



March 20, 2023

Tarrant County
Attn: Tim O'Hare, County Judge
100 E. Weatherford Street, Suite 404
Fort Worth, TX 76196

Tarrant Regional Water District
Attn: Steve Christian, Director of Real Property
800 E. Northside Drive
Fort Worth, TX 76102

Fort Worth Independent School District
Attn: Dr. Angelica Ramsey, Superintendent
100 N. University Drive, Suite 150
Fort Worth, TX 76107

Tarrant County Hospital District
Attn: Karen Duncan, President and CEO
1500 S. Main Street
Fort Worth, TX 76104

Tarrant County College District
Attn: Elva LeBlanc, Ph.D., Chancellor
1500 Houston Street
Fort Worth, TX 76102

RE: Seeking Consent to Accept Highest Bid from April 28, 2016 Bid Sale for Tax-Foreclosed Property Located at 3602 Conway Street (TAD Account No. 04964926) as Satisfaction of Judgment (Cause #B44973-11)

All:

The property located at 3602 Conway Street (TAD Account No. 04964926) (the "Property") was struck off to the City of Fort Worth ("City") in November of 2014 following a tax-foreclosure suit, judgment, and unsuccessful delinquent tax sale. Pursuant to Section 34.05 of the Texas Tax Code, the City of Fort Worth advertised the Property for sale on April 28, 2016 in accordance with the procedures provided by Section 272.001 of the Local Government Code. The property sold to the highest bidder for \$19,001.00, which was less than the total amount of the judgments against the property, which, according to the Constable's Deed, were \$23,264.66.

Since 2014, the City's practice has been 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. However, in an effort to equitably resolve this situation, the City is seeking the approval of each taxing unit to accept the purchase price of \$19,001.00 as full satisfaction of the total amount of the judgments against the Property, \$23,264.66. **The total amount paid to the Tarrant County Tax Assessor-Collector for the sale of the Property was \$17,401.00 plus the post-judgment taxes of \$1,130.61.**

Street No	Street Name	TAD Account Numbers	Constable Deed Amount	Advertised Minimum Bid	Advertised Post-Judgment Taxes	Sales Price (including CFW Fee)
3602	Conway St.	04964926	\$23,264.66	\$18,811.00	\$1,121.83	\$19,001.00

If your taxing unit consents to accepting the \$17,401.00 (plus the post-judgment taxes of \$1,130.61) collected for the sale of the Property as full satisfaction of the total amount of the judgments against the Property, please sign and return this letter to the address indicated below. If you have any questions or need additional information, please contact the City's Land Agent, Andrea McIntosh at (817) 392-6253.



**PROPERTY MANAGEMENT DEPARTMENT
REAL ESTATE DIVISION**

THE CITY OF FORT WORTH * 900 MONROE STREET, SUITE 400* FORT WORTH, TEXAS 76102
(817) 392-7590

Thank you for your time and consideration regarding this matter.

Sincerely,



Ricardo Salazar, Assistant Property Management Director
Property Management Department – Real Estate Division
(817) 392-8379

APPROVED BY TARRANT COUNTY

Tim O'Hare, County Judge

Date: _____