



SURPLUS PROPERTIES FOR SALE BY PUBLIC AUCTION

The City of Dallas will offer the following properties for sale by public auction pursuant to Section 253.008 and Section 272.001 of the Texas Local Government Code.

STREET ADDRESS	LEGAL DESCRIPTION	PROPERTY TO BE SOLD
5639 Forest Lane	(unimproved land) approx. 150,702 SqFt, Block 6/6380, Lt 7A, Dallas, Dallas County, TX	WITH RESERVE AND CONDITIONS*

The public auction will be conducted by Hudson and Marshall on **May 30, 2019 at 1:00 PM** at the J. Erik Jonsson Central Library, 1515 Young St, Community Showcase Room 1st Floor, Dallas, Texas 75201. All bidders must register with a \$25,000 cashier's check made payable to the bidder that is required as a portion of the 10% down payment. A buyer's premium will apply to the Property. Please see Terms and Conditions at www.cityofdallasauction.com or call 1-800-841-9400.

The tract of land described above shall be referred to herein as the "Property." The Property is to be sold: a) by deed, with mineral reservation, in a form approved by the City Attorney; b) subject to the terms, covenants, conditions, reservations, restrictions and exceptions set forth in the authorizing Dallas City Council Resolution, including without limitation the following; i) any and all visible and apparent easements and encroachments, whether of record or not; ii) any and all covenants, conditions, reservations, restrictions, exceptions, easements, rights-of-way, mineral interests, mineral leases, or other instruments of record and applicable to the Property or any part thereof; and iii) standby fees, taxes and assessments, if any, by any taxing authority for the year of closing and subsequent years and assessments by any taxing authority for prior years due to changes in land usage or ownership, the payment of said standby fees, taxes and assessments being assumed by the purchaser; c) subject to a restriction prohibiting the placement of industrialized housing on all properties located in residential zoned districts; and d) strictly on an "**AS IS, WHERE IS, WITH ALL FAULTS**" basis, to the maximum extent permitted by law.

***Alternative Closing Condition: City is offering the sale of the Property subject to a closing delay of six (6) months to begin upon executed contract, to allow for submittal of a zoning change application, at the winning bidders election at the close of the auction (the "Initial Delay Period"). To avail itself of the Initial Delay, at the close of the auction, the winning bidder shall be prepared to deliver a nonrefundable payment equal to 1% of the winning bidder's bid amount by cashier's check made payable to the City of Dallas (the "Initial Delay Payment"). The Initial Delay Payment shall be in addition to and not be credited toward the winning bidder's bid amount.**

In addition to the Initial Delay Period, the City is making available three (3) separate six (6) month delay periods to the winning bidder to extend the closing before the purchase much be consummated or forfeited. These additional delay periods, must each be elected separately by the winning bidder, and shall be effective only when the winning bidder has delivered a nonrefundable payment amount equal to 1% of the winning bidder's bid amount (the "Extension Delay Payment") to the City of Dallas no later than seven (7) days prior to the expiration of the prior delay period. The Extension Delay Payment(s) shall be in addition to and not be credited toward the winning bidders bid amount. Failure to close the purchase of the Property prior to the expiration of the effective delay period shall result in forfeiture of any claims of winning bidder to the Property.

Should the Alternative Closing Condition not be elected by winning bidder, closing of the Property shall occur within forty-five (45) days of the executed contract.

It is the responsibility of the bidder to examine all applicable building codes and zoning ordinances to determine if the Property can be used for the purposes desired. The City of Dallas makes no representation or warranty concerning zoning, condition of title, developability, or as to whether or not the Property can be utilized for any purpose. The City of Dallas disclaims responsibility as to the accuracy or completeness of any information relating to the Property. The data in this newspaper advertisement is for information only. 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 sale and/or its closing.

All closing costs and title expenses, including without limitation costs of title insurance, if desired, shall be paid by the successful bidder. If the Property is currently exempt from ad valorem taxes, it will be returned to the tax rolls and assessed from date of closing.

The City will also require successful bidders to: 1) certify that they, their spouses and any other party designated for conveyance of title 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 the property within the last 12 months; 2) execute a No "Conflict of Interest" statement; and 3) execute and submit a Form 1295.

For additional information contact Angela Rodriguez at (214) 948-4100 or angela.rodriguez@dallascityhall.com.

THE CITY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS.