



Travis County Commissioners Court Agenda Request Travis County Housing Finance Corporation

Meeting Date: December 6, 2011

Prepared By/Phone Number: Andrea Shields, Manager/854-9116

Elected/Appointed Official/Dept. Head: Leroy Nellis, Acting County Executive, Planning and Budget

Commissioners Court Sponsor: Samuel T. Biscoe, President

AGENDA LANGUAGE: Consider and take appropriate action to authorize a Release of Lien for a first-time homebuyer that partially repaid a loan executed on June 22, 2006.

BACKGROUND/SUMMARY OF REQUEST AND ATTACHMENTS: See attached backup.

STAFF RECOMMENDATIONS: Staff recommends approval.

ISSUES AND OPPORTUNITIES: None.

FISCAL IMPACT AND SOURCE OF FUNDING: None.

REQUIRED AUTHORIZATIONS: Andrea Shields, Manager/854-9116;
Leroy Nellis, Acting County Executive, Planning and Budget/854-9066

AGENDA REQUEST DEADLINE: All agenda requests and supporting materials must be submitted as a pdf to Cheryl Aker in the County Judge's office, Cheryl.Aker@co.travis.tx.us by **Tuesdays at 5:00 p.m.** for the next week's meeting.

TRAVIS COUNTY HOUSING FINANCE CORPORATION

DATE: December 6, 2011

TO: Board of Directors

FROM: Andrea Shields, Manager

SUBJECT: Release of Lien – Carol Gabler – 10513 Lake Park Drive,
Dripping Springs, Texas

I am requesting approval to release the Corporation's lien on Carol Gabler's home. Ms. Gabler refinanced her home and is required by the Deed of Trust to repay a portion of the HOME loan if she has been in the home less than 10 years. The original amount of the loan was \$1,600. Ms. Gabler is required to pay half of that amount. Texas American Title Company repaid the HOME loan on November 22, 2011 in the amount of \$800 and requests that the Corporation execute the attached Release of Lien.

Staff recommends approval.

cc: Leroy Nellis, Acting County Executive, Planning and Budget
Cliff Blount, Esq.

RELEASE OF LIEN

DATE: November _____, 2011

NOTE

Date: June 20, 2006

Original principal amount: \$1,600.00

Maker: Carol Gabler

Payee: Travis County Housing Finance Corporation

Date of Maturity: as provided in the Note

HOLDER OF NOTE AND LIEN: Travis County Housing Finance Corporation

HOLDER'S MAILING ADDRESS: _____

NOTE AND LIEN ARE DESCRIBED IN THE FOLLOWING DOCUMENTS, RECORDED IN:

Vendor's Lien retained in Deed dated June 20, 2006, recorded in Document No. 2006125875, Official Public Records of Travis County, Texas.

Deed of Trust dated June 20, 2006, recorded in Document No. 2006125878, Official Public Records of Travis County, Texas.

PROPERTY (including any improvements):

Lot 46, Block M, MOUNTAIN CREEK LAKES, SECTION 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 41, Page 29, Plat Records, Travis County, Texas.

Holder of the Note and Lien is the owner and holder of the Note and Lien described above.

Holder of the Note acknowledges its payment and releases the Property from the Lien and from all liens held by the Holder of the Note, without regard to how they were created or evidenced.

When the context requires, singular nouns and pronouns include the plural.

Travis County Housing Finance Corporation

By: _____

Name: _____

Title: _____

Corporate Acknowledgement

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me on the _____ day of _____, 2011, by _____, _____ of Travis County Housing Finance Corporation, a _____ corporation, on behalf of said corporation.

Notary Public, State of _____

After Recording Return To:

3m1560-sw

RECEIVED

11 NOV 28 AM 10:00

TRAVIS COUNTY HOUSING FINANCE CORPORATION

**TRAVIS COUNTY
PLANNING & BUDGET OFFICE**

TRAVIS COUNTY ADMINISTRATION BUILDING
P.O. Box 1748
(512) 854-9116

700 Lavaca, Suite 1560
AUSTIN, TEXAS 78767
Fax (512) 854-4210

TO: Christa Foster **FROM:** Andrea Shields
DEPT: Texas American Title **PHONE:** (512) 854-9116

The payoff amount of the lien for Carol Gabler is \$800.00.

Please send payment and release of lien documents to:

Travis County Housing Finance Corporation
Attn: Andrea Shields
700 Lavaca, Suite 1560
Austin, Texas 78701



Andrea Shields
Manager
Travis County Housing Finance Corporation