



**FOR SALE
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

<u>Street Address</u>	<u>TF/ SW</u>	<u>Legal Description</u>	<u>Mapsco</u>	<u>Minimum Proposal</u>
7826 Aurora	TF	Block 7/6237, Lot 24	58F	\$17,000.00
4624 Burma	TF	Block E/7646, Lot 19	57S	\$ 6,200.00
5819 Cary	TF	Block B/5805, Lot 11R	47L	\$14,650.00
5016 Colonial	TF	Block 2249, Lot 62	56B	\$ 4,450.00
2830 Dathe	TF	Block 1969-D, Lot 8	46T	\$ 3,875.00
3217 Illinois	TF	Block G/6094, Lot 49	56S	\$ 8,350.00
3411 Ladd	TF	Block G/7111, Lot 23	44K	\$ 4,150.00
212 Landis	TF	Block 3/3118, Lot 4	55B	\$ 5,750.00
2615 Lenway	TF	Block A/1694, Lot 35	46W	\$ 6,750.00
3129 Nandina	TF	Block 21/7614, SW 65 feet of Lot 21	76A	\$22,875.00

VACANT LOTS

<u>Street Address</u>	<u>TF/ SW</u>	<u>Legal Description</u>	<u>Mapsco</u>	<u>Minimum Proposal</u>
2746 52 nd	TF	Block, 44/5845, Lots 25, 26 & 27	66E	\$ 6,250.00
5016 Beeman	TF	Block 2137-G, Lot 1 & 12 foot strip FR Lot 1 Blk A/2207, asb V 82204 P 2498	46M	\$ 3,125.00
2714 Hector	TF	Block 8/1829, Lot 6	53S	\$ 300.00
9 Marine Way	TF	Block I/8343, Lot 9	52E	\$11,000.00
4400 Memory	TF	Block 8262, Lot 22	66V	\$17,000.00
3821 Metropolitan	TF	Block F/1817, Lot 45	46R	\$ 300.00
2621 Meyers	TF	Block 6/0854, Lot 13	46P	\$ 300.00
3337 Springview	TF	Block F/6088, Lot 40	56T	\$ 4,000.00
3518 Packard	TF	Block 2/1705, Lot 4	46X	\$ 300.00
101 S. Tatum	TF	Block 20/8342, Lots 9 &10	52F	\$15,000.00

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" and "with all faults" and the City of Dallas has no responsibility for its condition. **Bidder(s) 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. April 26, 2007** to Gladys Bowens, 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 60 days after the due date of submission. **ALL PROPOSALS WILL BE OPENED AND PUBLICLY READ ALOUD AT 10:00 A.M. on April 26, 2007**, by Gladys Bowens, Assistant Director, Department of Development Services, Real Estate Division, or her designee, in Room LL06, 320 East Jefferson Boulevard.

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

Bid under \$1,000	Bid \$1000 to \$10,000	Bid over \$10,000
Deposit = bid amount plus \$50 deed recording fee	Deposit = \$1,000 plus \$50 deed recording fee	Deposit = 10% of bid amount plus \$50 deed recording fee

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, except for the \$50.00 deed recording fee, shall be retained by the City of Dallas as liquidated damages.**

For additional information contact Alan Backof at (214) 948-4119. 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.

