



**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> |
|-----------------------|-------------------|--|---------------|-----------------------------|
| 7826 Aurora | TF | Block 7/6237, Lot 24 | 58F | \$17,000.00 |
| 4624 Burma | TF | Block E/7646, Lot 19 | 57S | \$ 6,200.00 |
| 5819 Cary | TF | Block B/5805, Lot 11R | 47L | \$14,650.00 |
| 5016 Colonial | TF | Block 2249, Lot 62 | 56B | \$ 4,450.00 |
| 2830 Dathe | TF | Block 1969-D, Lot 8 | 46T | \$ 3,875.00 |
| 3217 Illinois | TF | Block G/6094, Lot 49 | 56S | \$ 8,350.00 |
| 3411 Ladd | TF | Block G/7111, Lot 23 | 44K | \$ 4,150.00 |
| 212 Landis | TF | Block 3/3118, Lot 4 | 55B | \$ 5,750.00 |
| 2615 Lenway | TF | Block A/1694, Lot 35 | 46W | \$ 6,750.00 |
| 3129 Nandina | TF | Block 21/7614, SW 65 feet of Lot 21 | 76A | \$22,875.00 |

VACANT LOTS

| <u>Street Address</u> | <u>TF/ SW</u> | <u>Legal Description</u> | <u>Mapsco</u> | <u>Minimum Proposal</u> |
|-----------------------|-------------------|---|---------------|-----------------------------|
| 2746 52 nd | TF | Block, 44/5845, Lots 25, 26 & 27 | 66E | \$ 6,250.00 |
| 5016 Beeman | TF | Block 2137-G, Lot 1 & 12 foot strip FR Lot 1 Blk A/2207, asb V 82204 P 2498 | 46M | \$ 3,125.00 |
| 2714 Hector | TF | Block 8/1829, Lot 6 | 53S | \$ 300.00 |
| 9 Marine Way | TF | Block I/8343, Lot 9 | 52E | \$11,000.00 |
| 4400 Memory | TF | Block 8262, Lot 22 | 66V | \$17,000.00 |
| 3821 Metropolitan | TF | Block F/1817, Lot 45 | 46R | \$ 300.00 |
| 2621 Meyers | TF | Block 6/0854, Lot 13 | 46P | \$ 300.00 |
| 3337 Springview | TF | Block F/6088, Lot 40 | 56T | \$ 4,000.00 |
| 3518 Packard | TF | Block 2/1705, Lot 4 | 46X | \$ 300.00 |
| 101 S. Tatum | TF | Block 20/8342, Lots 9 &10 | 52F | \$15,000.00 |

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" and "with all faults" and the City of Dallas has no responsibility for its condition. **Bidder(s) 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. April 26, 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 April 26, 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 with the appropriate deposit as listed below:

| Bid under \$1,000 | Bid \$1000 to \$10,000 | Bid over \$10,000 |
|---|--|---|
| Deposit = bid amount plus \$50 deed recording fee | Deposit = \$1,000 plus \$50 deed recording fee | Deposit = 10% of bid amount plus \$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 Alan Backof at (214) 948-4119. 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.

