

NEIGHBORHOOD REVITALIZATION PROGRAM
COUNTY OF DALLAS
Public Works Department Property Division

COUNTY OF DALLAS, TRUSTEE

Properties with delinquent ad-valorem taxes are foreclosed and sold at auction by the Sheriff. The taxing entities have contracted with Linebarger, Goggan, Blair & Sampson, LLP, a private law firm to foreclose on delinquent tax properties on behalf of the taxing entities. After a judgment is obtained against a property owner, the Sheriff is ordered to sell the property at auction to the highest bidder at a Sheriff's Sale held the first Tuesday of each month. The law firm maintains a list of properties scheduled for the next Sheriff's Sale on their web page at www.publicans.com. For information on the Sheriff's Sale, call the law firm at 214-880-0089 or the Dallas County Sheriff's Department at 214-653-3501. In connection with the contractual obligation of the County of Dallas (County) to collect ad valorem taxes for many of the other taxing jurisdictions within Dallas County, properties that do not receive an adequate bid at the Sheriff's Sale may be struck off to the County.

Once a tax property has been struck off to the County or the County enters into an agreement between a taxing entity and the County acting for itself and as

trustee for other taxing jurisdictions, the County Public Works Department (Department) facilitates the resales as per the procedures stated below for the tax foreclosure properties (Properties).

County makes no warranty concerning zoning or whether Properties can be used for any purpose. It is the purchaser's responsibility to examine all applicable building codes and ordinances to determine if a Property can be used for the purpose desired.

Any offer amount submitted to the County is made subject to post judgment taxes, penalties and interest, except if sold pursuant to §34.05(j) of the Tax Code.

RESALE PROCEDURES

As trustee, County may resell a Property at any time by public or private sale in compliance with the procedures and requirements set forth in Texas Tax Code, §34.05.

Properties will be sold to the person or entity submitting the highest qualified offer and returned to the tax rolls upon conveyance. Properties not resold remain in County's inventory and will

be available for private sale via its website.

The County Commissioners Court (Commissioners Court), at its sole discretion, reserves the absolute right to accept or reject any and all offers for any reason or no reason, and to waive all irregularities, nonconformities and technicalities and there are no implied guarantees to negotiate or sell the Properties. The consideration and acceptance of certain offers are subject to approval of taxing units, other than County, entitled to receive proceeds of the sale under the judgment. Properties receiving an offer at the market value specified in the judgment of foreclosure; or the total amount of the judgments against the property may be sold at any time, without consent of each taxing unit entitled to receive proceeds of the sale under the judgment.

Offers:

The Offer and Purchase Agreement (Agreement) which includes Exhibits A, B and C are posted for public viewing and downloading at <http://www.dallascounty.org/department/pubworks/property-division.php>. This Agreement form must be utilized for all offers submitted

to the County and must include the executed Exhibits, namely, No Title-Policy Statement, No Conflict of Interest Statement and Affidavit.

Offers:

All offers of \$15,000 or less require a deposit in proper certified funds, preferably in the form of certified check or money order, made payable to Dallas County in the amount of \$1,500 or the purchase price, whichever is less. Offers greater than \$15,000 require a deposit in proper certified funds payable to Dallas County for ten percent (10%) of the purchase price.

Within thirty (30) days after acceptance of the offer by Commissioners Court, purchaser will be required to pay the balance of the purchase price to the County by certified funds, unless such time period is extended by written agreement. A one-time extension, if granted, may not exceed thirty (30) days. If the County agrees to such extension, the purchaser shall be required to submit an additional deposit of fifty percent (50%) of the purchase price, payable before the expiration of the current contract term. Failure on the part of purchaser to timely close on the Property and accept a quitclaim

deed for any reason whatsoever, except through fault of the County, may result in the purchaser's breach by default in which case the ENTIRE deposit(s) are forfeited to County for administrative costs.

CONVEYANCE DOCUMENT

County will execute a quitclaim deed which contains an acknowledgment that the Property is subject to the prior owner's right of redemption, if any, and that the Property is being resold and purchased "as is, with all faults" and with no express or implied warranties of any kind whatsoever. Quitclaim deed may further contain certain restrictions and rights of reversion, if applicable, as mandated by federal and/or state law.

RIGHT OF REDEMPTION

All Properties are subject to the prior owner's right of redemption, if any, as provided by the Texas Tax Code. The redemption period begins on the date the Sheriff's Deed to the taxing unit is filed for record.

If a Property was used as the owner's residence homestead or was land designated for agricultural use when

the suit or the application for the warrant was filed, or that is a mineral interest is purchased, the redemption right of a previous owner expires in two years. If a Property was not in one of the circumstances described in the preceding sentence, a previous owner's right of redemption expires after 180 days.

You should seek legal counsel if you are unsure of any aspect concerning redemption.

ADVERTISING INFORMATION

The inventory list, *Tax Foreclosure Properties for Resale by Dallas County, Texas* is posted for public viewing/downloading at <http://www.dallascounty.org/departments/pubworks/property-division.php>

Questions on legal matters should be directed to your attorney.

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