



**FOR SALE SEPTEMBER 25, 2008
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

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
118 Burrell	TF	Block 2/6634, Lot 1A, Part of Lot 1	64R	\$14,900.00
4118 Colonial	TF	Block F/1606, Lots 3 and 4	56B	\$7,050.00
3915 Copeland	TF	Block 4/1837, Lot 9	46V	\$5,450.00
2815 S. Denley	TF	Block E/3892, Lot 15	55T	\$11,590.00
3802 Diamond	TF	Block F/1732, Lot 28	46X	\$8,700.00
9231 Donnybrook	TF	Block 10/6315, Lot 7	59E	\$24,550.00
1725 Fordham	TF	Block 26/4322, Lot 1E	65C	\$1,780.00
3117 Fordham	TF	Block D/6088, Lot 4	56W	\$21,000.00
1212 Georgia	TF	Block 38/3710, Lot 4	55N	\$15,500.00
3921 Hamilton	TF	Block B/1816, Lot 12	46R	\$1,800.00
2502 Hatcher	TF	Block C/1956, 48' X 137' Tract of Land	56C	\$41,580.00
3107 Hatcher	TF	Block E/1775, Lot 8	46Z	\$3,170.00
2634 Kingston	TF	Block 6/3807, Lot 9	53M	\$24,300.00
5191 Lauderdale	TF	Block A/6857, Lot 11-B	66J	\$4,100.00
3736 W. Ledbetter	TF	Block 6043, Tract 3	63F	\$64,950.00
2754 Locust	TF	Block 3/6082, Lot 5	56W	\$10,200.00
1419 Louisiana	TF	Block 43/3717, Lot 7	55P	\$33,400.00
9526 McClung	TF	Block A/8504, Lot 16	69P	\$18,800.00
4205 Malcolm X	TF	Block 1745, Lot 25	46Y	\$24,900.00
1515 Mentor	TF	Block 7/4303, Lot 4	65F	\$12,900.00

IMPROVED PROPERTIES CONTINUED

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
746 Neomi	TF	Block F/6256, Lot 7 and North 25' Lot 8	57Q	\$5,200.00
3622 Penelope	TF	Block D/1825, Lot 11	46V	\$11,300.00
4428 Rosine	TF	Block B/1771 and A/1772, Lots 13, 14 and 24	46Y	\$5,500.00
1706 Sicily	TF	Block C/5905, Lot 1	55G	\$4,000.00
2120 Skylark	TF	Block M/6078, Lot 29	55Y	\$9,100.00
5121 Southwick	TF	Block 5/6857, Lot 6	65M	\$4,780.00
4703 Spring	TF	Block D/2402, Lot 3	47N	\$10,280.00
2611 Starks	TF	Block 11/2515, Lot 20	56D	\$3,140.00
1439 Strickland	TF	Block 25/3586, Lot 23	55K	\$5,460.00
2707 Weir	TF	Block 7193, Tract 6	42Q	\$156,800.00

VACANT PROPERTIES

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
4230 2 nd Avenue	TF	Block 1/1834, Lots 10 and 11	46V	\$2,550.00
2747 Alamain	TF	Block 6/7614, Lot 9	66W	\$2,600.00
11123 Aledo	TF	Block 1/5372, Lot 29	38L	\$5,100.00
818 Beckley	TF	Block 3432, Tract 16	54D	\$1,000.00
2500 Britton	TF	Block 31/4230, Lot 1	55T	\$28,500.00
6500 C. F. Hawn Fwy	TF	Block 6241, Lot 48	57R	\$6,650.00
1033 Church	TF	Block 84A/3065, Part of Lot 12 (Adjacent to Lot 13)	55E	\$1,000.00
3835 Crepe Myrtle	TF	Block C/6041, Lot 16	63B	\$4,850.00
4007 S. Denley	TF	Block 26/4322, Lot 15-B	65C	\$4,600.00
551 Elkhart	TF	Block X/6256, Lot 17	57V	\$3,250.00
1021 Jim Miller	SW	Block 2/6247, Lot 1	58N	\$2,100.00
1038 Kings Hwy	TF	Block 8/3462, Lot 8	54B	\$25,000.00
1800 Kirnwood	TF	Block L/7567, Lot 1	64W	\$11,250.00
3420 Kristen	TF	Block 7/8616, Lot 1	66C	\$5,250.00

VACANT PROPERTIES CONTINUED

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
4226 Lancaster	TF	Block 4338, Lots 7, 8 & 9	65C	\$4,900.00
2415 W. Ledbetter	TF	Block 6040, Tract 10.1	63H	\$80,500.00
4219 W. Ledbetter	TF	Block 6958, Part of Lots 7 and 8	63E	\$20,300.00
2352 Little Pocket	TF	Block 2A/7045, .166 Acre Lot 2	47G	\$3,600.00
4614 Metropolitan	TF	Block B/2441, Lot 19	46R	\$1,400.00
4625 Owenwood	TF	Block B/2621, Lot 22	47J	\$1,000.00
708 Riverwood	TF	Block A/7967, Lot 2	68B	\$10,000.00
3314 Rutledge	TF	Block 5/1789, Lot 6	46U	\$1,800.00
2028 Shaw	TF	Block 25/7127, East 31.84 Feet Lot 1	44J	\$3,000.00
3903 S. Tyler	TF	Block 5984, Part Lots 15 and 16	64B	\$9,000.00
3915 S. Tyler	TF	Block 5984, Part Lots 15 and 16	64B	\$24,300.00
4730 Zealand	TF	Block F/7648, Lot 7	56V	\$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 September 25, 2008** to Bonnie Meeder, Interim 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 September 25, 2008**, by Bonnie Meeder, Interim 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	Deposit = 10% of bid amount

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.