



**TAX SALE RESULTS  
SEPTEMBER 12, 2019  
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 or Seizure Warrant pursuant to the Texas Property Tax Code.

**IMPROVED PROPERTIES (INCLUDES STRUCTURE)**

STREET ADDRESS	MINIMUM BID AMOUNT	NUMBER OF BIDS	HIGH BID AMOUNT	HIGH BIDDER
422 N. DENLEY	\$35,000.00	19	\$65,001.00	P. Etebari
2649 KATHLEEN	\$45,000.00	1	\$49,500.00	Y. Martinez
5535 RANCHERO	\$160,000.00	2	\$195,100.00	P. Wang & A. Jia

**VACANT PROPERTIES (LAND ONLY)**

STREET ADDRESS	MINIMUM BID AMOUNT	NUMBER OF BIDS	HIGH BID AMOUNT	HIGH BIDDER
3834 ATLANTA	\$4,000.00	10	\$8,132.00	C. Evans
12116 GARDEN GROVE	\$30,000.00	8	\$52,250.00	M. Guzman
3517 SCOUT	\$3,000.00	4	\$6,252.00	L. Mendez
517 ST. MARY	\$15,000.00	4	\$50,001.00	H. Rezaie

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. 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, 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 "Proposal 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 Proposer'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.

Separate sealed proposal (bid) packets for each of the above properties must be submitted on or before **8:30 a.m. on September 12, 2019** to Ashley Eubanks, Assistant Director, Sustainable Development and Construction, Real Estate Division, or her designee at 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 September 12, 2019**, by Ashley Eubanks, Assistant Director, Sustainable Development and Construction, Real Estate Division, or her designee, in the first floor Cafeteria, 320 East Jefferson Boulevard, Dallas, Texas 75203.

**HIGH BIDDER:**

**A cashier's check or money order payable to the City of Dallas is due immediately after the high bidder is announced for the entire purchase price plus a cashier's check or money order payable to Dallas County for the \$50.00 deed processing recording fee.**

For additional information contact Carlette Carraway Spencer at (214) 948-4100 or [carlette.carraway@dallascityhall.com](mailto:carlette.carraway@dallascityhall.com) or Yvette Flores at (214) 948-5382 or [yvette.flores@dallascityhall.com](mailto:yvette.flores@dallascityhall.com). This list and the proposal (bid) packet can be obtained from Sustainable Development and Construction, 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/BIDS.**

**PROPERTIES NOT SOLD WILL BE RE-OFFERED AT AN UPCOMING SALE.**