

City of Dallas TAX PROPERTY SALES

**BID RESULTS FOR JULY 24, 2007**

PROPERTY ADDRESS	NUMBER OF BIDS	HIGHEST BID	BUYER
<b>IMPROVED</b>			
2217 Poplar	1	\$12,215.00	Birdwell Consulting Services, Inc.
2718 Locust	2	\$15,422.00	JS Funding LTD
1222 Noah	0		
2731 Valentine	0		
2215 Stoneman	2	\$13,133.00	Birdwell Consulting Services, Inc.
4322 Penelope	0		
4624 Burma	0		
5016 Colonial	0		
1831 Riverway Place	0		
<del>7441 Schepps Pkwy</del>			
3820 Atlanta	0		
<del>1641 Faye</del>			
<b>VACANT LOTS</b>			
10 Marine Way	7	\$11,100.00	Bruce Heydarian
3702 Penelope	0		
7618 Kenwell	25	\$42,100.00	Doug Brower
5 Army Way	5	\$7,000.00	Sostenes Sanchez
2419 Maryland	9	\$8,114.00	JS Funding LTD
3021 Marjorie	4	\$5,417.00	JS Funding LTD
3337 Springview	2	\$5,851.00	JS Funding LTD
5016 Beeman	5	\$3,673.00	JS Funding LTD
2526 S. Tyler	12	\$19,360.00	BJs Enterprizes
<del>4648 Stokes</del>			
6546 Sebring	10	\$10,000.00	Courtney Anderson
5 Navy	4	\$25,577.00	Tabernaculo deVida – Iglesia Pentecostal Unido Int'l, Inc.
2404 Sylvia	2	\$786.00	JS Funding LTD
<del>2238 Locust</del>			
3017 Grayson	16	\$16,510.00	Samar Perry
2726 Cleveland	10	\$6,767.00	JS Funding LTD
4815 Cleveland	7	\$12,100.00	Larry Reiter
4509 Luzon	3	\$566.00	JS Funding LTD



**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>	<u>Council District</u>
2217 Poplar	TF	Block E/1740, Lot 12	46X	\$11,781.32	07
2718 Locust	TF	Block 9/6082, Lot 4	56W	\$13,328.11	04
1222 Noah	TF	Block 101-2C/3084, Lot 3	55B	\$7,158.84	07
2731 Valentine	TF	Block B/7071, Lot 30	56H	\$21,990.00	07
2215 Stoneman	TF	Block A/1755, Lot 16	56B	\$12,112.07	07
4322 Penelope	TF	Block 1850, Lot 13	46R	\$10,076.51	07
4624 Burma	TF	Block E/7646, Lot 19	56V	\$12,382.35	04
5016 Colonial	TF	Block 2249, Lot 62	56B	\$8,849.22	07
1831 Riverway Place	TF	Block 5/6315, Part Lot 31	59E	\$86,380.00	05
<del>7441 Schoppa Pkwy</del>	<del>TF</del>	<del>Block H/6264, Lot 27</del>	<del>58X</del>	<del>\$46,110.00</del>	<del>08</del>
3820 Atlanta	TF	Block 1/1726, Lot 6	46S	\$8,718.61	07
1641 Faye	TF	Block 2250, Lot 85	56G	\$5,496.06	07

**VACANT PROPERTIES**

<u>Street Address</u>	<u>TF/ SW</u>	<u>Legal Description</u>	<u>Mapsco</u>	<u>Minimum Proposal</u>	<u>Council District</u>
10 Marine Way	TF	Block I/8343, Lot 10	52E	\$1,000.00	06
3702 Penelope	TF	Block C/1825, North Part Lot 1	46V	\$300.00	07
7618 Kenwell	TF	Block 1/4828, Lot 3	34G	\$300.00	14
5 Army Way	TF	Block I/8343, Part Lot 5, asb V. 87024, P. 477	52E	\$300.00	06
2419 Maryland	TF	Block 42/3664, Lot 5	55S	\$300.00	05
3021 Marjorie	TF	Block D/5842, Lot 4	66B	\$300.00	05
3337 Springview	TF	Block F/6088, Lot 40	56T	\$1,000.00	04
5016 Beeman	TF	Block G/2137, Lot 1, asb 12 Foot Strip FR Lot 1 Block A/2207 V. 82204, P. 2498	46M	\$300.00	02
2526 S. Tyler	TF	Block F/5974, Lot 1	54T	\$300.00	03
4648 Stokes	TF	Block 4/7641, Lot 6-B, asb V. 83055, P. 2917	56V	\$300.00	04
6546 Sebring	TF	Block 4/8294, Lot 20	66Y	\$300.00	08
5 Navy	TF	Block I/8343, Lot 5	52E	\$1,000.00	06
2404 Sylvia	TF	Block 6/6887, Lot 17	65V	\$500.00	08
2238 Locust	TF	Block 7/5851, Lot 13	65D	\$300.00	04
3017 Grayson	TF	Block 12/5976, Lot 29	54X	\$300.00	03
2726 Cleveland	TF	Block 2/1118, Lot 6	46S	\$300.00	07
4815 Cleveland	TF	Block 8270, Lot 25	77E	\$1,000.00	08
4509 Luzon	TF	Block B/7647, Lot 16	56Z	\$300.00	04

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 July 24, 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 July 24, 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 for the appropriate deposit as listed below:**

<b>Bid under \$1,000</b>	<b>Bid \$1,000 to \$10,000</b>	<b>Bid over \$10,000</b>
Deposit = bid amount <b>plus</b> \$50 deed recording fee	Deposit = \$1,000 <b>plus</b> \$50 deed recording fee	Deposit = <b>10%</b> of bid amount <b>plus</b> \$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 . 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](http://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.**