



AUCTION RESULTS
MARCH 21, 2024 AT 10:00 A.M.
TAX FORECLOSED/SEIZURE WARRANT PROPERTIES
CITY OF DALLAS

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

IMPROVED PROPERTIES (INCLUDES STRUCTURE)

STREET ADDRESS	HIGH BID AMOUNT	HIGH BIDDER
3627 HAVANA	\$30,000	COLLIN ALBERT

VACANT PROPERTIES (LAND ONLY)

STREET ADDRESS	HIGH BID AMOUNT	HIGH BIDDER
4624 BALDWIN	\$12,000	LORD KWASI BAAH
9538 CIRCLEWOOD	\$25,000	GREG CANO
4647 CORREGIDOR	\$25,000	OLUWATONI OGUNSOLA
7455 GREAT TRINITY FOREST	\$37,500	ANDOR PROPERTIES
1 GREAT TRINITY FOREST	\$37,500	ANDOR PROPERTIES
3126 GREGG	\$30,000	ANDOR PROPERTIES
7459 HOLLY HILL	\$50,000	AMR INTERESTS, LLC
4712 HUEY STREET	\$2,000	ANDOR PROPERTIES
6110 LAKE JUNE	\$34,000	D. REALTY INVESTMENTS, INC.
3831 LATIMER	\$55,000	MORRIS DEVELOPERS
3527 SIDNEY	\$15,000	LORD KWASI BAAH
3804 SPRING AVENUE	\$17,000	LARRIQUA EVANS AND JACQUINTON WADE
1703 WAVERLY	\$4,500	JOHNNY T. JOSEPH
3707 YORK	\$65,000	MORRIS DEVELOPERS

The land(s) and any improvement(s) 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. Bidder 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, development, or as to whether the advertised Property can be utilized for any purpose. **It is the responsibility of the bidder(s) to examine all applicable building codes and ordinances to determine if the Property can be used for the purpose(s) desired.**

By signing the “Bidder Form”, all bidders, including but not limited to their spouses and any other individual, their spouse, or any entity with a shared controlling interest, certify that they have no outstanding City of Dallas judgments, tax delinquencies, unpaid liens, open city code violations, 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 consecutive years.

The Property is subject to post judgment taxes, penalties and interests, if any. Any post judgment taxes, penalties and interest will be the Bidder’s responsibility pursuant to the Texas Property Tax Code, including the pro rata portion of property taxes for the remaining part of the current calendar year, which will be assessed from the date of execution of the Quitclaim Deeds.

The City of Dallas disclaims responsibility as to the accuracy or completeness of any information relating to the Property for sale. The data in this newspaper advertisement is for informational purposes only. Any transaction regarding the Property 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 of the Property. Bidder may submit a written environmental inquiry to openrecords@dallascityhall.com and request the City search its records for environmental due diligence documentation for a Property of interest. To extent readily accessible and available, and without any obligation, City will endeavor to provide environmental information and/or environmental documentation in its possession. City is under no obligation to conduct any environmental due diligence in response to any environmental inquiry request.

THIS IS A LIVE AUCTION ONLY. THE AUCTION WILL BE HELD THURSDAY, MARCH 21, 2024 @ 10:00 A.M. AT THE DALLAS FAIR PARK - HALL OF STATE LOCATED AT 3939 GRAND AVENUE, DALLAS, TEXAS 75210 (Gate 3 Entrance - Lot 3E Parking). REGISTRATION BEGINS AT 9:00 A.M

PAYMENT REQUIREMENTS:

The winning bidder must remit a cashier’s check or money order payable to the City of Dallas for the entire bid price, including the \$50.00 deed processing fee, plus a separate cashier’s check or money order payable to Hudson & Marshall for the 5% Buyer’s Premium to Hudson & Marshall BEFORE 3:00 P.M. THE DAY OF THE TAX SALE AUCTION. No extensions will be granted.

For additional information contact Hudson & Marshall at (800) 841-9400 or www.hudsonmarshall.com. A tax sale auction brochure can be obtained from the Department of Public Works, Real Estate Division, 320 East Jefferson Boulevard in Room 203 and at www.dallascityhall.com.

THE CITY OF DALLAS RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS. PROPERTIES NOT SOLD WILL BE RE-OFFERED AT AN UPCOMING SALE.

TEXAS LICENSING INFORMATION: BRAD PACE, BROKER 550615, AUCTIONEER 17359

PRE-AUCTION REGISTRATION: A “Written Statement Regarding Delinquent Taxes” is required to register to bid. You must personally appear at the Dallas County Tax Office located at 500 Elm Street, Ste 1200 to obtain this form. It must be dated no more than 90 days from the date of Tax Foreclosure Auction. The purpose of this form is to verify that the Buyer does not have any outstanding or delinquent property taxes. (Fees may apply.) **YOU MUST HAVE THIS FORM TO BID AT THE AUCTION!**