



Memorandum

DATE February 15, 2013

TO Housing Committee Members: Carolyn R. Davis (Chair), Scott Griggs (Vice-Chair), Dwaine Caraway, Linda Koop, and Pauline Medrano

SUBJECT Tax Foreclosed Properties

On Tuesday, February 19th, 2013 you will be given a briefing concerning Tax Foreclosed Properties. This briefing has been scheduled in response to concerns raised at the January 23rd, 2013 City Council agenda meeting where council members discussed the resale of tax properties. The agenda item was subsequently postponed until staff could return with additional information.

Please contact Theresa O'Donnell at 670-4127 should you have any questions in the interim.

Ryan S. Evans
Assistant City Manager

c: The Honorable Mayor and Members of the City Council
Mary K. Suhm, City Manager
Rosa A. Rios, City Secretary
Tom P. Perkins, Jr., City Attorney
Craig Kinton, City Auditor
Daniel Solis, Administrative Judge, Municipal Court
A.C. Gonzalez, First Assistant City Manager
Forest Turner, Assistant City Manager
Jill A. Jordan, P.E., Assistant City Manager
Joey Zapata, Assistant City Manager
Jeanne Chipperfield, Chief Financial Officer
Stephanie Pegues-Cooper, Assistant to the City Manager

Tax Foreclosed Properties

Housing Committee
February 19, 2013



Purpose

- Discuss concerns raised at the January 23, 2013 Council meeting
- Review current process
- Present possible additional procedures for consideration

Current Re-Sale Bid Procedure

- Law firm files lawsuit for delinquent taxes and other unpaid taxing authority liens against the property on behalf of Dallas County, DISD, DCCCD, PHD and DCSEF
 - Judgment and Order of Sale
- Law firm produces a list of properties to be sold at the Sheriff's sale - 1st Tuesday of each month
- Land Bank removes properties prior to Sheriff's Sale

Current Procedure

- Real Estate (RE) staff reviews remaining list for “undesirable” properties in the event the properties are not sold at Sheriff’s sale, e.g.:
 - Occupied multi-family structures
 - Obvious legal description problems that would prevent a legal conveyance
 - Probability of environmental issues
- If undesirable, RE asks that the property not be struck off

Current Procedure

- Sheriff's Sale takes place at Frank Crowley Courthouse via public auction
 - ❑ Sold to highest bidder on courthouse steps
 - ❑ Cash sale – certified funds
 - ❑ Properties conveyed by Sheriff's Deed

Current Procedure

- Properties not sold at the Sheriff's sale are struck off to the City as Trustee on behalf of itself and the other taxing entities, for disposition pursuant to Texas Property Code Chapter 34
- Current statutory and municipal authority governing the resale of tax foreclosed property obligates the City acting for itself and the other taxing entities to convey the property with "all of the right, title, and interest in the property" it received when the property was struck off, subject only to the right of redemption if disposed of through the current tax resale process available under state law.
 - Alternative disposition options available under Texas Property Tax Code, Chapters 34.05 and 34.051

Current Procedure

- RE notifies prior owner that City has possession of the property and the owner's possible right to redemption
- RE routes list of properties to departments / agencies to determine if they have a need for a property:
 - DART, County, DISD, Housing, City Attorney's Office, Economic Development, Equipment and Building Services, Park and Recreation, Public Works and Transportation, and Sanitation Services
- Code Compliance is notified to add properties to the Mow/Clean schedule for routine maintenance, and to determine whether demolition is required

Current Procedure

- Schedule resale of properties by sealed bid procedure (Section 272.001 Texas Local Government Code)
- Place an advertisement in the newspaper
- Post bid packets on the City of Dallas' website and make available in Real Estate office
- Have bid packets translated into Spanish

Current Procedure

- Property due diligence
 - Property is sold “as is”, “where is” and “with all faults”
 - Legal description is verified by Real Estate for accuracy and adequacy
- Minimum bid established by reviewing:
 - Struck off amounts set out in the Sheriff’s deed
 - Review DCAD values
- Minimum bid amounts for properties receiving no bids from a previous sale are reduced up to 50%

Current Procedure

- Bids opened in public
- Due diligence performed on high bidders
 - No back taxes or City liens owed on any properties owned within City
 - No chronic Code Violators
 - Previous owner or someone acting on behalf of previous owner not qualified to bid
- Sold subject to statutory redemption periods
 - 2 years (residential homestead property)
 - 180 days (non-homestead)

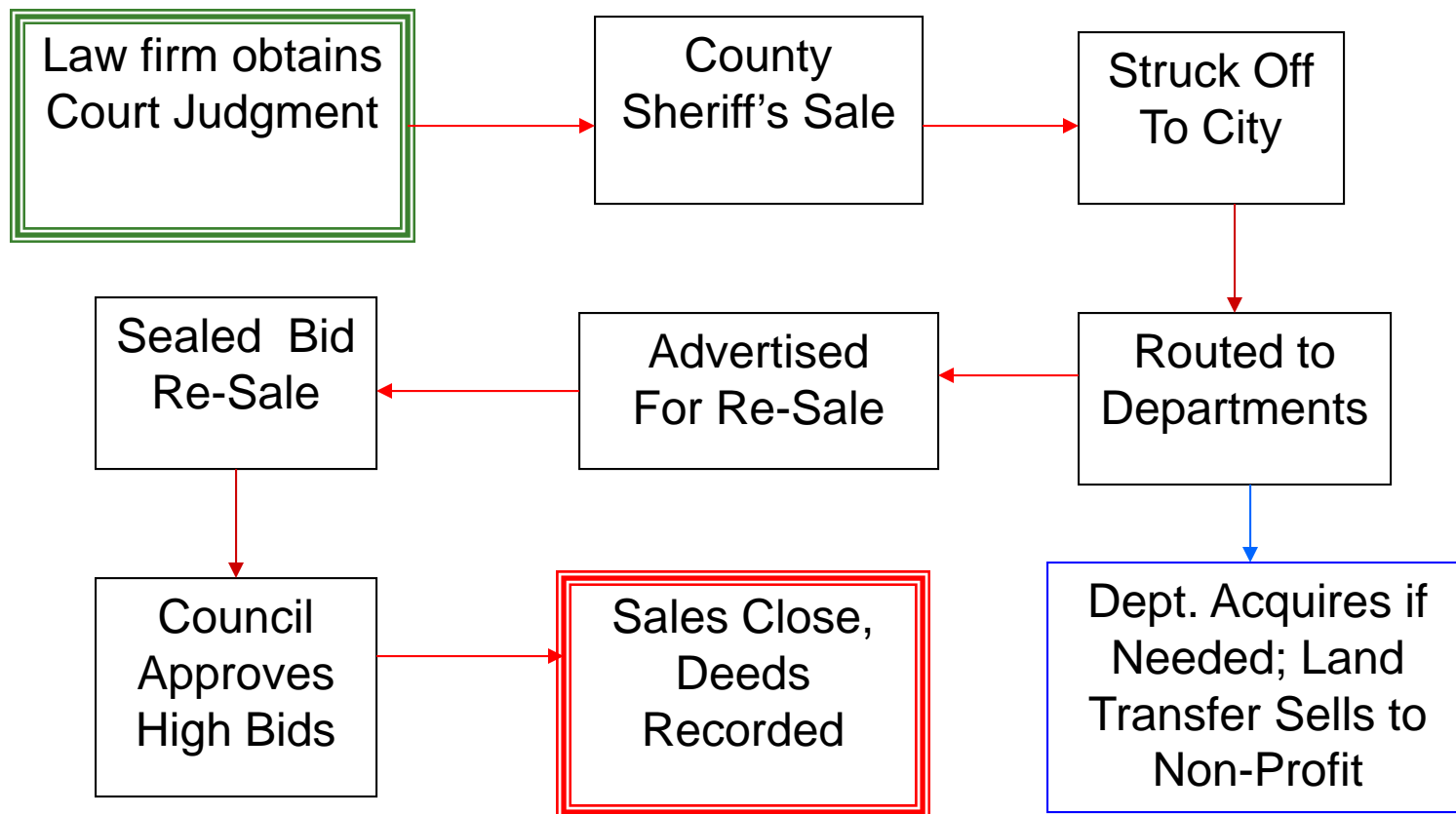
Current Procedure

- Qualified bids submitted to City Council for authorization
- County and DISD approvals obtained
- Buyers responsible for paying post-judgment taxes
 - Taxes, penalties and interest after Judgment years through date of Sheriff's deed to City
 - Recently, typical length of time is 2 years

Current Procedure

- Quitclaim deeds prepared and all outstanding monies are collected and distributed accordingly:
 - Fixed-Cost Reimbursements Paid First:
 - Real Estate Services
 - Code Compliance
 - Court Costs
 - Remaining Funds Used to Pay (in Priority Order):
 - Taxes (per judgment)
 - Special Collections - Liens (per judgment)
 - Post Judgment Taxes

Flow Chart of Process



Alternatives to Bid Process for Tax Re-Sales

- Non-Profit Organization for the Public Use Exception to Sealed Public Bid
 - Direct negotiated sale of land to a Section 501(c)(3) organization if:
 - There is an agreement between the parties that require the non-profit organization to use the property in a manner that primarily promotes a public purpose of the municipality; and
 - Provides for automatic reversion of title to the municipality if the non-profit fails at any time to use the property in that manner
 - Tx. Local Gov. Code Sec.253.011 pursuant to Tx. Property Tax Code Chapter 34.05(i)

Alternatives to Bid Process for Tax Re-Sales

- ❑ City Council recently authorized this alternative to sealed bid procedure for 1502 Pennsylvania
 - Vacant, former convenience store with gas pump struck off to City in February 2012
 - To be sold to In the City For Good on behalf of adjacent property owner, St. Phillips Church
 - Public Purpose: food bank / grocery
 - Statutory redemption period on property had expired

Alternatives to Bid Process for Tax Re-Sales

- Independent Foundation Direct negotiated sale to an “independent foundation”
 - Pursuant to a contract that would require the foundation to develop the land in accordance with the City’s specification
 - Tx. Local Gov. Code Sec. 272.001(b)(4) pursuant to Tx. Property Tax Code 24.05(i)

Alternatives to Bid Process for Tax Re-Sales

- Certain Religious Organizations
 - ❑ Direct negotiated sale of land to a religious organization that owns other tax exempt property in the municipality, and
 - ❑ Has entered into a written agreement with the municipality regarding the revitalization of the land
 - ❑ Tx. Local Gov. Code Sec. 253.010 pursuant to Tx. Property Tax Code 34.05(i)

Alternatives to Bid Process for Tax Re-Sales

- Conveyance to an entity for low- to moderate-income housing
 - Individual or Corporation
 - Would require consent of other taxing entities to designate these properties for development of low-income or moderate-income housing
 - Tx. Local Gov. Code Sec. 272.001(g) pursuant to Tx. Property Tax Code 34.05(i)

Exceptions to Re-Sale Bids

- All directed/private sales contemplate some sort of contractual commitment by Purchaser with City to develop / use the land in way that benefits public
 - Case-by-case evaluation required
 - Individually structured agreements prepared
- In addition to City Council, County and DISD must consent to negotiated agreement

Criteria for Directed/Private Sale

- ❑ Potential positive impact on community at large
- ❑ Potential positive impact on adjoining properties
- ❑ Appropriate zoning and infrastructure to support the intended use without additional City funds
- ❑ Integrity of structure or improvements and extent of mitigation or renovation needed
- ❑ Financial capability of entity requesting the property to make necessary improvements
- ❑ Impact on tax collection
- ❑ Consider redemption period status

Concerns

- **How can City ensure property with a structure is rehabilitated within a specified time?**
 - City is acting as Trustee and has no legal authorization to restrict the sale of the properties in any way under current tax re-sale process
 - Substandard properties will continue to be subject to Code enforcement efforts

Concerns Cont'd.

- **How can City ensure property with a structure is rehabilitated within a specified time?**
 - Consider expansion of Land Transfer Program to hold improved properties for sale to and development by a non-profit
 - If acquired for the adjudged value (market value at time of judgment) or judgment amount, does not require consent of DISD and County
 - Budget impact – would need to pay for demolition and maintenance
 - Non-profits generally restricted by lack of funding and limited capability to rehab structures

Concerns Cont'd.

- **How can City ensure property with a structure is demolished if structure is not salvageable?**
 - Once properties are struck off to the City, staff will formalize a procedure whereby Code Compliance is immediately provided the list of improved properties
 - Code would inspect all improved properties to determine:
 - Whether they are demo-worthy
 - Whether they appear occupied

Concern Cont'd.

- If demo-worthy properties are found:
 - Code could schedule demolition prior to re-sale advertisement (must be vacant structure); or
 - Real Estate could place disclaimer in re-sale ad to notify bidders that a particular property is deemed not salvageable; new buyer would be expected to demolish structure

Concerns Cont'd.

- ❑ If property is occupied, Real Estate could implement a new procedure whereby a Writ of Possession is requested from County Clerk and posted on-site notifying occupants of ownership change
 - Writ of Possession demands occupants to vacate immediately
 - If not vacated, authorizes eviction and personal property to be removed from premises by County Constables
 - No cost to City to request Writ of Possession

Concerns Cont'd.

- **How can City ensure property is resold to person or entity that will reinvest in the neighborhood?**
 - City is acting as Trustee and has no legal authorization to restrict the sale of the properties in any way under current resale process
 - However, option is available to do a directed sale of property through one of the alternatives to re-sale bid procedure

Potential Procedures

- Provide list of improved struck-off tax properties to Code Compliance for inspection
 - Demo-worthy?
 - Occupied?
- Demolish demo-worthy, vacant structures prior to advertisement of re-sale
 - Budget impact
 - Code demolition funds currently limited to Court-ordered demos

Potential Procedures Cont'd.

- For occupied structures, pursue Writ of Possession to require occupants to vacate premises
 - Minimize liability and management issues with occupied structures
 - Cannot demo unless property vacated
- Consider expansion of Land Transfer Program to hold improved properties for sale to and development by a non-profit

Next Steps

- February 27 - Council authorization to sell properties to high bidders from December re-sale
 - Receive Committee direction:
 - Initiate Writs of Possession?
 - Increase Code Compliance demolition budget by approximately \$250,000 to demolish structures prior to advertisement for re-sale?
 - Expand the Land Transfer Program for improved properties?
-

APPENDIX

- List of properties from December 2012 re-sale and reasons given for purchase

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER	REASON FOR PURCHASE
1	711 S. ACRES	I	08	R-10(A)	0.202	\$23,473.00	5	\$6,000.00	\$9,810.00	\$43,260.00	Ho Lao	Investment
2	1534 ADELAIDE	I	04	R-7.5(A)	0.1721	\$16,186.00	2	\$3,025.00	\$4,600.00	\$26,650.00	Shantae Williams	Investment
3	1722 ALASKA	V	04	R-7.5(A)	0.1721	\$10,730.00	1	\$2,500.00	\$2,500.00	\$13,000.00	Jose Hernandez	Investment
4	4827 BALDWIN	V	07	PD 595	0.0941	\$12,729.00	1	\$250.00	\$262.00	\$28,560.00	Simple Faith International	Investment
5	215 BECKLEYSIDE	I	08	R-7.5(A)	0.4591	\$10,500.00	2	\$2,500.00	\$5,000.00	\$27,280.00	Jose Rostro	Investment
6	2026 BERWICK	V	04	R-7.5(A)	0.1931	\$27,557.00	2	\$250.00	\$450.00	\$12,000.00	Fernando Cepeda	Investment
7	1820 BERWICK	V	04	R-7.5(A)	0.1779	\$15,838.00	2	\$250.00	\$450.00	\$76,650.00	Fernando Cepeda	Investment
8	8829 BONNIE VIEW	I	08	R-7.5(A)	0.2234	\$29,250.00	1	\$3,000.00	\$4,000.00	\$18,950.00	Fidel Guevara	Residence
9	2907 BRIGHAM	V	07	PD 595	0.1767	\$2,000.00	1	\$500.00	\$500.00	\$2,000.00	Jose Del Bosque	Residence
10	2918 BRIGHAM	V	07	PD 595	0.1305	\$1,962.00	2	\$250.00	\$276.00	\$4,000.00	Victor Frank Alfaro	Investment
11	2811 BURGER	I	07	PD 595	0.1262	\$9,530.00	3	\$2,000.00	\$2,101.22	\$18,030.00	Almaz Deberew	Investment
12	3721 CARL	I	07	PD 595	0.1488	\$17,344.00	3	\$3,250.00	\$4,500.00	\$27,340.00	Jimmie Lee Hawkins Jr.	Residence
13	2400 CATHERINE	I	01	CR	0.201	\$52,898.00	12	\$20,000.00	\$42,500.00	\$164,510.00	Chuan Seng Tan	Investment
14	1212 COMANCHE	V	07	CR	0.189	\$4,120.00	1	\$250.00	\$313.00	\$4,120.00	Lake View Contractors, LLC	Investment
15	1209 COMANCHE	V	07	CR	0.1243	\$8,902.00	1	\$250.00	\$255.00	\$9,500.00	Malac Ltd.	Investment
16	1216 COMANCHE	V	07	CR	0.1192	\$9,500.00	1	\$250.00	\$255.00	\$9,500.00	Malac Ltd.	Investment
17	1344 COMPTON	V	04	R-5(A)	0.09341	\$14,020.00	1	\$250.00	\$251.00	\$9,780.00	Monty Gamber	Investment
18	3907 COPELAND	I	07	PD 595	0.1434	\$6,580.00	3	\$1,750.00	\$4,100.00	\$29,550.00	Portillo Investments, LLC	Investment
19	4214 COPELAND	I	07	PD 595	0.0918	\$13,397.00	3	\$2,500.00	\$2,831.00	\$37,190.00	Brian Feely & Ryan Tole	Investment
20	4925 CROZIER	V	07	PD 595	0.0426	\$4,640.00	1	\$250.00	\$500.00	\$1,800.00	Darlene Green	Residence
21	7829 DOAK	I	08	R-7.5(A)	0.3103	\$19,135.00	6	\$7,000.00	\$15,000.00	\$68,540.00	Oscar Garcia	Investment
22	3602 DUNBAR	I	07	PD 595	0.1262	\$12,491.00	5	\$4,500.00	\$7,280.00	\$23,420.00	Fortino Garcia	Investment
23	2937 EAGLE	V	04	R-7.5(A)	0.2203	\$13,000.00	2	\$250.00	\$276.00	\$13,000.00	Scott Mendoza	Investment
24	5000 EAST SIDE	V	02	D(A)	0.1285	\$10,996.00	1	\$500.00	\$865.00	\$44,800.00	James Tanghongs	Investment
25	2733 EASTER	I	04	R7.5(A)	0.1603	\$28,743.00	6	\$5,000.00	\$17,000.00	\$27,860.00	Helen Barnett	Residence

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER	REASON FOR PURCHASE
26	2724 EASTER	V	04	R-7.5(A)	0.1704	\$14,000.00	2	\$250.00	\$255.00	\$11,000.00	Malac Ltd.	Investment
27	2749 EASTER	I	04	R-7.5(A)	0.2148	\$25,801.00	2	\$4,825.00	\$8,765.00	\$38,770.00	Oscar Mendoza	Investment
28	6520 ELAM	V	05	R-7.5(A)	0.6244	\$15,000.00	1	\$5,000.00	\$7,150.00	\$15,000.00	Next Lots 4 L.L.C.	Investment
29	2523 EXETER	I	04	R-7.5(A)	0.1664	\$19,822.00	1	\$3,700.00	\$3,801.00	\$49,000.00	Star DFW Investments, Inc.	Residence
30	2303 EXETER	I	04	R-7.5(A)	0.1636	\$16,413.00	4	\$3,075.00	\$5,850.00	\$23,220.00	Celestino Flores	Investment
31	1625 S. FITZHUGH	V	07	MF-2(A)	0.2008	\$12,000.00	1	\$5,000.00	\$5,500.00	\$8,750.00	Loring Corp.	Investment
32	2667 FORDHAM	V	04	R-5(A)	0.1763	\$34,913.00	1	\$250.00	\$255.00	\$49,900.00	Malac Ltd.	Investment
33	2839 FORDHAM	V	04	R-5(A)	0.4214	\$11,846.00	2	\$250.00	\$276.00	\$15,000.00	Scott Mendoza	Investment
34	2715 FOREMAN	I	07	PD 595	0.2148	\$20,600.00	2	\$3,850.00	\$4,100.00	\$20,410.00	Shanikwa Wallace	Investment
35	3429 FORNEY	V	07	CS	0.1164	\$5,553.00	1	\$1,000.00	\$1,160.00	\$6,950.00	Fortino Garcia	Investment
36	5315 FORNEY	I	07	LI	0.185	\$12,879.00	3	\$4,800.00	\$14,759.00	\$38,880.00	Miguel Moreno	Residence
37	4321 FRANK	I	07	PD 595	0.1435	\$12,223.00	1	\$2,300.00	\$2,300.00	\$26,010.00	Carol Dancy	Investment
38	2908 GAY	I	07	PD 595	0.0785	\$10,715.00	1	\$2,500.00	\$3,250.00	\$18,250.00	Be Real Entertainment, Inc.	Investment
39	1406 GEORGIA	I	04	R-7.5(A)	0.2858	\$24,683.00	1	\$4,625.00	\$6,000.00	\$35,350.00	Michael Smith	Investment
40	1338 GLIDDEN	V	04	R-5(A)	0.0902	\$10,652.00	1	\$250.00	\$255.00	\$11,500.00	Malac Ltd.	Investment
41	4427 HAMILTON	V	07	PD 595	0.1434	\$14,157.00	1	\$250.00	\$262.00	\$19,370.00	Simple Faith International	Investment
42	4606/4608 HAMILTON	I	07	D(A)	0.1217	\$21,871.00	1	\$4,100.00	\$7,575.00	\$49,280.00	Abdio Vergara	Investment
43	3711 HANCOCK	V	07	PD 595	0.1629	\$17,231.00	1	\$250.00	\$255.00	\$6,780.00	Malac Ltd.	Investment
44	2411 HARDING	I	07	PD 595	0.1496	\$6,788.00	5	\$1,750.00	\$5,012.00	\$12,540.00	Selvin Crawford	Investment
45	2819 HATCHER	V	07	PD 595	0.1418	\$16,343.00	2	\$250.00	\$310.00	\$9,360.00	Fortino Garcia	Investment
46	2626 HATCHER	I	07	PD 595	0.1434	\$12,238.00	2	\$3,000.00	\$4,502.00	\$21,480.00	Maribel Figueroa	Residence
47	2703 HILLGLEN	I	07	R-7.5(A)	0.1951	\$48,033.00	2	\$18,000.00	\$24,750.00	\$61,510.00	Triptych Properties LLC	Investment
48	2246 HOOPER	V	07	PD 595	0.1905	\$633.00	1	\$250.00	\$255.00	\$4,000.00	Malac Ltd.	Investment
49	2110 HULSE	I	07	R-7.5(A)	0.2008	\$19,644.00	1	\$3,675.00	\$3,700.00	\$26,480.00	Ana L. Villalobos	Investment
50	3615 INGERSOLL	V	06	R-5(A)	0.1033	\$9,417.00	2	\$2,000.00	\$2,500.00	\$12,000.00	Loring Corp.	Investment

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER	REASON FOR PURCHASE
51	719 JONELLE	V	05	R-7.5(A)	0.1308	\$15,000.00	2	\$2,000.00	\$2,150.00	\$15,000.00	Next Lots 4 L.L.C.	Investment
52	2552 KATHLEEN	I	04	R-5(A)	0.157	\$13,532.00	1	\$4,600.00	\$7,176.00	\$18,550.00	Be Real Entertainment, Inc.	Investment
53	3461 KELLOGG	I	04	R-5(A)	0.1731	\$18,575.00	2	\$7,500.00	\$7,860.00	\$38,560.00	Fortino Garcia	Investment
54	2902 KILBURN	I	05	R-5(A)	0.1721	\$13,822.00	6	\$3,000.00	\$6,400.00	\$30,440.00	Be Real Entertainment, Inc.	Investment
55	2730 LAGOW	I	07	PD 595	0.132	\$27,672.00	6	\$5,175.00	\$7,501.00	\$67,500.00	Marcelo Palomo	Investment
56	3307 E. LEDBETTER	V	05	R-10(A)	0.2042	\$8,400.00	1	\$2,500.00	\$2,526.00	\$8,400.00	Fortino Garcia	Investment
57	1233 LONSDALE	V	05	R-7.5(A)	0.1703	\$10,884.00	1	\$3,500.00	\$3,650.00	\$12,700.00	Next Lots 4 L.L.C.	Investment
58	1325 LYNN HAVEN	V	04	R-7.5(A)	0.2005	\$6,000.00	1	\$250.00	\$255.00	\$11,500.00	Malac Ltd.	Investment
59	3222 MARYLAND	V	04	R-7.5(A)	0.1894	\$29,849.00	1	\$250.00	\$255.00	\$45,140.00	Malac Ltd.	Investment
60	3813 MARYLAND	V	04	R-7.5(A)	0.2685	\$12,500.00	2	\$250.00	\$750.00	\$12,500.00	Next Lots 4 L.L.C.	Investment
61	2027 MCBROOM	V	03	R-5(A)	0.1028	\$804.00	4	\$500.00	\$2,375.00	\$7,610.00	Frank Palacios	Investment
62	1611 METROPOLITAN	I	07	PD 595	0.0701	\$26,276.00	1	\$4,925.00	\$5,000.00	\$46,770.00	Stanley Wooden	Investment
63	3313 MOJAVE	V	08	R-7.5(A)	0.2947	\$47,840.00	2	\$250.00	\$350.00	\$39,590.00	Dawda Jobe	Investment
64	3131 MOJAVE	I	08	R-7.5(A)	0.4421	\$41,610.00	1	\$20,000.00	\$25,000.00	\$41,610.00	Nancy Willson	Investment
65	4010 MONTIE	I	07	PD 595	0.1652	\$20,481.00	3	\$3,825.00	\$4,100.00	\$42,250.00	Portillo Investments, LLC	Investment
66	1722 MORRELL	V	07	MF-2(A)	0.1767	\$1,836.00	1	\$250.00	\$276.00	\$9,500.00	Victor Frank Alfaro	Investment
67	4032 MYRTLE	I	07	PD 595	0.1664	\$11,604.00	5	\$2,175.00	\$3,120.00	\$26,440.00	Julio Soto	Investment
68	2925 NANDINA	I	08	R-7.5(A)	0.3902	\$35,697.00	1	\$8,500.00	\$8,612.00	\$46,330.00	Fortino Garcia	Investment
69	5518 NOMAS	V	06	R-5(A)	0.222	\$14,138.00	1	\$3,500.00	\$4,000.00	\$18,000.00	Loring Corp.	Investment
70	3712 OLNEY	I	08	R-5(A)	0.1454	\$24,871.00	3	\$6,000.00	\$9,999.00	\$31,540.00	Bell Building Systems, LLC	Investment
71	2311 PEABODY	V	07	PD 595	0.1894	\$6,000.00	1	\$250.00	\$262.00	\$6,000.00	Rickey A. Williams	Investment
72	3121 PENNSYLVANIA	I	07	PD 595	0.1515	\$13,512.00	1	\$2,500.00	\$3,001.00	\$24,750.00	Emmanuel Guerra	Residence
73	2619 PINE	I	07	PD 595	0.1285	\$14,163.00	4	\$2,650.00	\$5,200.00	\$20,100.00	Florentino Lopez	Investment
74	604 PLEASANT	V	05	R-7.5(A)	0.6666	\$16,900.00	5	\$4,000.00	\$15,100.00	\$16,900.00	Loring Corp.	Investment
75	1411 PRESIDIO	I	04	R-7.5(A)	0.2008	\$24,676.00	1	\$6,000.00	\$8,130.00	\$32,110.00	Fortino Garcia	Investment

ITEM #	STREET ADDRESS	VAC/ IMP	COUNCIL DISTRICT	ZONING	PARCEL SIZE	STRUCKOFF AMOUNT	# BIDS	MINIMUM BID	HIGHEST BID AMOUNT	DCAD	HIGHEST BIDDER	REASON FOR PURCHASE
76	2918 PROSPERITY	V	04	R-7.5(A)	0.788	\$20,000.00	1	\$250.00	\$276.00	\$20,000.00	Scott Mendoza	Investment
77	2822 REMOND	V	03	MF-2(A)	0.1859	\$8,085.00	5	\$2,000.00	\$8,250.00	\$20,980.00	Young Coder	Investment
78	1221 RING	V	07	R-5(A)	0.1444	\$1,672.00	2	\$500.00	\$1,750.00	\$6,320.00	Next Lots 4 L.L.C.	Investment
79	4506 ROBERTS	I	07	PD 595	0.1182	\$21,484.00	2	\$4,025.00	\$8,158.00	\$23,850.00	Be Real Entertainment, Inc.	Investment
80	3515 SCHUSTER	I	06	CR	0.2713	\$16,541.00	6	\$4,000.00	\$17,250.00	\$22,060.00	Randy Willingham	Residence
81	4319 SPRING	I	07	PD 595	0.09	\$28,645.00	1	\$5,375.00	\$8,500.00	\$31,100.00	Benita Beltran	Investment
82	3319 SPRING	V	07	PD 595	0.1722	\$5,630.00	2	\$250.00	\$300.00	\$5,630.00	Maria L. Estrada	Investment
83	3323 SPRING	I	07	PD 595	0.1721	\$11,440.00	1	\$2,000.00	\$2,480.00	\$11,990.00	Maria L. Estrada	Investment
84	3107 SPURLOCK	I	02	R-7.5(A)	0.1584	\$61,489.00	2	\$11,525.00	\$15,000.00	\$66,270.00	Triptych Properties LLC	Investment
85	1824 STELLA	I	04	R-7.5(A)	0.1836	\$32,253.00	5	\$6,000.00	\$10,111.00	\$66,690.00	B. G. Brewer	Investment
86	4649 STOKES	I	04	R-5(A)	0.1374	\$14,621.00	2	\$2,350.00	\$4,000.00	\$12,570.00	Irene Gonzalez	Residence
87	2530 STOVALL	I	04	R-5(A)	0.1951	\$17,695.00	1	\$3,325.00	\$7,721.00	\$28,130.00	Be Real Entertainment, Inc.	Investment
88	1223 STRICKLAND	V	04	R-5(A)	0.1607	\$1,711.00	1	\$500.00	\$505.00	\$11,500.00	Maria Schneider	Investment
89	1315 STRICKLAND	I	04	R-5(A)	0.1653	\$12,907.00	3	\$2,425.00	\$5,075.00	\$28,950.00	Monica Martinez & Jose E. Rodriguez	Residence
90	4907 STROBEL	V	04	R-7.5(A)	0.2298	\$6,817.00	1	\$1,000.00	\$1,180.00	\$11,000.00	Fortino Garcia	Investment
91	4903 STROBEL	I	04	R-7.5(A)	0.2133	\$27,634.00	6	\$10,000.00	\$15,210.00	\$47,110.00	Fortino Garcia	Investment
92	2210 TALLYHO	V	06	R-5(A)	0.1721	\$8,199.00	2	\$2,000.00	\$7,250.00	\$12,000.00	Young Coder	Investment
93	2214 TALLYHO	V	06	R-5(A)	0.1721	\$12,000.00	2	\$2,000.00	\$7,250.00	\$12,000.00	Young Coder	Investment
94	118 S. TATUM (Tract 2)	V	06	R-7.5(A)	0.2008	\$10,736.00	3	\$2,000.00	\$2,500.00	\$12,500.00	Loring Corp.	Investment
95	3007 URBAN	I	04	R-7.5(A)	0.2978	\$65,870.00	1	\$10,500.00	\$15,199.00	\$56,110.00	Maria Vergara	Investment
96	3811 WENDELKIN	I	07	PD 595	0.1825	\$67,820.00	3	\$5,500.00	\$9,012.00	\$29,250.00	Selvin Crawford	Investment
97	3523 WENDELKIN	V	07	PD 595	0.178	\$4,500.00	2	\$250.00	\$399.00	\$4,500.00	Wendy Cobos	Investment
98	3529 WILHURT	V	05	MF-2(A)	0.2387	\$12,000.00	2	\$250.00	\$260.00	\$12,000.00	Ana L. Villalobos	Investment
99	4218 YORK	I	07	PD 595	0.1229	\$25,514.00	7	\$4,775.00	\$6,380.00	\$36,770.00	Be Real Entertainment, Inc.	Investment