

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:

September 14, 2016

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-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-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) which (i) are included in the Judgments issued in the foreclosure suits filed by the City on the lot(s) shown on Exhibit "A"; or (ii) arise or are filed of record post Judgment and prior to the Second Sale 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

SEP 14 2016


City Secretary

TAX FORECLOSED AND SEIZURE WARRANT PROPERTY RESALES
EXHIBIT A

ITEM #	STREET ADDRESS	LEGAL DESCRIPTION	VAC/IMP	OWNED BY TAXING ENTITIES	DMN DATES ADVERTISEMENT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	HIGHEST BIDDER
1	1710 E. 11TH	Lot 12, Block 4/6634	V	1, 2, 3	7/10 & 7/11	3	\$1,000.00	\$6,280.00	NEARER TO NATURE, LLC
2	2225 ANDERSON	Lot 15, Block 2/2534	V	1, 2, 3	7/10 & 7/11	1	\$500.00	\$800.00	SAUL VARGAS
3	315 ANNAROSE	Lot 12, Block 4/6634	I	1, 2, 3	7/10 & 7/11	20	\$5000.00	\$27,777.00	TRI-CAPITAL EQUITIES LLC
4	5141 AUDREY	Part of Lot 30	V	1, 2, 3	7/10 & 7/11	2	\$500.00	\$1,385.00	MARIA SCHNEIDER, DEVAN EARLE, DORIC EARLE, M. W. RESNICK
5	417 BONNIE VIEW	Lot 29, Block 5904	V	1, 2, 3	7/10 & 7/11	4	\$1,000.00	\$8,000.00	VIRGINIA FRANCO
6	2711 BURGER	Lot 12, Block B/1696	V	1, 2, 3	7/10 & 7/11	6	\$500.00	\$1,288.00	MARIA SCHNEIDER, DEVAN EARLE, DORIC EARLE, M. W. RESNICK
7	4246 CARL	Lot 12, Block B/1820	I	1, 2, 3	7/10 & 7/11	7	\$7,000.00	\$31,751.00	SPRING 3242 REALTY, LLC
8	2733 CARPENTER	Lot 24, Block 4/1748	V	1, 2, 3	7/10 & 7/11	5	\$1,000.00	\$2,000.00	GCJS ENTERPRISES, LLC
9	2719 CARPENTER	Lot 20, Block 4/1748	V	1, 2, 3	7/10 & 7/11	5	\$1,000.00	\$2,000.00	GCJS ENTERPRISES, LLC
10	2731 CARPENTER	Lot 23, Block 4/1748	V	1, 2, 3	7/10 & 7/11	4	\$1,000.00	\$2,000.00	GCJS ENTERPRISES, LLC
11	1010 CLAUDE	Lot 3, Block G/3394	V	1, 2, 3	7/10 & 7/11	4	\$2,000.00	\$6,777.00	DEVAN EARLE AND POURYA ZANDI
12	2116 CLEARVIEW	Lot 14, Block 19/6026	I	1, 2, 3	7/10 & 7/11	30	\$8,000.00	\$51,200.00	JESUS GOMEZ
13	3634 CLEVELAND	Part of Lot 11, Block 1198	V	1, 2, 3	7/10 & 7/11	3	\$2,000.00	\$6,923.00	DEVAN EARLE AND POURYA ZANDI
14	4201 COLONIAL	Lot 1A, Block C/1604	V	1, 2, 3	7/10 & 7/11	9	\$2,000.00	\$7,777.00	THE JOHNNIE WALKER BLUE TRUST
15	3938 COOLIDGE	Lot 43, Block 1783	V	1, 2, 3	7/10 & 7/11	2	\$1,000.00	\$2,599.00	MARIA SCHNEIDER, DEVAN EARLE, DORIC EARLE, M. W. RESNICK
16	1231 COOMBS CREEK	Lot 9, Block 4/4800	V	1, 2, 3	7/10 & 7/11	13	\$2,000.00	\$32,000.00	HERLINDA SANCHEZ
17	2214 COOPER	Lot 3, Block 1706	V	1, 2, 3	7/10 & 7/11	8	\$1,000.00	\$5,510.00	LEOPOLDO LOPEZ
18	2241 DATHE	35 ft. of Lot 9 and 5 ft. frontage Lot 8, Block 1707	V	1, 2, 3	7/10 & 7/11	2	\$1,000.00	\$1,551.00	MARTIN WIGGINS

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19	1506 DOYLE	Lot 2, Block E/4713	V	1, 2, 3	7/10 & 7/11	5	\$1,000.00	\$3,889.00	DEVAN EARLE AND POURYA ZANDI
20	2515 EXLINE	Part of Lot 3, Block 1746	V	1, 2, 3	7/10 & 7/11	3	\$1,000.00	\$2,000.00	GCJS ENTERPRISES, LLC
21	2415 FELTON	Lot 5, Block A/1752	V	1, 2, 3	7/10 & 7/11	1	\$1,000.00	\$2,282.00	NEARER TO NATURE, LLC
22	2834 FROST	Lots 9 and 30, Block 3/4432	V	1, 2, 3	7/10 & 7/11	7	\$250.00	\$1,001.00	LANE TOPLETZ
23	3335 GARDEN	Lot 28, Block B/4450	V	1, 2, 3	7/10 & 7/11	2	\$1,000.00	\$7,100.00	LESSEL MEREDITH
24	1012 GARZA	Lot J, Block 6006	V	1, 2, 3	7/10 & 7/11	3	\$2,000.00	\$12,100.00	JOSE ZARAGOZA
25	7505 GAYGLEN	Lot 11, Block B/6264	I	1, 2, 3	7/10 & 7/11	11	\$7,000.00	\$46,026.00	MONICA RAOPPUR
26	2707 GERTRUDE	Lot 7, Block 1841	V	1, 2, 3	7/10 & 7/11	1	\$500.00	\$650.00	SAUL VARGAS
27	2626 GOOCH	Lot 32, Block 4/6889	I	1, 2, 3	7/10 & 7/11	11	\$15,000.00	\$48,200.00	JUAN SOLIS
28	1361 GRANT	Lot 16, Block 30/3591	V	1, 2, 3	7/10 & 7/11	5	\$2,000.00	\$9,200.00	HIRAM ROMAN
29	3918 HANCOCK	Lot 2, Block A/4467	V	1, 2, 3	7/10 & 7/11	1	\$600.00	\$650.00	SAUL VARGAS
30	3746 HUMPHREY	Lot C, Block J/6094	V	1, 2, 3	7/10 & 7/11	2	\$1,500.00	\$5,800.00	CESAR CARRILLO
31	3727 HUMPHREY	Lot 12, Block H/6094	V	1, 2, 3	7/10 & 7/11	2	\$1,500.00	\$3,495.00	NEXTLOTS NOW L.L.C.
32	2814 KAVASAR	Lot 20, Block 15/6890	V	1, 2, 3	7/10 & 7/11	1	\$1,000.00	\$2,001.00	LANE TOPLETZ
33	1310 E. KIEST	Lot 10, Block 5/4057	V	1, 2, 3	7/10 & 7/11	4	\$1,000.00	\$3,295.00	NEXTLOTS NOW L.L.C.
34	1815 KINGSLEY	Part of Lot 5 and Lot 6, Block H/4359	V	1, 2, 3	7/10 & 7/11	3	\$500.00	\$600.00	SAUL VARGAS
35	4429 KOLLOCH	Lot 5, Block 47/8617	I	1, 2, 3	7/10 & 7/11	2	\$5,000.00	\$21,777.00	TRI-CAPITAL EQUITIES LLC
36	4310 KOLLOCH	Lot 3, Block Q/8618	V	1, 2, 3	7/10 & 7/11	4	\$1,500.00	\$4,695.00	NEXTLOTS NOW L.L.C.
37	1902 LEACREST	Lot 14, Block 2/4381	I	1, 2, 3	7/10 & 7/11	1	\$3,000.00	\$3,001.00	RICKEY C. THOMPSON
38	2855 LEBROCK	The west half of Lot 1 and the east half of Lot 2, Block 21/6890	V	1, 2, 3	7/10 & 7/11	5	\$250.00	\$550.00	MARIA HERNANDEZ
39	4519 LELAND	Lot 5, Block 1/1761	V	1, 2, 3	7/10 & 7/11	8	\$250.00	\$828.00	NEARER TO NATURE, LLC
40	5003 S. MALCOLM X	Part of Lot 1, Block 1/2494	V	1, 2, 3	7/10 & 7/11	4	\$5,000.00	\$1,400.00	JULIO FLOREZ MARIN
41	2727 MARBURG	Lot 19, Block A/1955	V	1, 2, 3	7/10 & 7/11	3	\$500.00	\$1,219.00	TITLE & TITLE PROPERTIES, LLC

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42	2910 MARBURG	Lot 13 and the northerly half of Lot 12, Block B/1773	V	1, 2, 3	7/10 & 7/11	2	\$1,000.00	\$2,219.00	TITLE & TITLE PROPERTIES, LLC
43	2555 MARFA	Lot 12, Block 12/5855	I	1, 2, 3	7/10 & 7/11	8	\$7,000.00	\$28,780.00	CHAOWEN LIN
44	2811 MORNING	50 x 83 foot tract, Block 1855	V	1, 2, 3	7/10 & 7/11	4	\$250.00	\$310.00	ABIGAIL VARGAS
45	3506 MORRIS	Lot 2, Block 17/7145	V	1, 2, 3	7/10 & 7/11	9	\$1,500.00	\$14,001.00	SEMIRA REZAIE
46	4316 MYRTLE	The rear 50 ft. of Lots 16 and 17, Block 3/1748	V	1, 2, 3	7/10 & 7/11	4	\$500.00	\$788.00	MARIA SCHNEIDER
47	509 PARKWOOD	Lot 4, Block 6/5982	V	1, 2, 3	7/10 & 7/11	6	\$2,000.00	\$12,250.00	RODOLFO GUEL
48	2408 PINE	Part of Lot 1, Block A/1751	V	1, 2, 3	7/10 & 7/11	7	\$500.00	\$1,200.00	SAUL VARGAS
49	1619 POPLAR	Northeast 40 ft. of Lot 7 and the southwest 10 ft. of Lot 6, Block A/1602	V	1, 2, 3	7/10 & 7/11	3	\$1,000.00	\$2,289.00	MARIA SCHNEIDER, DEVAN EARLE, DORIC EARLE, M. W. RESNICK
50	6929 PROSPER	Lot 1, Block C/5048	V	1, 2, 3	7/10 & 7/11	31	\$7,000.00	\$120,000.00	HOWARD GORMAN
51	3106 RAMSEY	Lot 2, Block 3/5995	V	1, 2, 3	7/10 & 7/11	4	\$2,000.00	\$12,250.00	RODOLFO GUEL
52	3302 REED	Part of Lot 3, Block 1781	I	1, 2, 3	7/10 & 7/11	12	\$4,000.00	\$22,100.00	KIMBERLY LOPEZ
53	4003 ROBERTS	Lots 1 and 2, Block 4/1783	V	1, 2, 3	7/10 & 7/11	4	\$500.00	\$800.00	SAUL VARGAS
54	2333 SCOTT	Lot 33, Block 17/2559 1/2	V	1, 2, 3	7/10 & 7/11	3	\$250.00	\$875.00	SAUL VARGAS
55	2418 SCOTT	Lots 10 and 11, Block 19/2561	V	1, 2, 3	7/10 & 7/11	3	\$250.00	\$850.00	SAUL VARGAS
56	15440 SEAGOVILLE	A .1256 acre tract, Block 8819	V	1, 2, 3	7/10 & 7/11	2	\$3,000.00	\$7,100.00	CESAR CARRILLO
57	3910 SPRING	Lot 1, Block A/1836	I	1, 2, 3	7/10 & 7/11	5	\$3,000.00	\$16,777.00	TRI-CAPITAL EQUITIES LLC
58	2529 STEPHENSON	Lot 10, Block C/2486	V	1, 2, 3	7/10 & 7/11	4	\$500.00	\$900.00	SAUL VARGAS
59	2416 SUE	The west half of Lot 4, Block 8/7534	V	1, 2, 3	7/10 & 7/11	1	\$1,000.00	\$1,100.00	SAUL VARGAS

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60	2271 SUTTER	Lot 20, Block B/5857	I	1, 2, 3	7/10 & 7/11	21	\$20,000.00	\$61,050.00	ANDREW PEPPER
61	3522 TIOGA	Lot 6, Block 12/8294	I	1, 2, 3	7/10 & 7/11	12	\$5,000.00	\$23,777.00	TRI-CAPITAL EQUITIES LLC
62	1222 VALLEY	Lot 21, Block A/3391	I	1, 2, 3	7/10 & 7/11	8	\$3,000.00	\$21,100.00	KIMBERLY LOPEZ
63	9014 WINTERSET	Lot 22, Block J/7590	V	1, 2, 3	7/10 & 7/11	16	\$1,000.00	\$27,100.00	HERLINDA SANCHEZ
64	3510 YORK	Lot 3, Block 3/2129	V	1, 2, 3	7/10 & 7/11	8	\$500.00	\$980.00	SAUL VARGAS
65	3719 YORK	Lot 42, Block 2/2128	V	1, 2, 3	7/10 & 7/11	5	\$500.00	\$899.00	MARIA SCHNEIDER

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