



TARRANT COUNTY

RESOLUTION

**CONSENT TO SALE OF FORECLOSURE PROPERTY
LOCATED AT 3602 CONWAY STREET,
HELD IN TRUST BY THE CITY OF FORT WORTH, AT LESS THAN MARKET
VALUE, JUDGMENT OF FORECLOSURE, OR TAXES DUE**

WHEREAS, the City of Fort Worth acquired this property through the delinquent tax foreclosure process and holds the property in trust for itself and the other taxing entities to whom taxes are owed; and

WHEREAS, the City of Fort Worth seeks to recover delinquent taxes assessed against the property through the sale of said property; and

WHEREAS, the property located and legally described as: 3602 Conway Street, McLemore, Atkin Survey A 1056 TRS 226L1 & 226Q1, Tarrant County, Texas; was struck off to the City of Fort Worth in November 2014 following a tax-foreclosure suit, judgment, and unsuccessful delinquent sale; and

WHEREAS, as per Section 34 of the State Tax Code addressing tax sales and redemption, on April 28, 2016, the City of Fort Worth advertised the property for sale and accepted bids from the public; and

WHEREAS, the City's standard practice is to set the minimum bid amount at no less than the total amount of the judgments against the property or the market value specified in the judgment of foreclosure, which in this case was \$23,264.66; and

WHEREAS, due to an oversight, the City of Fort Worth set the minimum bid amount at \$18,811.00 without prior approval from the other taxing entities; and

WHEREAS, the property sold to the highest bidder, Kambiz Khadivi, for \$19,001.00; and

WHEREAS, the proposed purchase price of \$19,001.00 by Kambiz Khadivi for the purchase of this property is less than the market value, the judgment of foreclosure or less than the amount of taxes owed on the property; and

WHEREAS, the City of Fort Worth seeks Tarrant County's consent to the sale of said property at the purchase amount noted above and Tarrant County's acceptance of a lesser amount of taxes due on the property.

NOW, THEREFORE, IT IS HEREBY ORDERED, ADJUDGED AND DECREED by the Commissioners Court of Tarrant County, Texas:

1. The Commissioners Court consents to the sale of the property located at 3602 Conway Street, Tarrant County, Texas to Kambiz Khadivi at the purchase amount of \$19,001.00, said purchase amount being less than the market value, judgment of foreclosure, or the total amount of taxes due on the property. Tarrant County's portion of the sales will be \$17,401.00 plus post-judgment taxes in the amount of approximately \$1,130.61, for a total amount received by Tarrant County of \$18,531.61.

2. The Commissioners Court will accept, as payment of County taxes due on said property, a proportional share of the purchase amount received on the property, less court costs, fees, and liens, based on the percentage of County taxes owed to that of the total judgment amount of taxes due on said property.

3. The Commissioners Court authorizes the County Judge, or his designee, to execute the Deed(s) conveying the property as described herein on behalf of Tarrant County.

PASSED AND APPROVED, IN OPEN COURT, the 5th day of September 2023, through Court Order No. _____.

Tim O'Hare, County Judge

Roy C. Brooks
Commissioner, Precinct 1

Alisa Simmons
Commissioner, Precinct 2

Gary Fickes
Commissioner, Precinct 3

Manny Ramirez
Commissioner, Precinct 4