



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.

PROPERTY #	STREET ADDRESS	LEGAL DESCRIPTION	PROPERTY TO BE SOLD
101	5639 Forest Ln.	(unimproved land) approx. 150,702 SqFt, Block 6/6380, Lt 7A, Dallas, Dallas County, TX	WITH RESERVE
102	2413 Birmingham Ave.	(unimproved land) approx. 6,500 SqFt, Block 30/1305, Lt 25 & 26, Dallas, Dallas County, TX	ABSOLUTE
103	4007 Pringle Dr.	(unimproved land) Block 3/7150, Lot 1, Dallas, Dallas County, TX	ABSOLUTE

The public auction will be conducted by Hudson and Marshall on **January 31, 2019 at 1:00 PM** at the Courtyard Dallas Addison/Quorum Drive, 15160 Quorum Drive, Addison, Texas 75001. **Property 101**, 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. **Property 102 & 103**, all bidders must register with a \$2,500 cashier's check made payable to the bidder for each property on which the bidder intends to bid that is required as a portion of the 10% down payment. Buyer's premiums apply to each property. Please see Terms and Conditions at www.cityofdallasauction.com or call 1-800-841-9400.

The tracts of land described above shall be referred to herein as the "Property." The Property is to be sold: a) by Deed Without Warranty, 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.

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.