



**FOR SALE NOVEMBER 12, 2009
TAX FORECLOSED/SEIZURE WARRANT PROPERTIES
CITY OF DALLAS**

The City of Dallas, for itself and as Trustee for other Taxing entities, will accept proposals for the following properties that were struck off to the City of Dallas through Tax Foreclosure (TF) or Seizure Warrant (SW) pursuant to the Texas Property Tax Code.

IMPROVED PROPERTIES (INCLUDES STRUCTURE)

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
1502 Adelaide	TF	Block 3/4344, Lot 1	65K	\$9,400.00
1822 Angelina	TF	Block 13/7130, Lot 9, (50'x130')	44E	\$8,300.00
1442 E. Ann Arbor	TF	Block 8/4304, Lot 14, (50x190.54x50x189.77)	65F	\$14,800.00
3610 Cauthorn	TF	Block 2/4455, Lot 15	47W	\$22,000.00
1224 Claude	TF	Block D/3364, Lot 14	55F	\$8,000.00
726 Elwayne	TF	Block 2/6251, Lot 12	57R	\$5,500.00
4514 Frank	TF	Block D/2434, Lot 14	46R	\$9,400.00
3750 Golden Hills	TF	Block 14/6866, Lot 11	66K	\$6,500.00
7732 Hillard	TF	Block 8/6237, Lot 32	58F	\$27,500.00
2525 Lowery	TF	Block 3/2545, Lots 12 and 13	56G	\$2,800.00
4024 Pampas	TF	Block E/5107, Lot 11	53J	\$12,400.00
4310 Penelope	TF	Block 1850, Lot 10	46V	\$1,000.00
2747 Prosperity	TF	Block 6079, Lot 40-A	56W	\$2,300.00
4015 Roberts	TF	Block 4/1783, Lot 5	46U	\$5,000.00
3819 Stanley Smith	TF	Block 6080, Lot 66-B	56W	\$4,000.00
302 Terrace	TF	Block D/4960, Lot 1	54U	\$14,200.00
1308 Trewitt	TF	Block B/8779, Lot 3	69G	\$7,000.00
2746 Wilhurt	TF	Block 8/6081, Lot 12	56W	\$4,000.00
132 W. Woodin	TF	Block B/4024, Lot 2	54R	\$28,000.00

VACANT PROPERTIES (LAND ONLY)

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
2633 52 nd	TF	Block 45/5846, Lot 18	66A	\$2,000.00
2641 52 nd	TF	Block 45/5846, Lot 19	66A	\$2,000.00
9414 Angelus	TF	Resubdivision of Blocks 1, 2, and 3, Lot 8	59K	\$10,000.00
9422 Angelus	TF	Resubdivision of Blocks 1, 2, and 3, Lot 7	59K	\$10,000.00
9430 Angelus	TF	Resubdivision of Blocks 1, 2, and 3, Lot 6	59K	\$10,000.00

CITY OF DALLAS – DEPARTMENT OF DEVELOPMENT SERVICES – REAL ESTATE DIVISION
320 E. JEFFERSON BLVD. RM. 203 DALLAS, TEXAS 75203 TELEPHONE 214/948-4100 FAX 214/948-4083

VACANT PROPERTIES (LANDONLY) CON'T

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
5209 Barber	TF	Block 6123, Split 1 (1.4381 Acres)	47T	\$25,000.00
4844 Bartlett	TF	Block J/4361, Lot 3A	65G	\$1,000.00
2316 Ben Hur	TF	Block 9/8801, Lot 9	69A-P	\$8,000.00
5635 Bon Air	TF	Block 6875, Lots 31 & 32	66K	\$1,500.00
7743 Brownsville	TF	Block B/7636, Lot 11	56V	\$1,000.00
9709 C. F. Hawn	TF	Block 7791, Tract 3 (0.774 Acres)	69B	\$15,000.00
2018 Canyon	TF	Block 6621, Tract 5E12J	55B	\$1,000.00
5127 Cardiff	TF	Block 4/6857, Lot 9	66E	\$1,000.00
7515 Chaucer	TF	Block 2/6929, Lot 2 being 2.6859 AC	63Y	\$30,000.00
1432 Claudia	TF	Block 6696-2, Lot 20	59J	\$1,500.00
9649 Crownfield	TF	Block 7802, Part of Tract 14, 81'x103'	69F	\$3,000.00
2510 Dell View	TF	Block 3/8788, Lot 1B	69A-P	\$2,700.00
3811 Dixon	TF	Block 2/6124, Lot 14	47S	\$5,000.00
619 Ella	TF	Block O/6256, Lot 28	57R	\$6,500.00
746 Ella	TF	Block H/6256, Lot 7	57R	\$6,500.00
3012 Elva	TF	Block 5821, Lot 13 Being 75x167.20x75x174.3	48T	\$1,500.00
610 Ezekial	TF	Block 6256-T, Lot 14	57R	\$1,000.00
2826 Fernwood	TF	Block I/3896, Lot 7	55W	\$1,500.00
314 Fidelis	TF	Block F/6627, East ½ of Lot 7	64V	\$1,700.00
1022 W. Five Mile	TF	Block 1/5982, Lot 3	64F	\$6,000.00
1335 Fordham	TF	Block F/4866, Lot 19	65F	\$1,300.00
2900 Gay	TF	Block B/1855, Southeast 6.5' of Lot 15 & Northwest 29.5' of Lot 16	46R	\$1,000.00
2614 Grand	TF	Block 4/1285, Lot 4	46S	\$4,500.00
1406 Glen	TF	Block 2/3562, West 48' Lot 2 and East 2' Lot 1	55P	\$1,000.00
4225 Hamilton	TF	Block D/1821, Lot 7	46U	\$1,000.00
2502 Hatcher	TF	Block C/1956, 48'x137' Tract	56C	\$2,500.00
772 Havenwood	TF	Block W/7525, Lot 4	64Y	\$1,500.00
3522 Herrling	TF	Block 2/1828, Lots 4, 5, and 6	46V	\$15,000.00
1346 Hortense	TF	Block 4/4300, Lot 11	65F	\$6,000.00
3122 Idaho	TF	Block 14/5999, Lot 6	55W	\$4,000.00
4603 Idaho	TF	Block D/6009, Lot 7	65E	\$1,500.00
2720 E. Kiest	TF	Block 7332, Part of Tract 7, (3.258 AC and 3.079 AC)	55V	\$75,000.00
4222 Landrum	TF	Block 5/6083, Lot 15	65D	\$1,000.00
2515 Marjorie	TF	Block 4/5156, Lot 16	65D	\$4,000.00
3115 Marjorie	TF	Block D/5842, Lot 14	66B	\$4,000.00
2814 Martin Luther King, Jr.	TF	Block 10/1366, Lot 4	46T	\$20,000.00
4715 Military	TF	Block A/2640, Lot 13	47J	\$1,000.00
4819 Military	TF	Block 1/2642, East Part Lot 8, 31.93x82.11x30x70.91	47J	\$1,000.00
3210 Morgan	TF	Block 26/7614, Lot 1 & W 16.2 Lot 2	66X	\$3,500.00

VACANT PROPERTIES (LAND ONLY) CON'T

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
726 Neomi	TF	Block F/6256, Lot 12	57Q	\$3,500.00
1330 Oakley	TF	Block 7/4059, Part of Lot 2 50x150	55X	\$1,000.00
2836 Pennsylvania	TF	Block 16/1368, Lot 10	46T	\$1,500.00
3018 Prosperity	TF	Block A/6089, Lot 10	56S	\$8,000.00
2227 Romine	TF	Block B/1710, Northeast 32' of Lot 9	46X	\$1,000.00
4428 Rosine	TF	Block B/1771 and A/1772, Part of Lots 13, 14 and 24	46Y	\$1,000.00
8510 San Marino	TF	Block 6357, Sarah Perry Survey A-1164	58Z	\$9,000.00
8527 San Marino	TF	Block 6357, Tract 30	58Z	\$9,000.00
131 N. Seagoville	TF	176.76x312x199.93x33.53x199.92x220x382.33x125.66 Tract	59S	\$15,000.00
141 N. Seagoville	TF	Block 7875, East Corner Lot 2, 62.5x249.5x82x312	59S	\$6,000.00
3018 Springview	TF	Block B/6088, Lot 24 and SE 65' Lot 23	55V	\$1,500.00
1315 Stella	TF	Block 3567-7, Lot 10	55P	\$2,000.00
1511 Stella	TF	Block 32/5875, Lot 2	55P	\$2,000.00
812 Tarryall	TF	Block 3/5982, Lot 12	64F	\$6,000.00
818 Tarryall	TF	Block 3/5982, Lot 11	64F	\$6,000.00
925 Tarryall	TF	Block 1/5982, Lot 22	64F	\$6,000.00
2049 Thedford	TF	Block A/8506, Lot 4	69P	\$5,000.00
3223 Tuskegee	SW	Block 1803, Lot 41	46U	\$1,000.00
3917 Vandervoort	TF	Block J/6094, Lot 27	56T	\$1,500.00
411 N. Vernon	TF	Block 172/3231, Part of Lot 10	54B	\$2,000.00
4704 Victor	TF	Block C/795 ½, Part of Lots 1 and 2	46F	\$10,000.00
1710 N. Winnetka	TF	Block 14/3975, Part of Lot 1 (104.8x152.7x3x115)	44T	\$4,500.00

The land and any improvements described above shall herein be referred to as the "Property". The Quitclaim Deeds to these Properties will contain no warranties of any kind. The Property is subject to the prior owners' right of redemption, if any. The City will not provide a Title Policy. The Property will be sold "as is", "where is" and "with all faults" and the City of Dallas has no responsibility for its condition. Proposer should check for outstanding or pending code enforcement actions including but not limited to repair or demolition orders.

The Property is to be sold **"as is, where is, with all faults"**. The City of Dallas makes no warranty concerning zoning, condition of title, developability, or as to whether the advertised Property can be utilized for any purpose. **It is the responsibility of the proposer to examine all applicable building codes and ordinances to determine if the Property can be used for the purposes desired.**

The City will require bidders to certify that they, their spouses and any individual, their spouse or entity with a shared controlling interest have no outstanding City of Dallas judgments, tax delinquencies, unpaid liens, open city code violations, Urban Rehabilitation Standards Board order defaults, civil penalties or fees, no more than 1 citation per property within the last six months for city code violations, no more than 2 citations per property within the last 12 months for city code violations, no more than 1 mow/clean, securing or demolition lien on each property within the last 12 months and that they are not buying the Property on behalf of the former owner(s) and will not sell or lease the Property to the former owner(s) for 5 years.

The City of Dallas disclaims responsibility as to the accuracy or completeness of any information relating to the Property for sale. The data in the newspaper advertisement is for information only. The transaction, to the maximum extent allow by law, is made on an “**as is, where is, with all faults**” basis. The City of Dallas is not responsible for any misrepresentations, failures of disclosure, errors or any negligent or wrongful acts occurring in the context of or pertaining to the closing.

Separate sealed proposal bid packets for each of the above properties must be submitted on or before **8:30 a.m. on November 12, 2009** to Bonnie Meeder, Assistant Director, Department of Development Services, Real Estate Division, or her designee, 320 East Jefferson Boulevard, Room 203, Dallas, Texas 75203. All proposals shall remain in effect for 90 days after the due date of submission. **ALL PROPOSALS WILL BE OPENED AND PUBLICLY READ ALOUD AT 10:00 A.M. on November 12, 2009**, by Bonnie Meeder, Assistant Director, Department of Development Services, Real Estate Division, or her designee, in Room LL02, 320 East Jefferson Boulevard.

A cashier’s check or money order must accompany the proposal forms for the appropriate deposit as listed below:

Bid \$1,000.00 to \$10,000.00	Bid over \$10,000.00
Deposit = \$1,000.00	Deposit = <u>10%</u> of bid amount or \$10,000.00, whichever is less

In the event the successful proposer fails or refuses to consummate the transaction within 90 days following acceptance of the proposal by the city council, **such total deposit, shall be retained by the City of Dallas as liquidated damages.**

For additional information contact Ann Carraway Bruce at (214)948-4103 or margaret.bruce@dallascityhall.com or Maleea Moore at (214)948-4094 or maleea.moore@dallascityhall.com. This list and the proposal bid packet can be obtained from the Department of Development Services, Real Estate Division, 320 East Jefferson Boulevard in Room 203 and at www.pgt.dallascityhall.com.

THE CITY OF DALLAS RESERVES THE RIGHT TO REJECT ANY AND ALL PROPOSALS. ALL SALES ARE SUBJECT TO APPROVAL BY THE DALLAS CITY COUNCIL AND THE GOVERNING BODIES OF OTHER TAXING ENTITIES.

PROPERTIES NOT SOLD WILL BE OFFERED AGAIN AT OUR NEXT SALE.