

City of Mesquite, Texas

Legislation Text

File #: 21-5445, **Version:** 1

A resolution authorizing the sale of tax-foreclosed property located at 1212 Crest Park Drive in Mesquite, Texas (the “Property”); accepting the offer from Oscar L. Castillo (the “Purchaser”) to purchase the Property; ratifying and approving the Offer and Purchase Agreement executed by the Purchaser setting forth the terms and conditions of the sale of the Property; and authorizing the City Manager to execute a quitclaim deed and all other necessary or requested documents to complete the closing and sale of the Property.

A list of tax-foreclosed properties available for sale is listed on the City’s website. The City received offers on a vacant lot located at 1212 Crest Park Drive (the “Property”), and the highest offer of \$30,800.00 submitted by Oscar L. Castillo was accepted.

This property was condemned by the Building Standards Board on March 29, 2016, and was subsequently demolished by the City’s contractor. After the City filed suit a judgment and decree of foreclosure was rendered on December 8, 2016. An order of sale was issued on February 23, 2017, and the property was struck off to the City as trustee.

This offer falls under V.T.C.A., Tax Code § 34.05(j), which discharges and extinguishes all liens foreclosed by the judgment and all post-judgment taxes, penalties, and interest, except for prorated taxes for the year of closing, and requires the consent of all taxing entities entitled to proceeds of the sale.

Mesquite Independent School District’s Board of Trustees consented to the sale of the Property on May 10, 2021, and the Dallas County Commissioners’ Court consented to the sale of the Property with the passage of Court Order 2021-0491 on May 18, 2021.

Recommended/Desired Action

Staff recommends Council approval of the resolution.

Attachment(s)

Resolution

Drafter

Brenda Hood

Head of Department

Ted Chinn