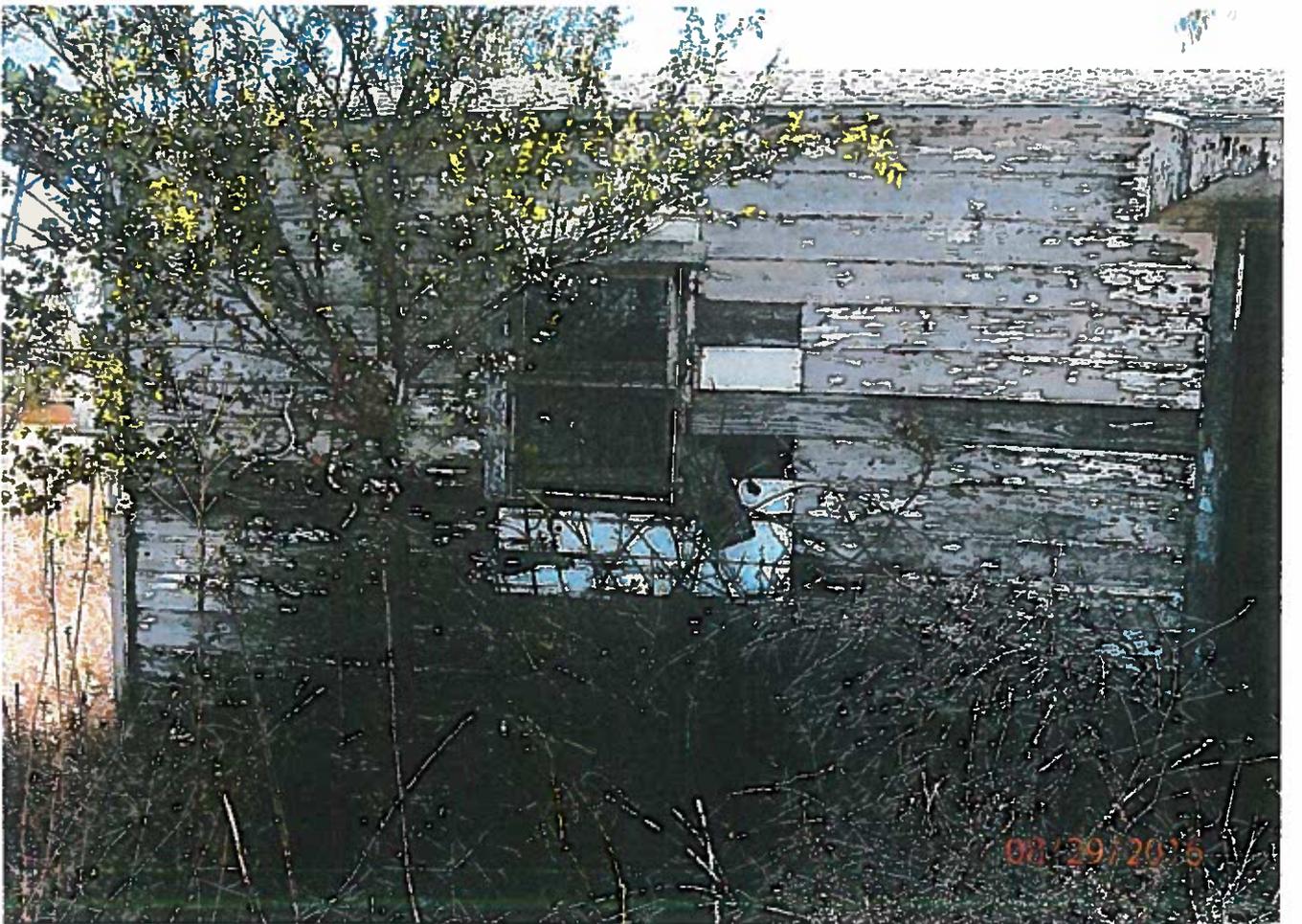
BEFORE ME, the undersigned, a Notary Public in and for said Parish and State, on this day personally appeared T. R. McCLAIN and EVELYN McCLAIN, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 16th day of APRIL, A. D. 1973.

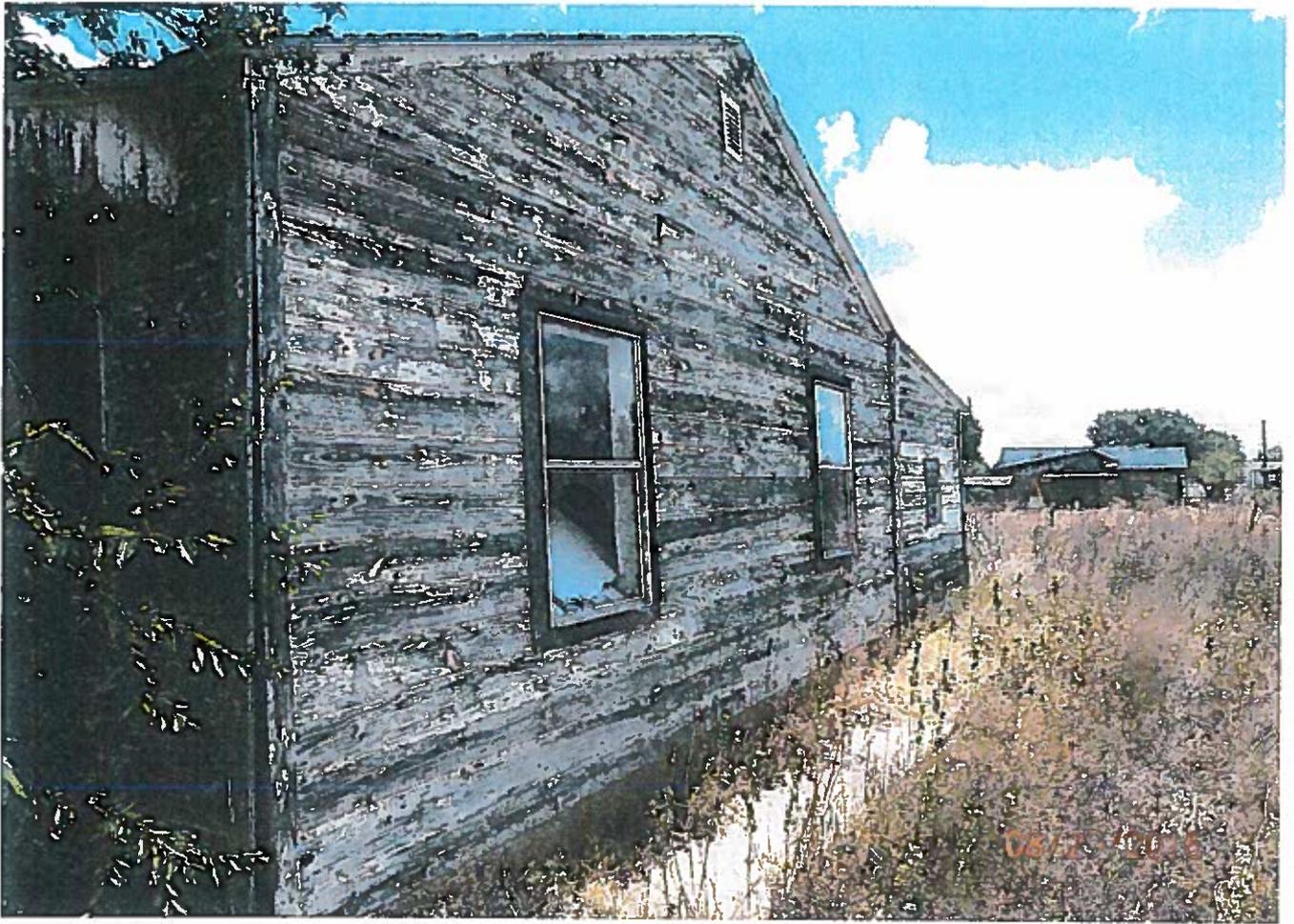
William H. ...
Notary Public in and for Rapides Parish, Louisiana

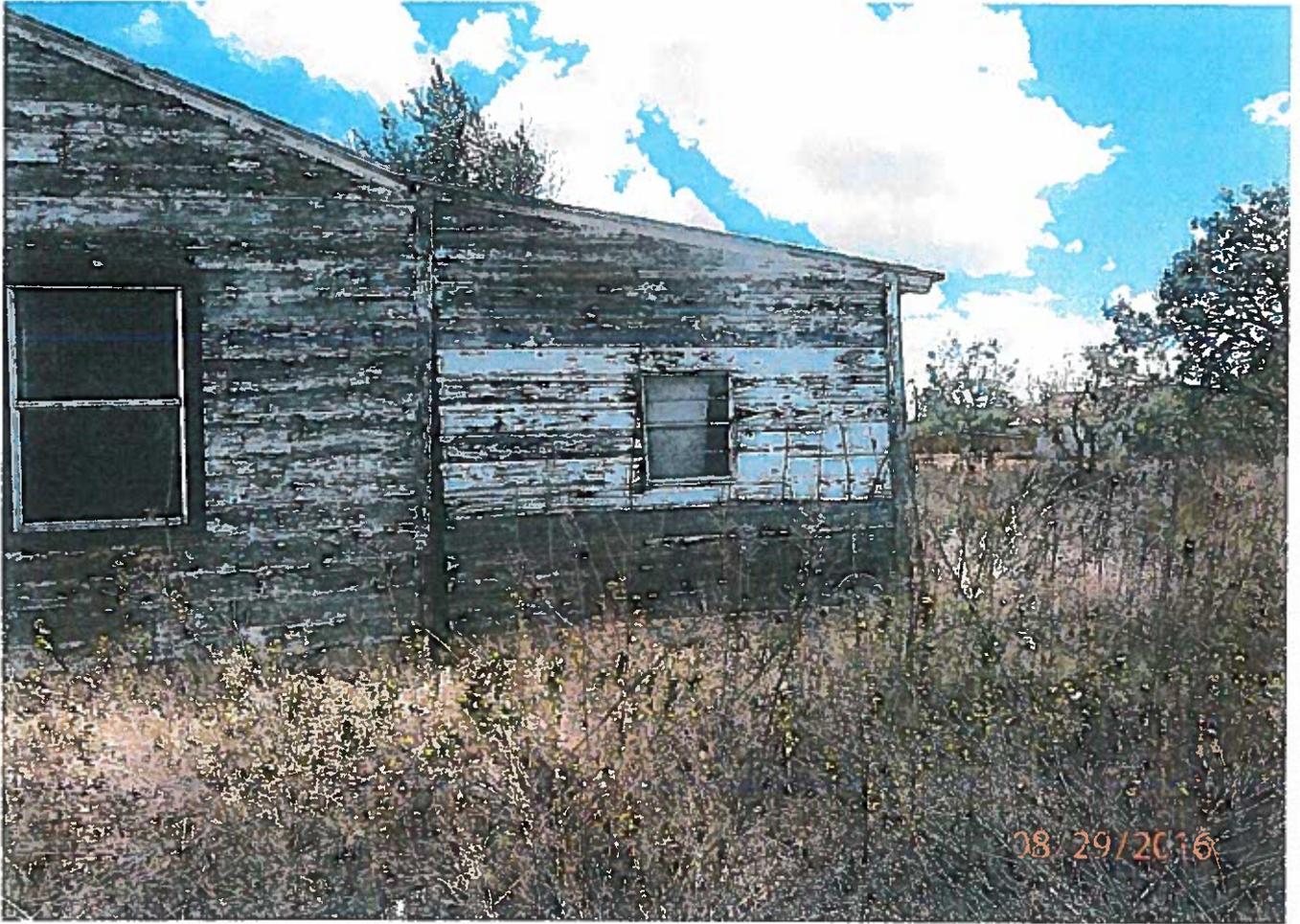

Filed for Record this 19th day of April 1973 at 11:50 P
Recorded this 20th day of April 1973 at 10:36 A.M.

SECURITY INSTRUMENT, Grant, Conveyance
From County, State of *John ...*



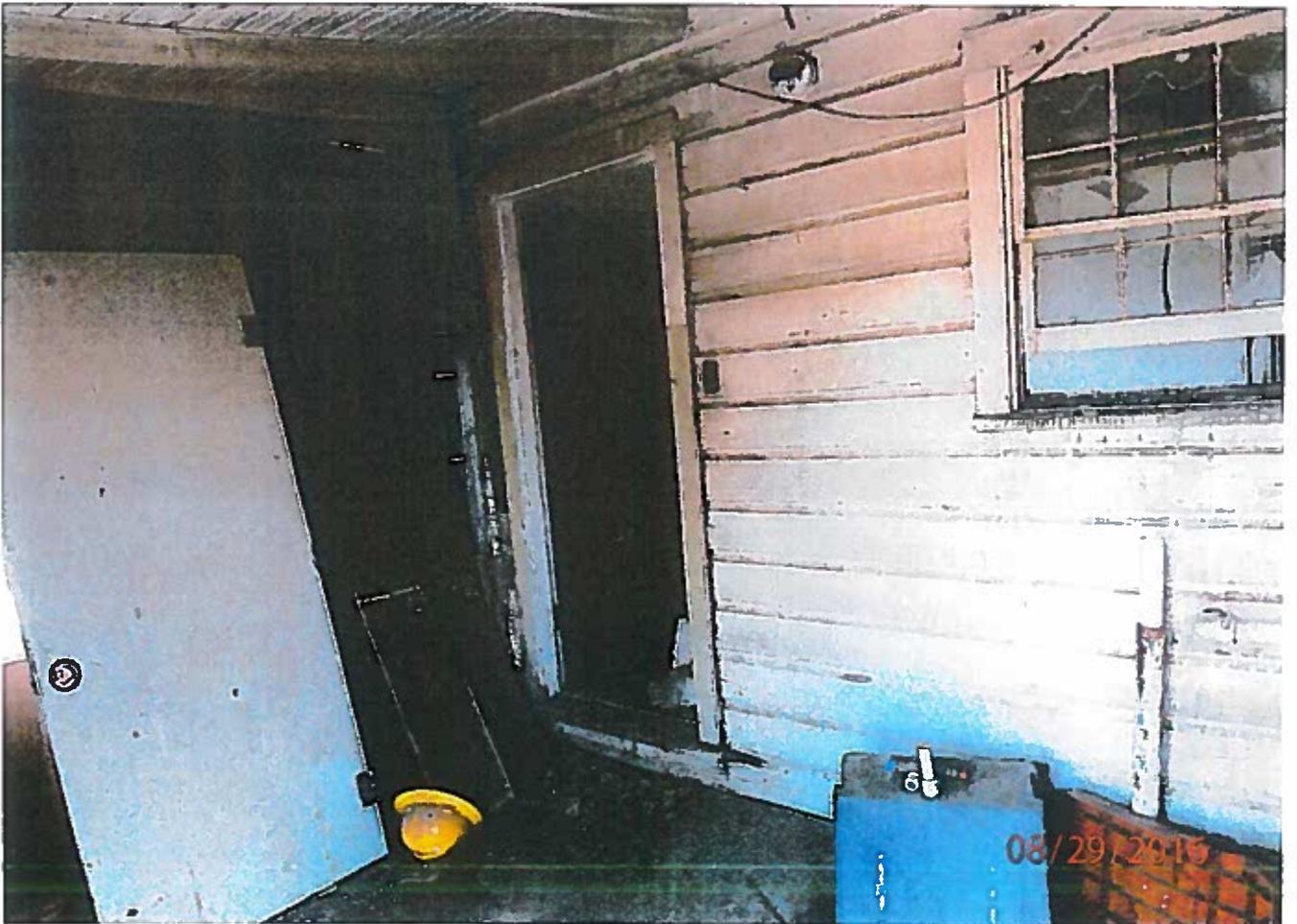
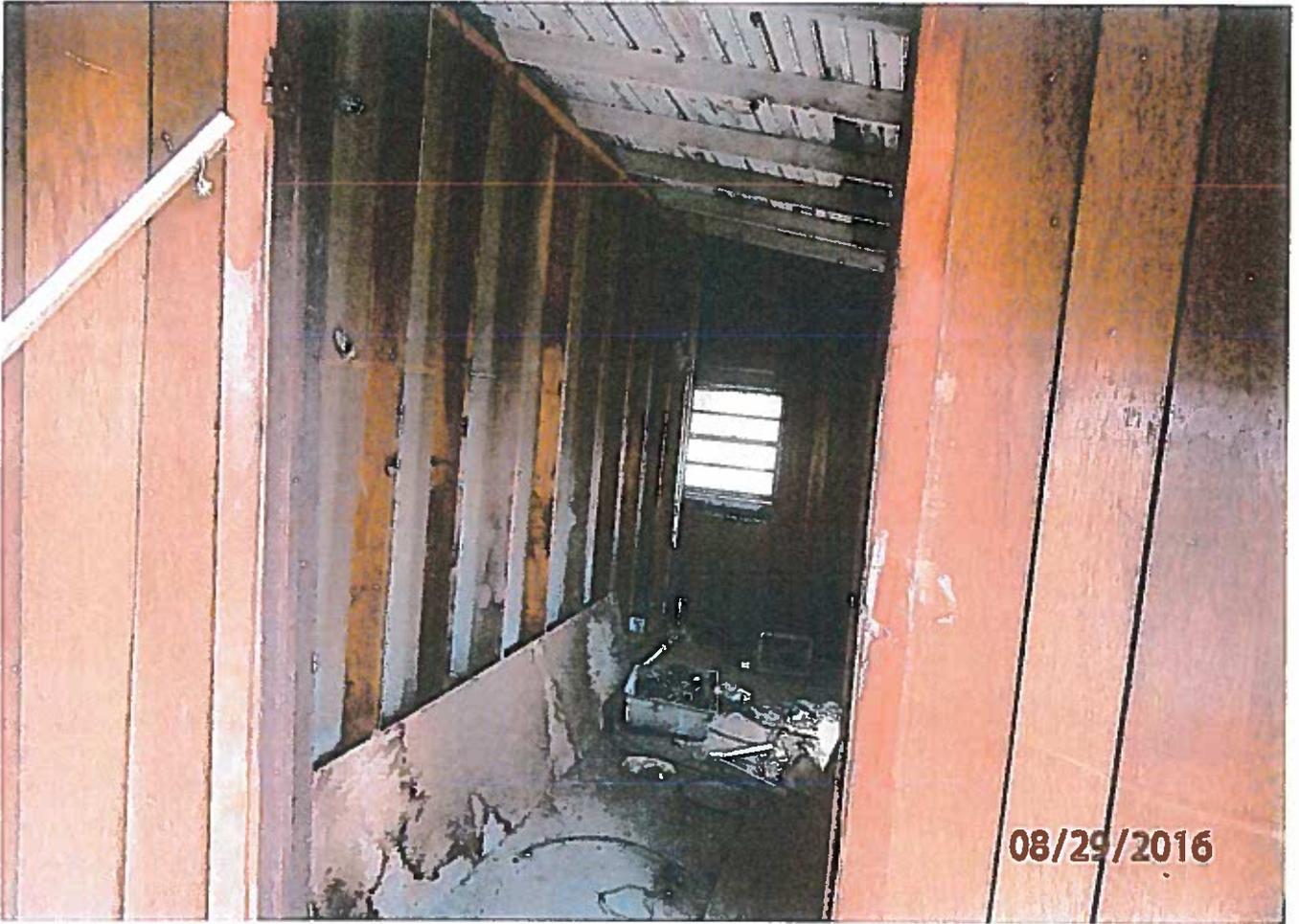








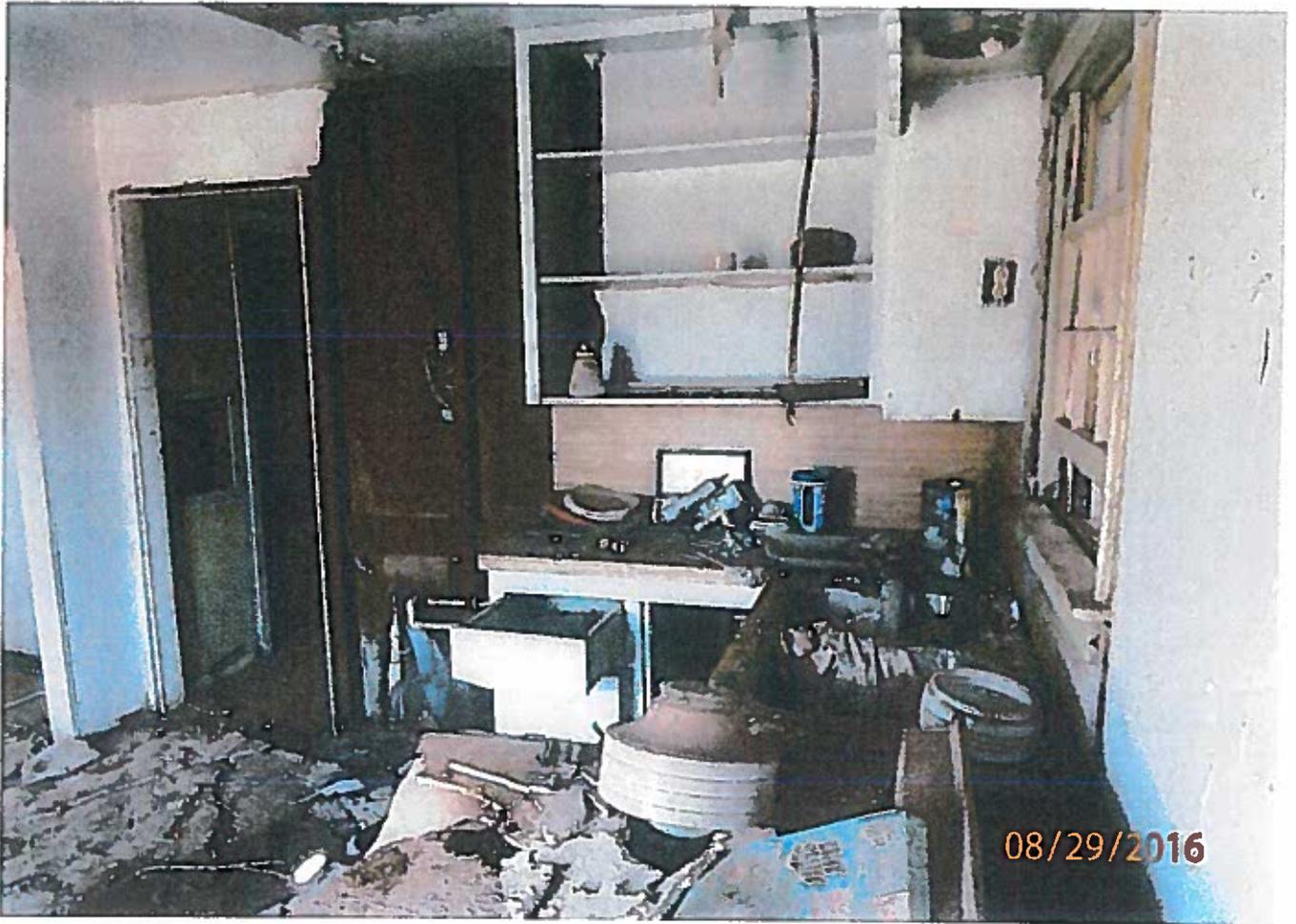


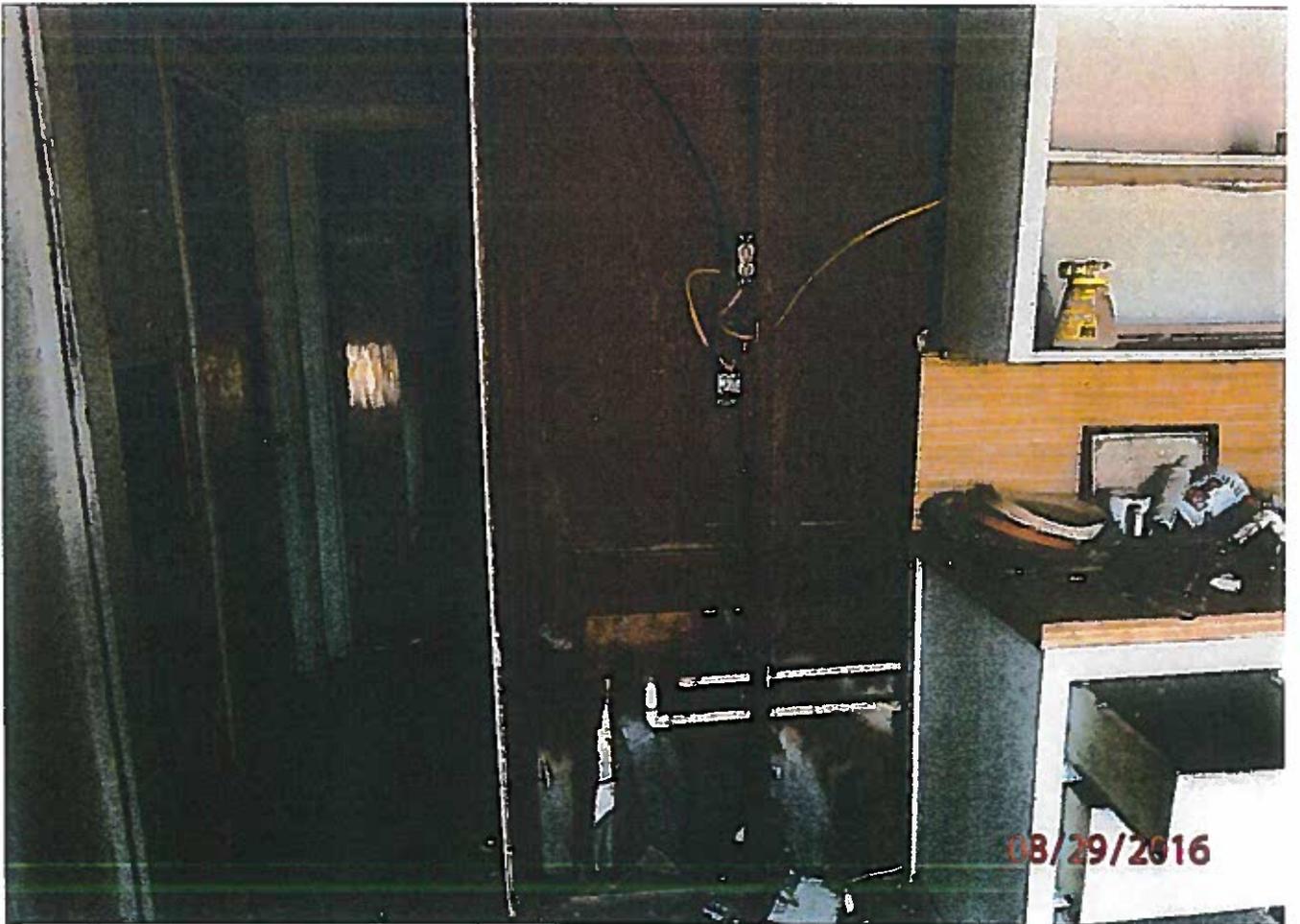














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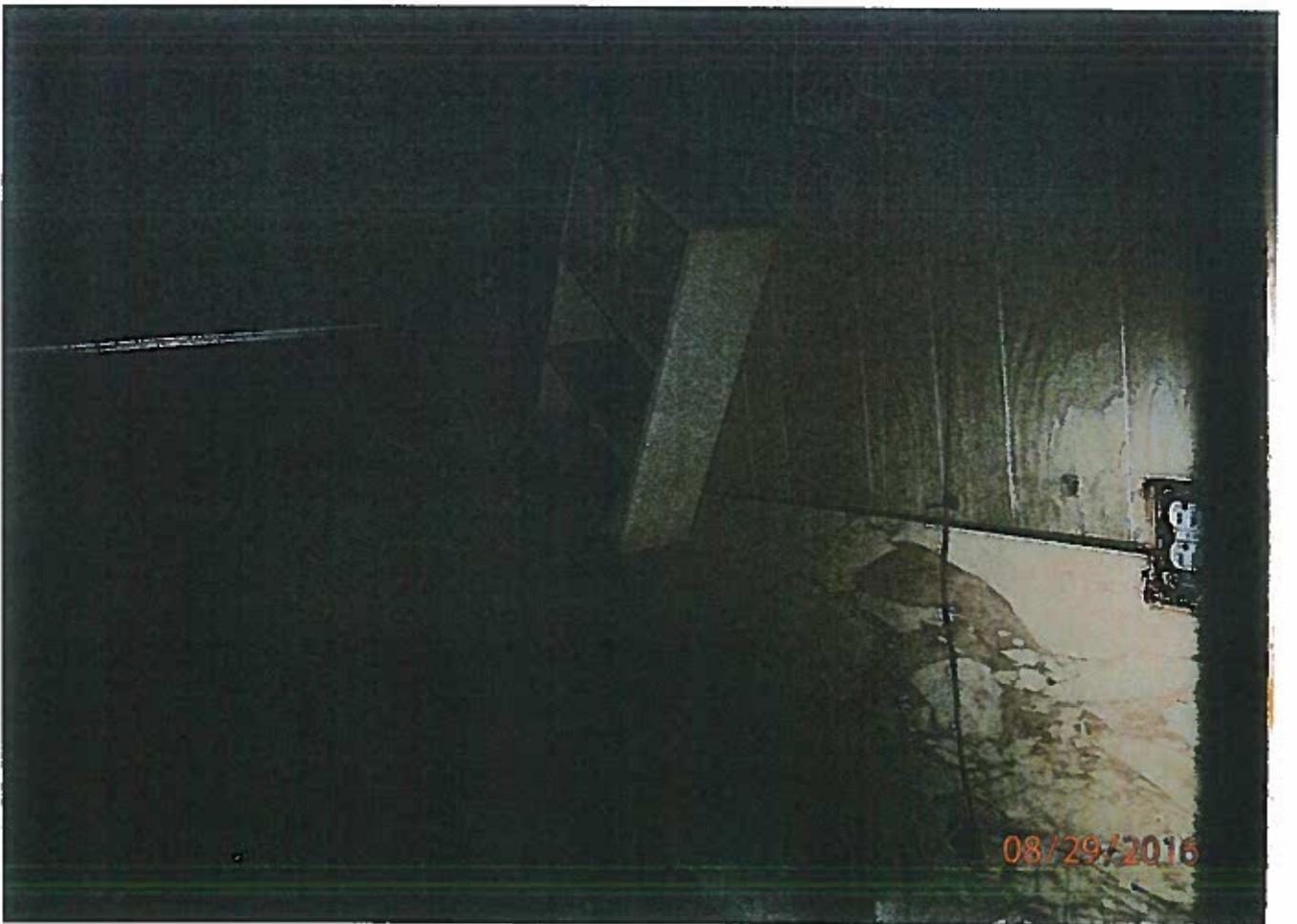
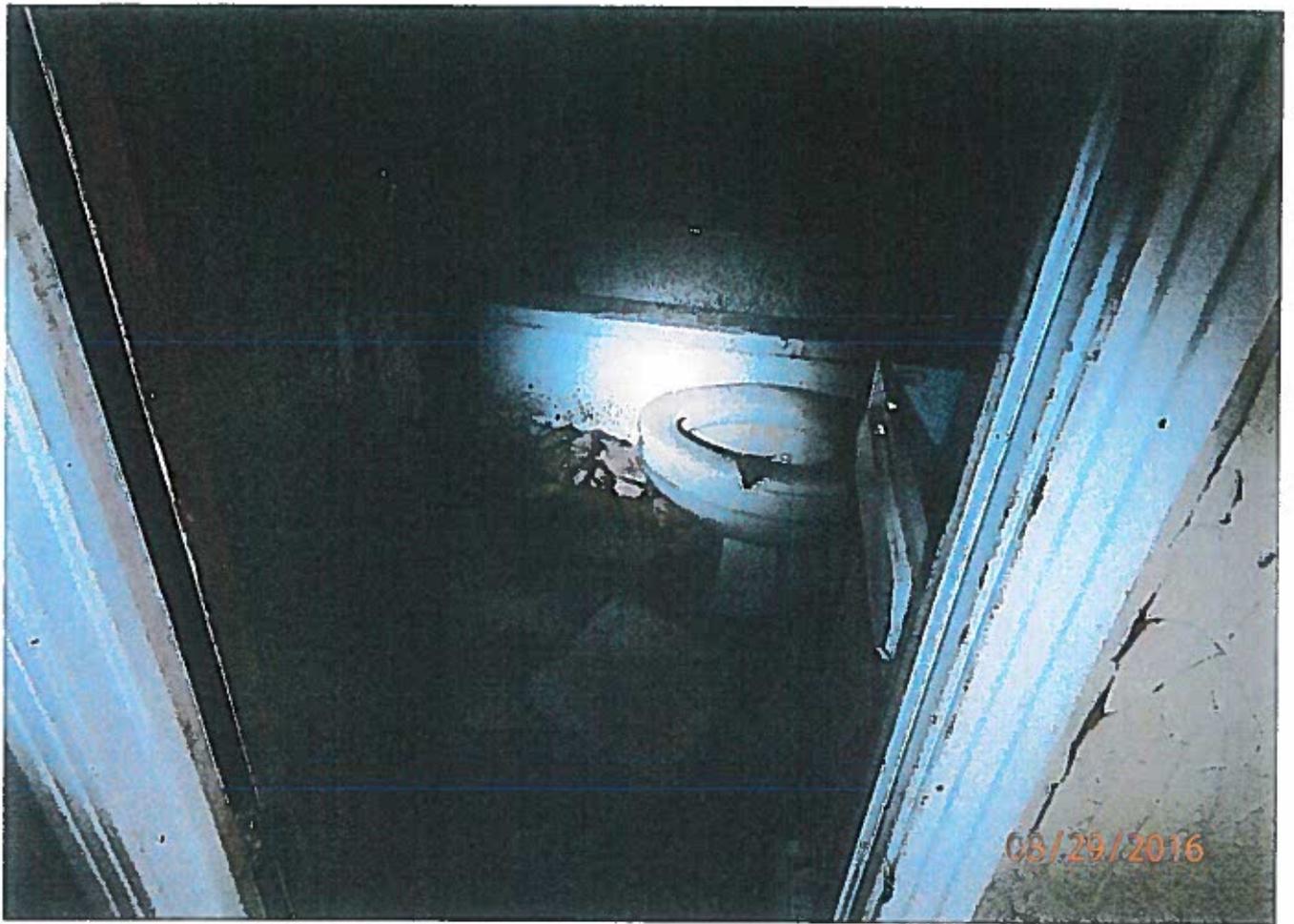


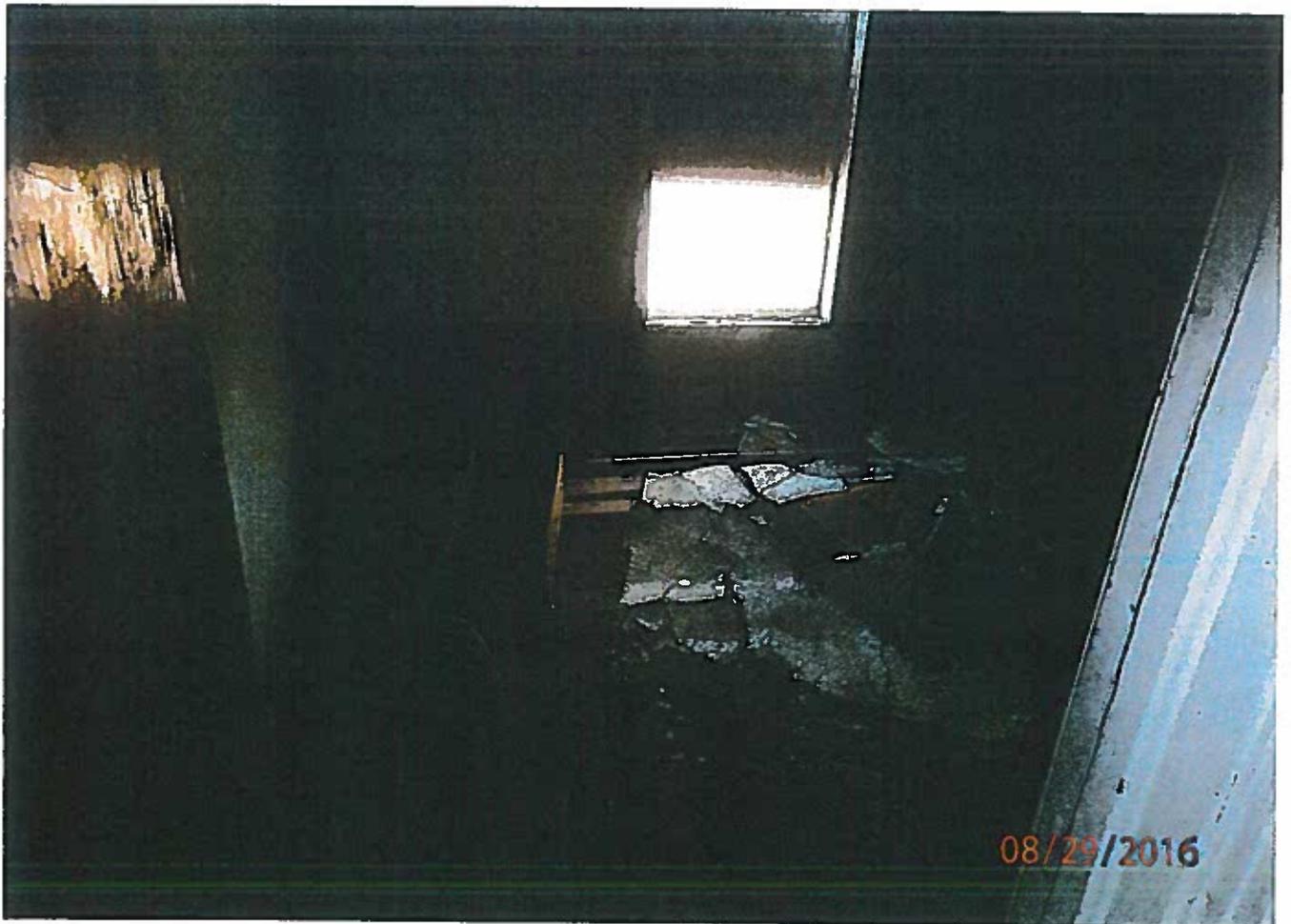


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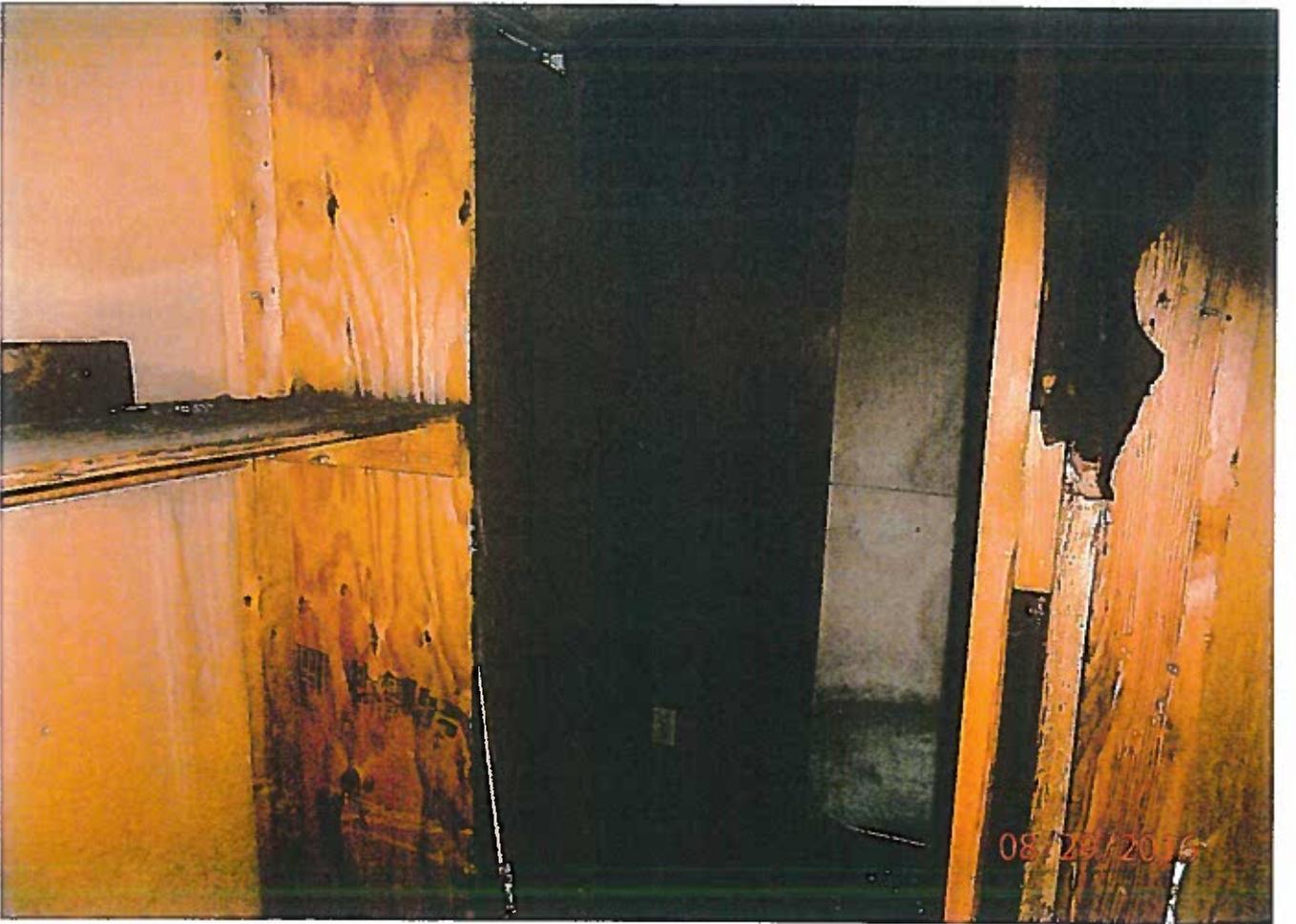
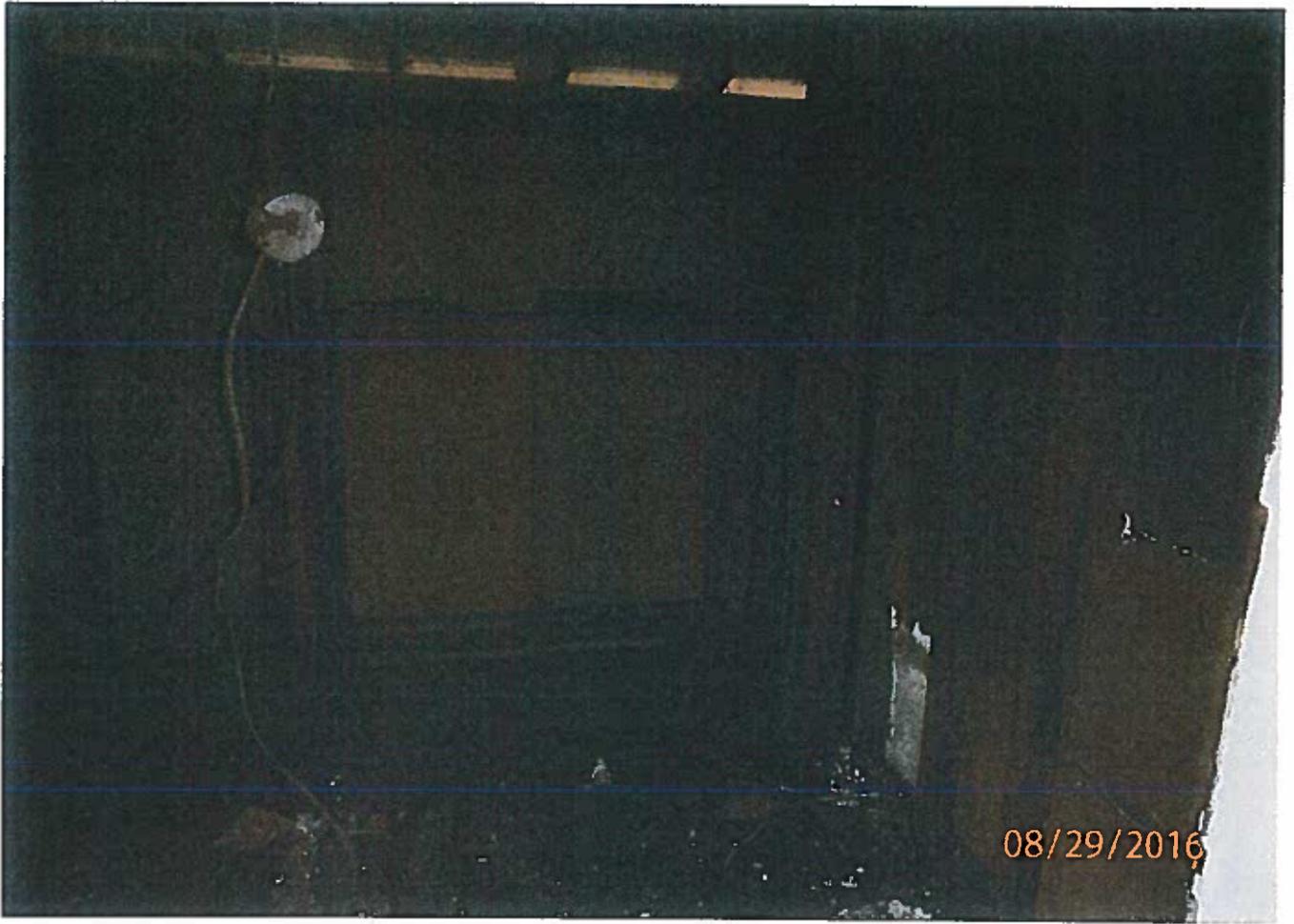


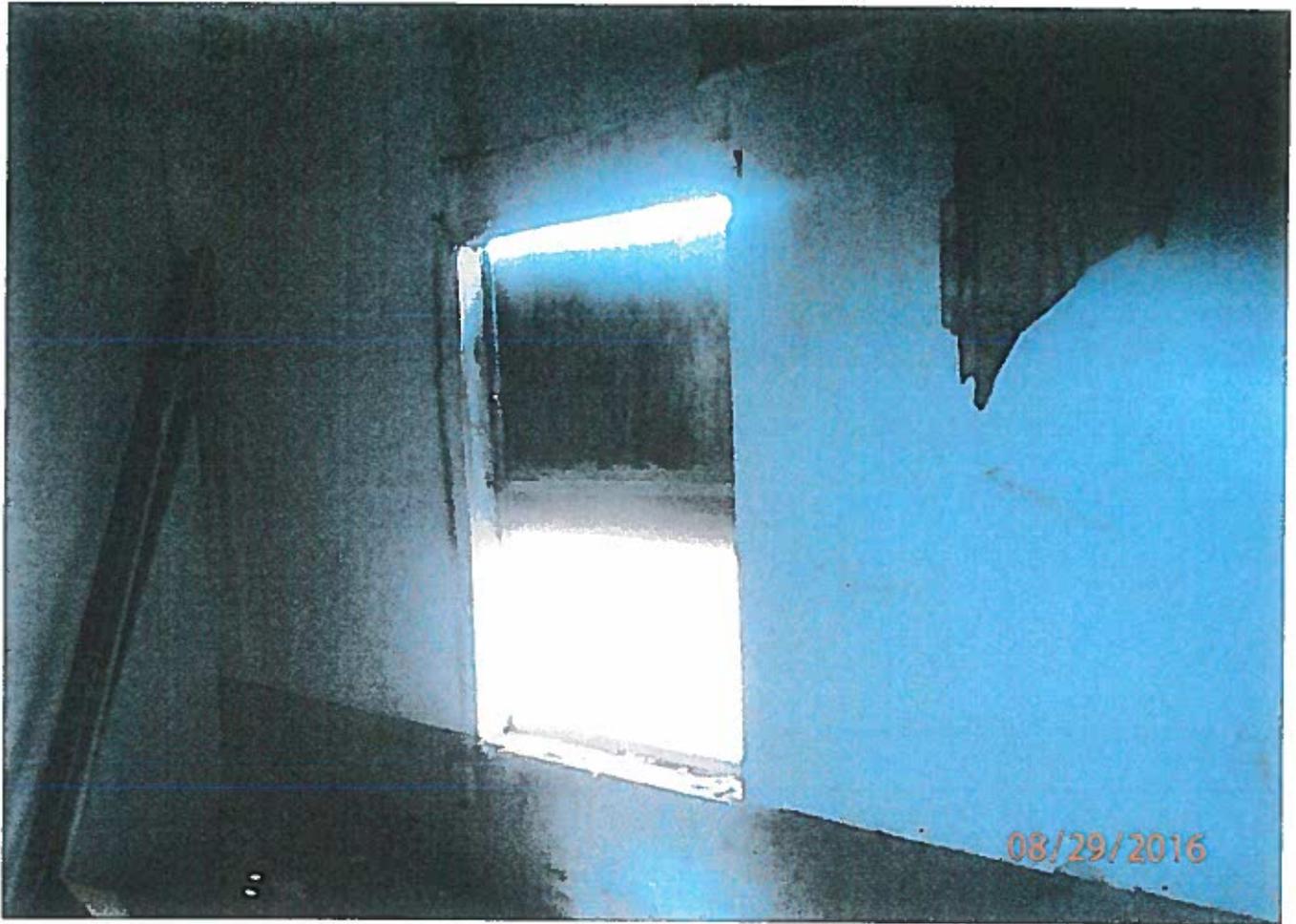
08/29/2016



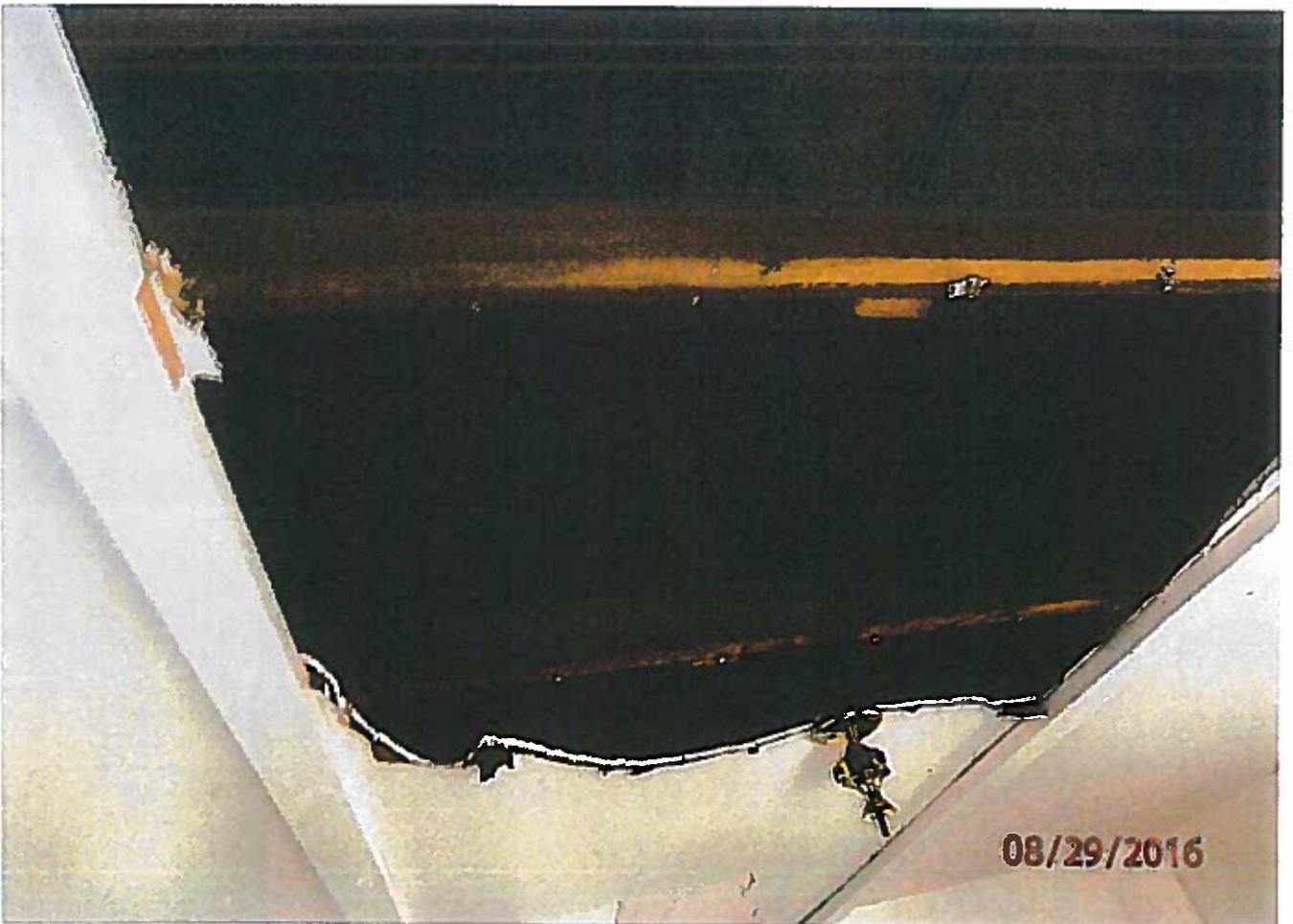


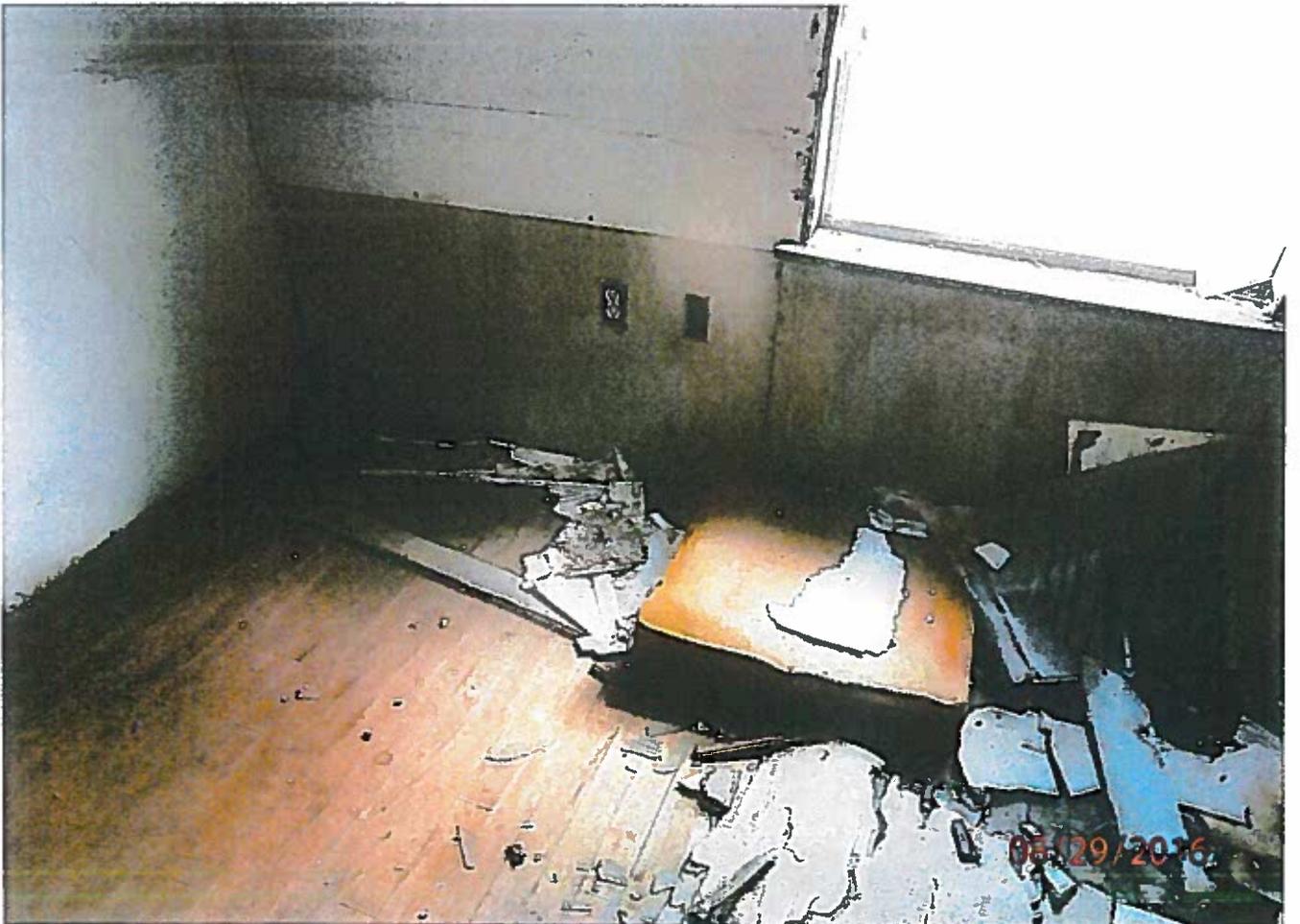
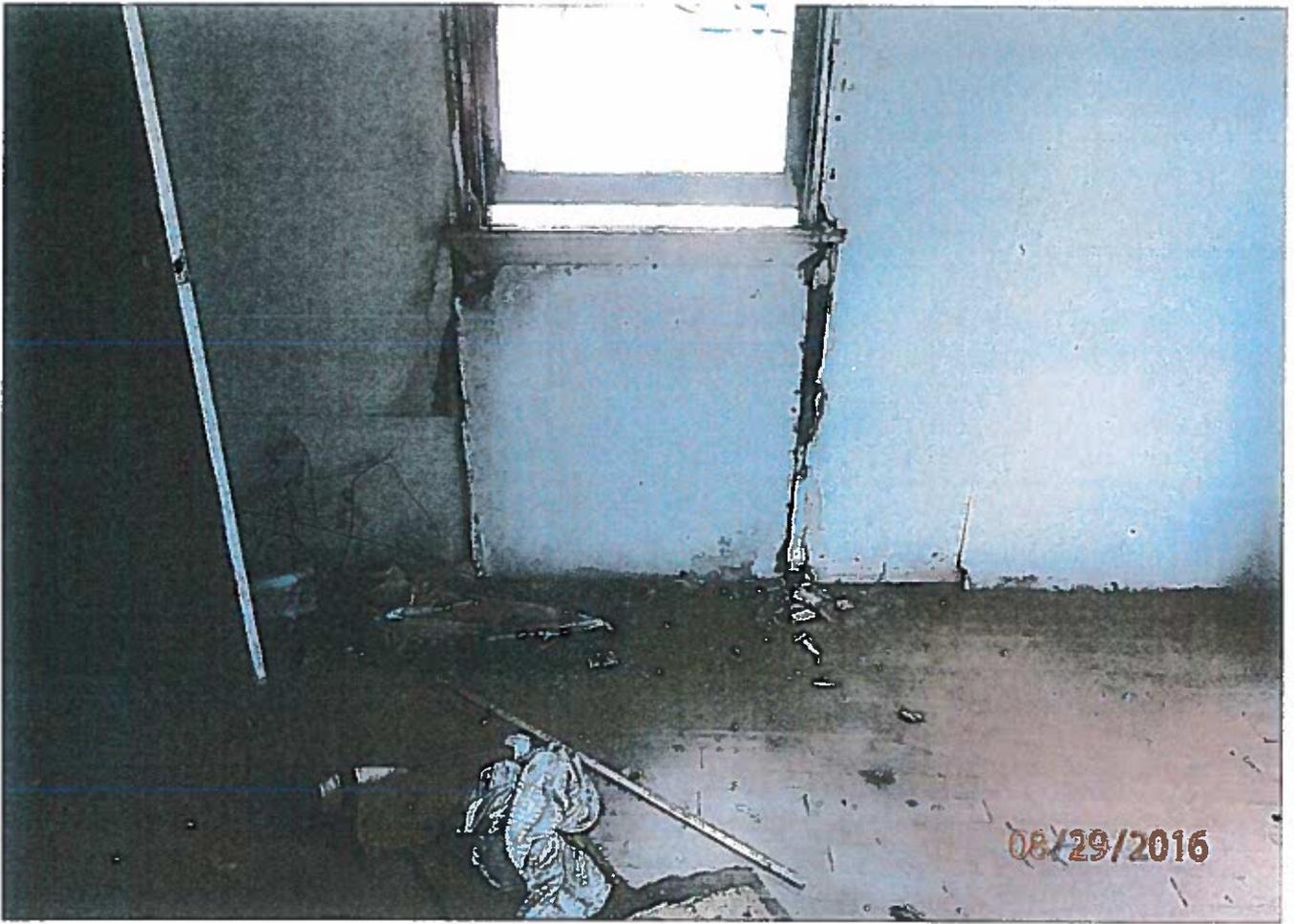


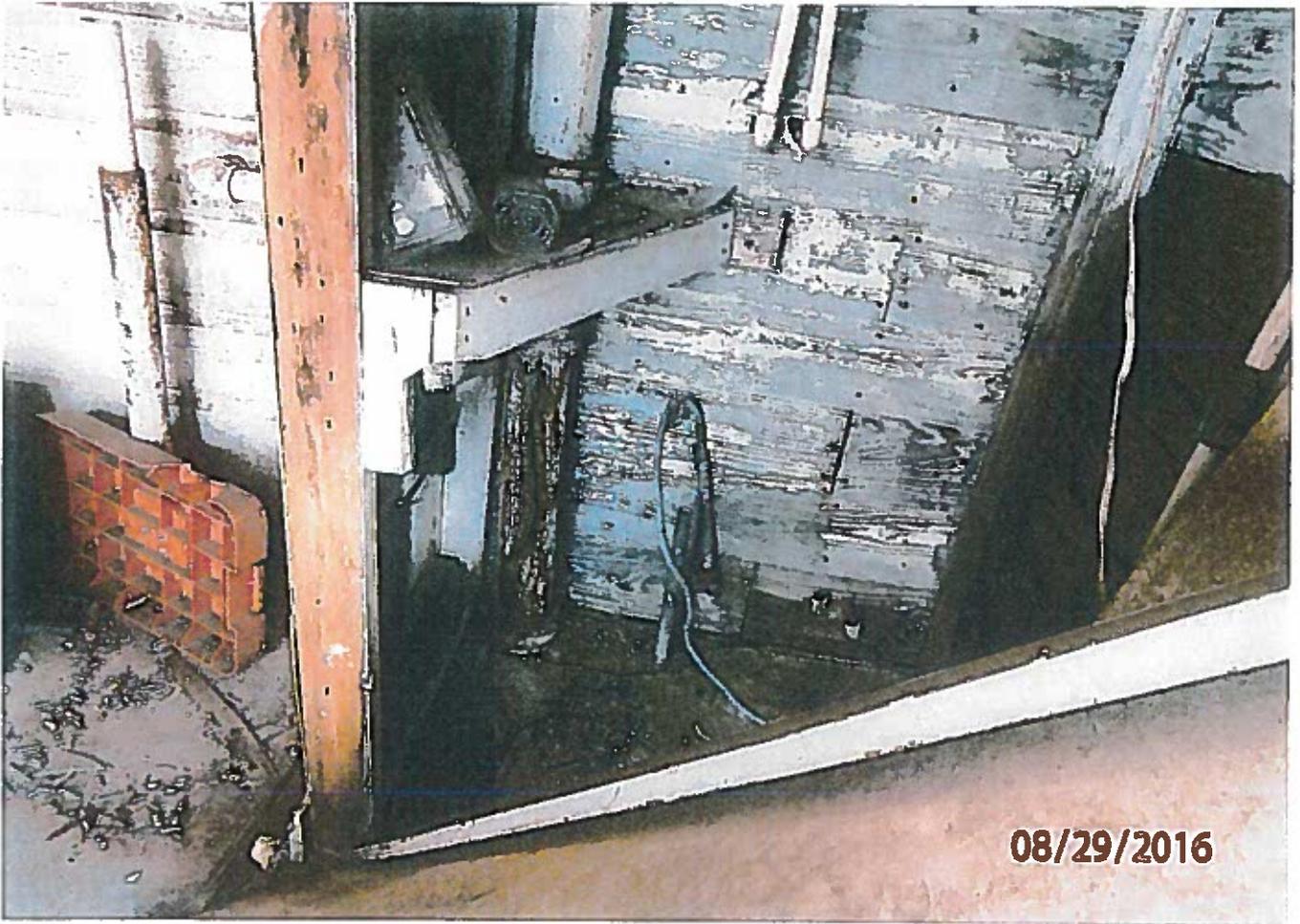




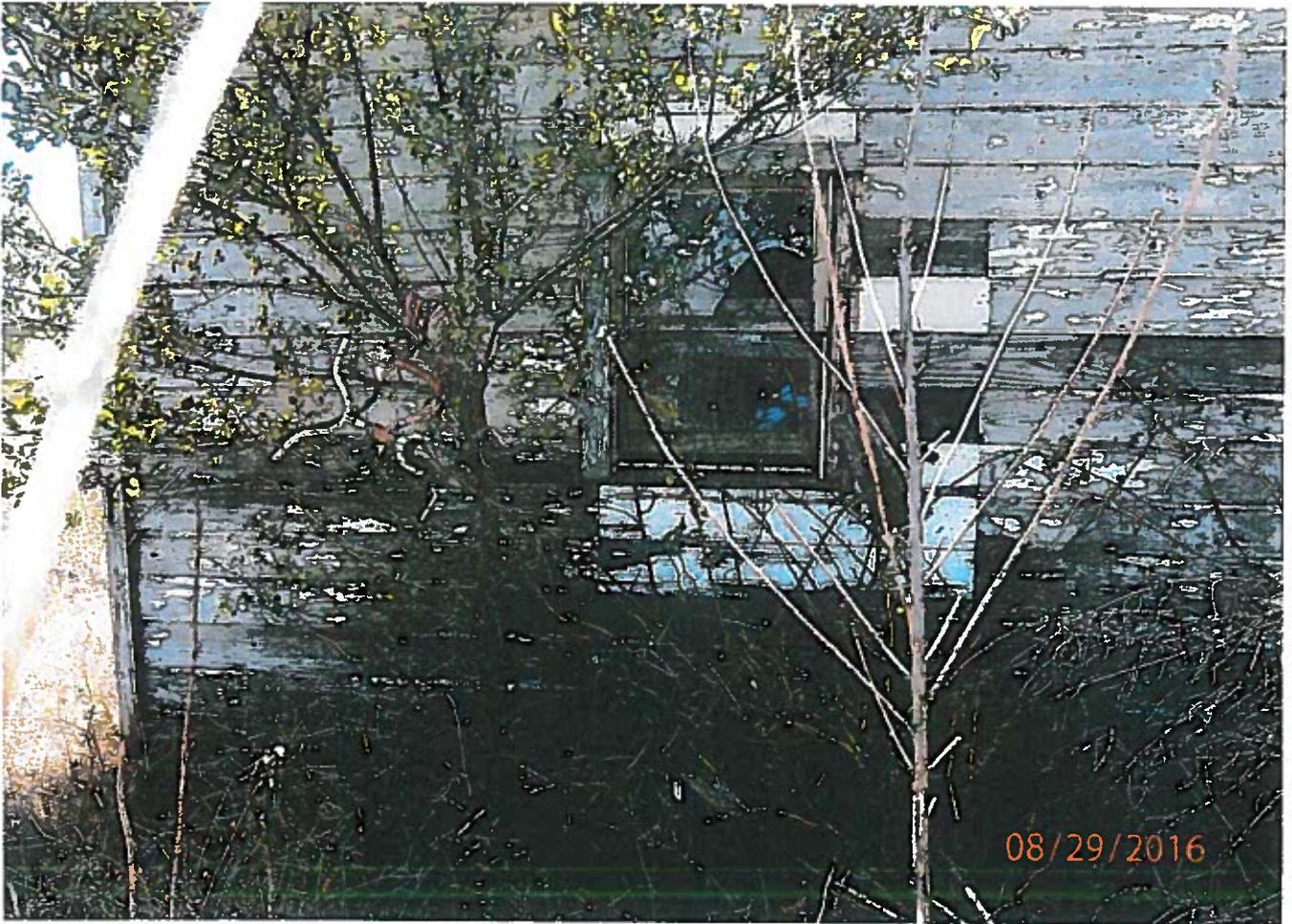




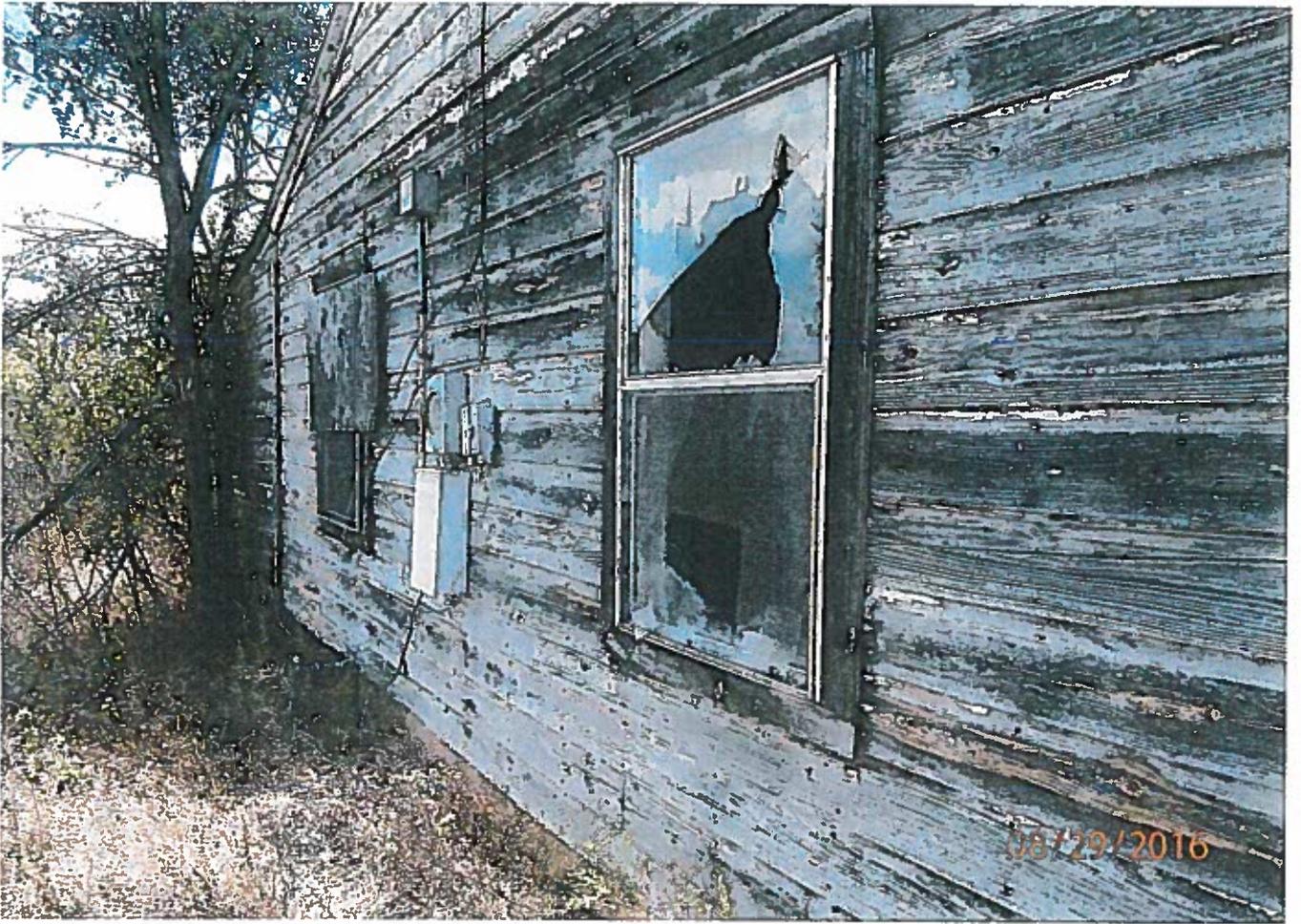


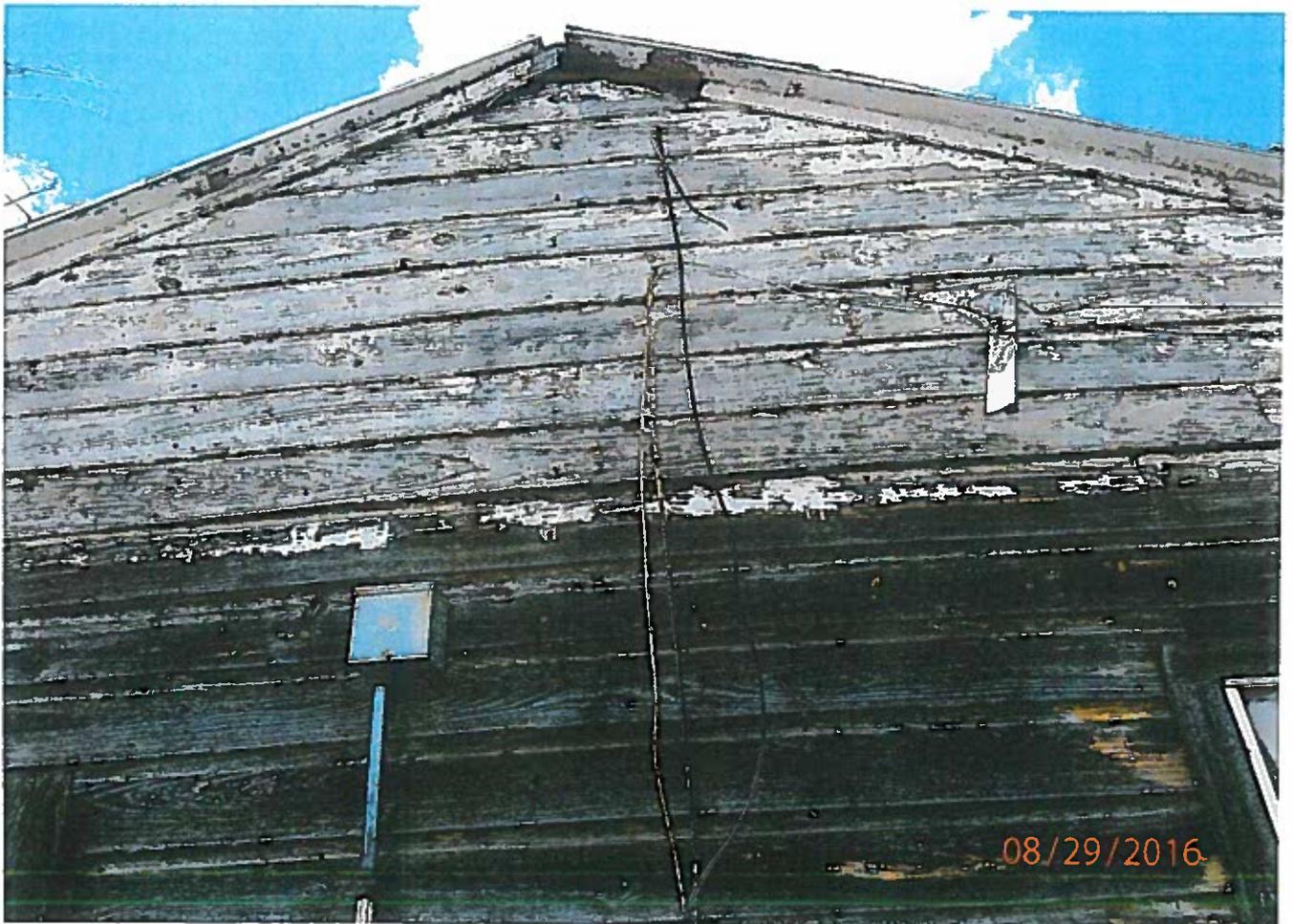
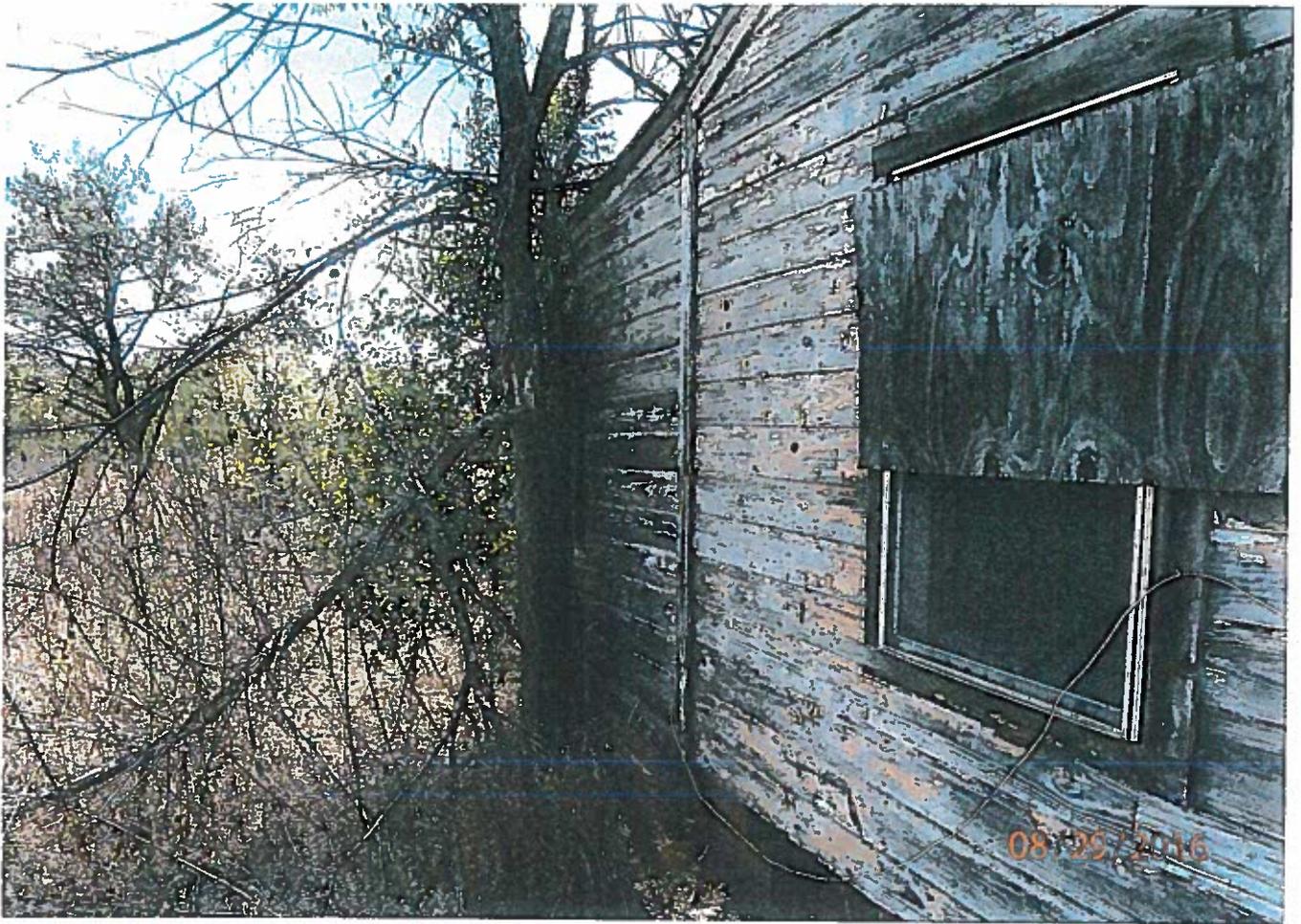


08/29/2016



08/29/2016





**CITY OF SNYDER
BUILDING STANDARDS COMMISSION
ORDER NO.161003D**

AN ORDER OF THE CITY OF SNYDER BUILDING STANDARDS COMMISSION WITH REGARD TO THE ABATEMENT OF THE SUBSTANDARD AND DANGEROUS STRUCTURES LOCATED AT 906 30th St , SNYDER, TEXAS 79549: Legal Description: Lot 2&3, Block 24, Wilmeth Addition.

Whereas, The Building Standards Commission for the City of Snyder conducted a public hearing on 10/03/2016, wherein the structure located at 906 30th St, Snyder, Texas 79549, described in previous notices as "Lot 2&3, Block 24, Wilmeth Addition, was agenda item number 161003C; Legal Description being:

Being all of Lots Number Two (2), and Three (3), in Block Number Twenty-Four, of the WILMETH ADDITION, to the City of Snyder, 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 dated 08/30/2016, 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 BUILDING STANDARDS COMMISSION OF THE CITY OF SNYDER THAT:

1. _____ The owner is hereby ordered to repair, remove or demolish the structure located at _____ by no later than 30 days from the date of this Order;
2. _____ The owner has requested, and the Building Standards Commission is permitting the owner _____ days to conduct the repairs. Since the Building Standards Commission is permitting more than 30 days to repair, remove, or demolish the structure, the following

specific time schedule is established for the commencement and performance of the work,

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

15. _____ The Building Standards Commission has heard evidence presented by the owner that the work cannot reasonably be completed within 90 days due to the scope and complexity of work; therefore, the Building Standards Commission is accepting the detailed plan and

time schedule for the work, which detailed plan and schedule of work is hereby approved and attached hereto as Exhibit I.

16. ____ This property be brought back to the Building Standards Commission for review at the next scheduled meeting to ensure compliance with this Order.
17. ____ The owner must allow entry to city staff no later than _____ to inspect the interior of the property. The grass must be cut no later than the close of business on _____, 20____. The cars, debris, tires, and other hazards to the community be removed no later than _____, 20____.
18. ____ This property be brought back to the Commission for review at the next scheduled meeting. Failure to take the ordered actions within the specified time may result in the city taking requisite actions to remove any unsafe or unsanitary conditions and establish a lien on the property. Whatever actions are necessary for the staff to gain entry should be taken and/or to include administrative judicial action.
19. ____ The owner of the property, and/or any lienholder or mortgagee, must demolish the structure located at Click here to enter text. 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 OCTOBER, 2016

**CITY OF SNYDER, TEXAS
BUILDING STANDARDS COMMISSION**

By: _____
Steve Rich, Chairperson

ATTEST:

Shai Green, City Secretary