

WHEREAS, the City of Dallas ("City"), the State of Texas ("State"), the County of Dallas, ("County"), and/or Dallas Independent School District ("DISD") acquired Sheriff Deeds to properties ("Properties") at a sheriff tax sale ("the First Sale") authorized by a Judicial Foreclosure ("Judgment") in a District Court in Dallas County, Texas. The Sheriff's Deeds were recorded in the real property records of Dallas County, Texas as described on "Exhibit A," attached herein and incorporated by reference; and

WHEREAS, pursuant to the Texas Attorney General Opinion No. JM-1232 and Section 34.05(a) of the Texas Property Tax Code, the City may re-sell the Properties ("the Second Sale") subject to any right of redemption existing at the time of the Second Sale; and

WHEREAS, pursuant to the provisions of Chapter 34, Section 34.05 of the Texas Property Tax Code, a taxing entity is authorized to re-sell the Properties ("the Second Sale"); and

WHEREAS, by accepting its pro rata proceeds from the Second Sale, the State agrees to the transfer of Properties in which it has an interest; and

WHEREAS, the City Manager, acting on behalf of the County pursuant to a County Commissioner's Court Order, and acting on behalf of DISD pursuant to a School Board Resolution have the authority to execute Quitclaim Deeds to the purchasers of Properties at the Second Sale, and transfer any rights, title, or interests acquired or held by each taxing entity that was a party to the Judgment at the First Sale; and

WHEREAS, the Properties were advertised in the Dallas Morning News on the dates indicated on Exhibit A; and

WHEREAS, the City Council has previously approved the re-sale of other Properties where funds were not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County; and

WHEREAS, the distribution of the proceeds from the resale of the Properties will be in accordance with Chapter 34, Section 34.06 of the Texas Property Tax Code; **Now, Therefore,**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF DALLAS:

SECTION 1. That upon receipt of the monetary consideration from the purchasers of the Properties listed on Exhibit A, and upon consent by the County and DISD, the City Manager upon approval as to form by the City Attorney and attested by the City Secretary, is hereby authorized to execute Quitclaim Deeds to the Properties, conveying to the purchasers the right, title, and interest acquired or held by each taxing entity that was a party to the Judgment, subject to any right of redemption, post-Judgment taxes and post Judgment non-tax municipal liens, and in accordance with the written agreement of the terms, conditions, and release of the taxing entities.

SECTION 2. That the consideration received from the Second Sale shall be distributed pursuant to Chapter 34, Section 34.06 of the Texas Property Tax Code, and applied to the payment of the court costs, interest, and cost of sale and applied to the amount of delinquent taxes, penalties, and non-tax municipal liens as set forth in the Judgment and pursuant to the order of the court.

SECTION 3. That all purchasers shall be responsible for the pro rata portion of property taxes for the remaining part of the current calendar year that will be assessed from the date of closing of the Second Sale. Purchasers shall also be responsible for any post-Judgment taxes, penalties and interest, pursuant to the Texas Property Tax Code, and post-Judgment non-tax municipal liens. The Properties shall be replaced on the tax rolls as of the date of execution of Quitclaim Deeds.

SECTION 4. That to the extent authorized by law, any liens securing taxes referenced in Section 2 above are hereby released. That the City Manager, upon approval as to form by the City Attorney, is authorized to execute a release(s) of lien for any non-tax municipal lien(s) included in the Judgments issued in the foreclosure suits filed by the City on the lot(s) shown on Exhibit "A".

SECTION 5. That any and all proceeds from the Second Sale, including funds not received, nor disbursed prior to the April 1, 2001 Tax Collection Consolidation with Dallas County will be deposited to General Fund 0001, Department DEV, Balance Sheet Account 0519.

SECTION 6. That upon receipt of the consideration from the Second Sale, the Chief Financial Officer is authorized to disburse the proceeds in accordance with Chapter 34, Section 34.06 of the Texas Property Tax Code. Calculations for disbursements shall be provided by the Director of Sustainable Development and Construction to the City of Dallas Land Based Receivables, the Dallas County District Clerk, and the Dallas County Tax Office from the account specified in Section 5, above.

SECTION 7. That this resolution shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Dallas, and it is accordingly so resolved.

APPROVED BY
CITY COUNCIL

MAY 27 2015


City Secretary

**EXHIBIT A
TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
MAY 27, 2015 AGENDA**

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/ IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISEMENT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
1	2519 51ST	Lot E, Block 45/5846	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$1,100.00	JAMES BELL
2	713 ANGUS	Lot 4, Block 7786	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$4,000.00	JUAN CARLOS RUVALCABA
3	1429 E. ANN ARBOR	Part of Lot 6 being 50 x 189 ft., Block 9/4309	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$1,250.00	JAMES BELL
4	2600 E. ANN ARBOR	50 X 132.5ft. of Lot 1, Block 1/5847	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$1,200.00	JUAN RINCON
5	1833 ATLAS	Lot A, Block 19/4315	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$1,100.00	JAMES BELL
6	430 AVENUE I	Lot 9, Block 6/4655 1/2	I	1,2,3	3/15 & 3/16	11	\$4,000.00	\$18,700.00	JORGE MARQUEZ
7	629 BOULEVARD TERRACE	Lot 8, Block B/5937	V	1,2,3	3/15 & 3/16	8	\$500.00	\$9,500.00	CITYWIDE DEVELOPMENT AND CONSTRUCTION, LLC
8	823 BROOKWOOD	Lot 15, Block 3/5982	V	1,2,3	3/15 & 3/16	3	\$500.00	\$4,585.00	ADIA PARTNERSHIP, LLC
9	912 BROOKWOOD	Lot 8, Block 7/5982	V	1,2,3	3/15 & 3/16	2	\$500.00	\$5,280.00	ADIA PARTNERSHIP, LLC
10	917 BROOKWOOD	Lot 21, Block 3/5982	V	1,2,3	3/15 & 3/16	2	\$500.00	\$1,605.00	ADIA PARTNERSHIP, LLC
11	923 BROOKWOOD	Lot 22, Block 3/5982	V	1,2,3	3/15 & 3/16	2	\$500.00	\$1,165.00	ADIA PARTNERSHIP, LLC
12	929 BROOKWOOD	Lot 23, Block 3/5982	V	1,2,3	3/15 & 3/16	2	\$500.00	\$2,165.00	ADIA PARTNERSHIP, LLC
13	936 BROOKWOOD	Lot 4, Block 7/5982	V	1,2,3	3/15 & 3/16	2	\$500.00	\$2,265.00	ADIA PARTNERSHIP, LLC
14	1421 CEDAR OAKS	Lot 3 and 4, Block 2414	V	1,2,3	3/15 & 3/16	5	\$1,000.00	\$3,111.00	ADIA PARTNERSHIP, LLC
15	4820 CEDARDALE	Lot 13, Block 1/1748	V	1,2,3	3/15 & 3/16	5	\$4,000.00	\$27,999.00	JAMES BELL
16	4639 CHERBOURG	Lot 9, Block 2/3762	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$2,075.00	NEXTLOTS NOW LLC
17	1102 CLAUDE	Lot 36, Block 8262	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$5,700.00	ANDREW SANDOVAL
18	1104 CLAUDE	Lot 9, Block D/3364	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$4,500.00	ANDREW SANDOVAL
19	1350 CLAUDE	Lot 13, Block 28/3589	V	1,2,3	3/15 & 3/16	2	\$1,000.00	\$1,499.00	JAMES BELL
20	2164 COLDBROOK	Lots 4, 5, 6, 7 and parts of 8, 9, 10, Block H/8800	V	1,2,3	3/15 & 3/16	2	\$1,500.00	\$3,500.00	WCP RETIREMENT PLAN
21	4220 COLONIAL	29 ft. of Lot 3 and 21 ft. of Lot 4, Block G/1607	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$1,299.00	JAMES BELL
22	4810 COLONIAL	Lot 2, Block 3/2118	V	1,2,3	3/15 & 3/16	1	\$500.00	\$699.00	JAMES BELL
23	1205 COMANCHE	Lot 1 and 2, Block 1/5883	V	1,2,3	3/15 & 3/16	1	\$500.00	\$699.00	JAMES BELL
24	2910 COWBOY	Lot 1, Block 2B/6929	V	1,2,3	3/15 & 3/16	6	\$1,000.00	\$5,476.00	ANDREW SANDOVAL
25	3716 CRANE	Lot 3, Block 8/7151	V	1,2,3	3/15 & 3/16	3	\$1,000.00	\$3,675.00	NEXTLOTS NOW LLC

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ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/ IMP	OWNED BY TAXING ENTITIES*	DMN DATES ADVERTISEMENT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
26	1401 DAY	Lot 13, 14, 15 and 16, Block 5/7534	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$1,699.00	JAMES BELL
27	3510 DUNBAR	Lot 21, Block 1/1960	V	1,2,3	3/15 & 3/16	2	\$500.00	\$999.00	JAMES BELL
28	3506 EL BENITO	Lot 21, Block 1/1960	V	1,2,3	3/15 & 3/16	6	\$750.00	\$5,123.00	MATTHEW ROBERTS
29	1214 EWING	Lot 4, Block 1/3444	V	1,2,3	3/15 & 3/16	3	\$1,000.00	\$3,400.00	BENITO MOJICA
30	730 EZEKIAL	Lot 11, Block L/6256	V	1,2,3	3/15 & 3/16	3	\$500.00	\$2,375.00	NEXTLOTS NOW LLC
31	6147 FARNSWORTH	Lot 27, Block C/8698	V	1,2,3	3/15 & 3/16	3	\$1,000.00	\$4,203.00	DANIEL GONZALEZ
32	4130 FERNWOOD	Lot 5, Block 28/4323	V	1,2,3	3/15 & 3/16	2	\$1,500.00	\$3,150.00	NEXTLOTS NOW LLC
33	3511 FUREY	Lot 3, Block 16/7145	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$3,000.00	RODOLFO MARTINEZ
34	4011 FUREY	Lot 21, Block 18/7146	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$3,711.00	MNH CAPITAL, LLC
35	3404 GALLAGHER	Lot 11, Block 13/7145	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$4,000.00	J. SANTOS CORIA
36	4525 GARRISON	Lot 7, Block A/5147	V	1,2,3	3/15 & 3/16	4	\$500.00	\$699.00	JAMES BELL
37	10417 GROVE OAKS	Lot 14, Block 8	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$5,000.00	JUAN CARLOS RUVALCABA
38	1600 HARRIS	Lot 21, Block B/1444	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$1,375.00	NEXTLOTS NOW LLC
39	2209 HATCHER	Lot 1, Block A/1765	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$6,700.00	COUNTY LAND AND WATER LLC
40	2215 HATCHER	Lot 2, Block A/1765	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$4,700.00	COUNTY LAND AND WATER LLC
41	2235 HATCHER	Lot 4, Block A/1765	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$2,700.00	COUNTY LAND AND WATER LLC
42	2245 HATCHER	Lot 5, Block A/1765	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$2,700.00	COUNTY LAND AND WATER LLC
43	2265 HATCHER	Lot 7, Block A/1765	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$2,700.00	COUNTY LAND AND WATER LLC
44	3703 HAVANA	Lot 1	I	1,2,3	3/15 & 3/16	2	\$6,000.00	\$7,400.00	WCP RETIREMENT PLAN
45	600 S. HOLLYWOOD	Lot 5, Block 9/3451	V	1,2,3	3/15 & 3/16	9	\$1,000.00	\$26,700.00	FELIPE GUEL
46	3300 HOLMES	Lot 9, Block 13/1164	V	1,2,3	3/15 & 3/16	4	\$500.00	\$1,500.00	ST. PHILLIPS SCHOOL AND COMMUNITY CENTER
47	1506 HORTENSE	Lot A, Block 5/4301	V	1,2,3	3/15 & 3/16	1	\$750.00	\$1,121.00	JAMES BELL
48	1810 IDAHO	Lot 14, Block 7/3679	V	1,2,3	3/15 & 3/16	5	\$800.00	\$3,750.00	FELIPE GUEL
49	2018 IDAHO	Lot 1 and 2, Block 5/3677	V	1,2,3	3/15 & 3/16	4	\$750.00	\$2,775.00	FELIPE GUEL

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50	5041 IVY	Lot 5, Block F/6855	V	1,2,3	3/15 & 3/16	2	\$1,000.00	\$1,350.00	GRACIELA REYES
51	6100 J J LEMMON	Block 8256	V	1,2,3	3/15 & 3/16	4	\$2,000.00	\$10,800.00	ADRIAN SAGRERO
52	519 JONELLE	Lot 5, Block 28/6256	V	1,2,3	3/15 & 3/16	4	\$500.00	\$3,875.00	NEXTLOTS NOW LLC
53	711 JONELLE	Lot 34, Block L/6256	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$1,850.00	NEXTLOTS NOW LLC
54	715 JONELLE	Lot 33, Block L/6256	V	1,2,3	3/15 & 3/16	2	\$1,000.00	\$1,850.00	NEXTLOTS NOW LLC
55	2942 KAVASAR	Lot 13, Block 16/6890	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$1,199.00	JAMES BELL
56	1722 LAKEVIEW	Lot 6, Block 4/3595	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$7,600.00	COUNTY LAND AND WATER LLC
57	1726 LAKEVIEW	Lot 7, Block 4/3595	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$7,600.00	COUNTY LAND AND WATER LLC
58	1730 LAKEVIEW	Lot 8, Block 4/3595	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$7,600.00	COUNTY LAND AND WATER LLC
59	6806 LOCKHEED	Lot 14, Block B/5040	V	1,2,3	3/15 & 3/16	6	\$1,000.00	\$41,105.00	HABITAT CONSTRUCTION INC.
60	4611 MALCOLM X	Lot 3, Block 8/1958	V	1,2,3	3/15 & 3/16	2	\$2,000.00	\$8,625.00	CHRISTINE LOPEZ
61	3815 MALDEN	Lot 11, Block 44/4096	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$12,100.00	VICENTE NECH
62	1619 MARTIN LUTHER KING JR	Part of lot 2, Block 7/1141	I	1,2,3	3/15 & 3/16	8	\$30,000.00	\$79,999.00	JAMES BELL
63	3737 MCBROOM	East 40 ft. of the west 80 ft. of Lot 4, Block K/7152	V	1,2,3	3/15 & 3/16	3	\$1,000.00	\$4,000.00	J. SANTOS CORIA
64	5607 MESA CIRCLE	Lot 33	I	1,2,3	3/15 & 3/16	20	\$2,500.00	\$30,900.00	JORGE MARQUEZ
65	601 MOORE	Lot 1, Block C/3391	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$2,801.00	MONTY GAMBER
66	2640 MORGAN	Lot 5, Block C/7615	V	1,2,3	3/15 & 3/16	3	\$1,200.00	\$5,321.00	FRANCISCO MUJICA
67	1420 MORRELL	Lot 6, Block 26/3587	V	1,2,3	3/15 & 3/16	2	\$750.00	\$1,075.00	NEXTLOTS NOW LLC
68	3518 MORRIS	Lot 5, Block 17/7145	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$4,000.00	J. SANTOS CORIA
69	2826 OAK	Lot 15 and 16, Block 9/854	V	1,2,3	3/15 & 3/16	1	\$1,000.00	\$5,375.00	STEPHEN AUSTIN II
70	2015 ORLEANS	Lot 10, Block 14/865	V	1,2,3	3/15 & 3/16	3	\$500.00	\$3,150.00	RISK FREE INVESTMENTS LLC
71	9502 PARAMOUNT	Lot A and 50 x 50 ft. part of Lot E, Block 36/6662	V	1,2,3	3/15 & 3/16	3	\$1,100.00	\$4,000.00	JUAN CARLOS RUVALCABA
72	516 PARKWOOD	Lot 30, Block 7/5982	V	1,2,3	3/15 & 3/16	2	\$500.00	\$5,306.00	ADIA PARTNERSHIP, LLC

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73	605 PARKWOOD	Lot 14, Block 5/5982	V	1,2,3	3/15 & 3/16	2	\$500.00	\$1,586.00	ADIA PARTNERSHIP, LLC
74	611 PARKWOOD	Lot 15, Block 5/5982	V	1,2,3	3/15 & 3/16	2	\$500.00	\$1,786.00	ADIA PARTNERSHIP, LLC
75	617 PARKWOOD	Lot 16, Block 5/5982	V	1,2,3	3/15 & 3/16	2	\$500.00	\$1,786.00	ADIA PARTNERSHIP, LLC
76	623 PARKWOOD	Lot 17, Block 5/5982	V	1,2,3	3/15 & 3/16	2	\$500.00	\$2,302.00	ADIA PARTNERSHIP, LLC
77	2207 POPLAR	Part of Lot 10, Block E/1740	V	1,2,3	3/15 & 3/16	1	\$750.00	\$1,081.00	ADIA PARTNERSHIP, LLC
78	3552 PUEBLO	10 ft. of Lot 14, 15, Block 17/7147	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$6,001.00	J. SANTOS CORIA
79	840 RYAN	Lot 24, Block 17/5976	V	1,2,3	3/15 & 3/16	5	\$1,000.00	\$2,275.00	NEXTLOTS NOW LLC
80	1615 SEEVERS	Lot 9, Block E/3765	V	1,2,3	3/15 & 3/16	7	\$1,000.00	\$19,700.00	ASSET DISCOVERY LLC
81	1251 AUGUSTINE	Tract 3	V	1,2,3	3/15 & 3/16	6	\$1,000.00	\$16,888.00	WTTL EAST SIDE DEVELOPMENT GROUP LLC
82	6111 TYRONE	Lot 1, Block B/8698	V	1,2,3	3/15 & 3/16	2	\$750.00	\$1,695.00	NEXTLOTS NOW LLC
83	2731 VALENTINE	Lot 30, Block B/7071	I	1,2,3	3/15 & 3/16	11	\$3,000.00	\$25,200.00	REMIGIO PICENA
84	3831 VINEYARD	Lot 36, Block 19/7146	V	1,2,3	3/15 & 3/16	4	\$1,000.00	\$4,175.00	NEXTLOTS NOW LLC
85	1614 WACO	Lot 26, Block 22/3583	V	1,2,3	3/15 & 3/16	1	\$1,200.00	\$1,783.00	ADIA PARTNERSHIP, LLC
86	1009 WAVERLY	Lot 23, Block 33/3449	V	1,2,3	3/15 & 3/16	5	\$1,000.00	\$17,200.00	ASSET DISCOVERY LLC
87	1227 WOODIN	Lot 16, Block 37/3709	V	1,2,3	3/15 & 3/16	3	\$1,000.00	\$3,875.00	FELIPE GUEL

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