



**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 Bid Amount</u>
1401 Five Mile	TF	Block 10/4351, Lot 5	65K	\$19,100.00
1725 Fordham	TF	Block 26/4322, Lot 1E	65C	\$14,300.00
1103 Galloway	TF	Block F/3396, Lot 1	55K	\$37,400.00
3219 Harlandale	TF	Block T/3907, Lot 5	55J	\$20,900.00
1601 Hortense	TF	Block 17/4307, Lot 1	65F	\$42,200.00
3411 Ladd	TF	Block G/7111, Lot 23	44P	\$4,150.00
2719 E. Ledbetter	TF	Block C/5845, Lot 3	66E	\$44,500.00
3736 W. Ledbetter	TF	Block 6043, Tract 3	63F	\$129,900.00
4538 Moler	TF	Block K/5953, Lot 5	52M	\$53,850.00
3042 Morgan	TF	Block 20/7614, Lot 5	76A	\$15,400.00
514 Neomi	TF	Block V/6256, Lot 13	57U	\$20,700.00
3030 E. Overton	TF	Block A/6088, Lot 53	56S	\$18,100.00
3430 Puget	TF	Block 31/7127, Part Lot 1	44J	\$9,000.00
2539 Randolph	TF	Block B/6854, Lot 17	65M	\$11,900.00
7302 Redbud	TF	Block 5/5825, West 75' Lot 4	48P	\$29,100.00
1831 Riverway Place	TF	Block 5/6315, Part Lot 31	59E	\$21,600.00
5121 Southwick	TF	Block 5/6857, Lot 6	65M	\$38,400.00
1431 Strickland	TF	Block 25/3586, Lot 25	55K	\$7,400.00
2742 Wilhurt	TF	Block 8/6081, Lot 11	56W	\$12,100.00

**VACANT
PROPERTIES**

<u>Street Address</u>	<u>TF/ SW</u>	<u>Legal Description</u>	<u>Mapsco</u>	<u>Minimum Bid Amount</u>
2746 52 nd Street	TF	Block 44/5845, Lots 25, 26 and 27	66A	\$6,250.00
22 Army	TF	Block J/8343, Lot 22	52E	\$1,500.00
1919 Bayside	TF	Block 15/7130, West 16 2/3 Feet Lot 32, East 16 2/3 Lot 31	44J	\$1,000.00
1031 Broadview	TF	Block 29/6662, West ½ Tract 29	59P	\$2,000.00
120 Brookhaven	TF	Block 3767, Tract 16	54R	\$5,000.00
6506 C. F. Hawn	TF	Block 6241, Tract 47	67M	\$1,000.00
102 S. Dwight	TF	Block 7/8340, Lot 1 and Part Lot 2	52G	\$1,000.00
4162 Easter	TF	Block 3/5018, North Part Lot 9	65C	\$1,000.00
3124 E. Illinois	TF	Block A/6088, Lot 46	56S	\$1,000.00
6110 Lake June	TF	Block 6240, Part Tract 10	57L	\$1,000.00
9325 Newhall	TF	Block A/7580, Lot 22	74K	\$1,000.00
319 Red Wing	TF	Block F/6627, Lot 13	64V	\$1,000.00
10726 Rockingham	TF	Block D/6728, West 40 Feet Lot 6	59H	\$1,000.00
459 St. Augustine	TF	Block A/7790, Lot 2	69B	\$1,000.00
2945 St. Augustine	TF	Block 6751, Tract 1	49T	\$3,500.00
10376 Sandra Lynn	TF	Block 19/7314, Lot 4	39K	\$1,000.00
235 Seagoville	TF	Block 7877, 1.710 Acres	59X	\$3,500.00
218 Tillery	TF	Block 24/8342, Lot 10	52F	\$1,000.00
6703 Tyree	TF	Block L/2602, Lot 28	34L	\$1,000.00

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", "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 29, 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 90 days after the due date of submission. **ALL PROPOSALS WILL BE OPENED AND PUBLICLY READ ALOUD AT 10:00 A.M. on November 29, 2007**, by Gladys Bowens, 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 to \$10,000	Bid over \$10,000
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 Ann Carraway Bruce at (214) 948-4103 or margaret.bruce@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.