

Results Tax Foreclosure/Seizure Warrant Properties  
Sale Held on  
**December 11, 2008**

Street Address	Number of Bids	Minimum Bid Amount	High Bid Amount	High Bidder
<b>IMPROVED PROPERTIES</b>				
3820 Atlanta	0	\$2,150.00		
2420 Birmingham	0	\$4,900.00		
2815 S. Denley	0	\$9,600.00		
1334 Exeter	0	\$13,500.00		
1543 Exeter	0	\$13,500.00		
2307 Eugene	0	\$8,800.00		
1725 Fordham	3	\$1,000.00	\$1,800.15	<b>W. Smith</b>
3117 Fordham	1	\$10,500.00	\$11,000.00	<b>V. Woods, Jr.</b>
1212 Georgia	0	\$7,750.00		
3921 Hamilton	4	\$1,000.00	\$1,525.75	<b>G. King, Jr.</b>
2502 Hatcher	0	\$20,700.00		
3825 Holmes	0	\$7,400.00		
5191 Lauderdale	5	\$2,000.00	\$5,302.00	<b>L. Hudson</b>
3736 W. Ledbetter	1	\$58,500.00	\$60,126.00	<b>R. Shojajari</b>
2754 Locust	5	\$5,100.00	\$6,200.00	<b>W. Rice</b>
1419 Louisiana	0	\$16,700.00		
2525 Lowery	0	\$11,900.00		
9526 McClung	2	\$9,400.00	\$12,000.00	<b>J. Martinez</b>
4205 Malcolm X	1	\$12,500.00	\$22,010.00	<b>Y. Kumsa</b>
1515 Mentor	0	\$6,500.00		
10302 Nantucket Village	3	\$21,900.00	\$22,600.00	<b>W. Gonzalez</b>
3622 Penelope	0	\$5,650.00		
4322 Penelope	0	\$2,500.00		
4428 Rosine	0	\$2,750.00		
1706 Sicily	2	\$2,000.00	\$2,675.00	<b>M. Martinez</b>

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2611 Starks	0	\$1,500.00		
1511 Stella	0	\$16,000.00		
2707 Weir	1	\$141,200.00	\$143,111.11	<b>T. Bahrami</b>

Street Address	Number of Bids	Minimum Bid Amount	High Bid Amount	High Bidder
<b>VACANT PROPERTIES</b>				
2500 Britton	0	\$14,250.00		
2511 Cedar Crest	1	\$3,500.00	\$3,510.00	<b>J. Spike</b>
7515 Chaucer	0	\$110,960.00		
1033 Church	1	\$1,000.00	\$1,300.00	<b>D. Wittenburg</b>
2140 Cool Mist	0	\$9,500.00		
4007 S. Denley	0	\$2,300.00		
9309 Fireside	0	\$10,000.00		
4807 Huey	0	\$3,150.00		
1800 Kirnwood	0	\$5,625.00		
3420 Kristen	0	\$2,600.00		
2415 W. Ledbetter	0	\$40,250.00		
4614 Metropolitan	1	\$1,000.00	\$1,111.00	<b>J. Carroll</b>
2524 Peabody	0	\$6,000.00		
708 Riverwood	0	\$5,000.00		
3314 Rutledge	0	\$1,000.00		
2028 Shaw	2	\$1,500.00	\$2,000.00	<b>S. Ogbagi</b>
4510 Solar Lane	1	\$2,000.00	\$3,050.00	<b>D. McGlothlin</b>
459 St. Augustine	1	\$1,000.00	\$1,000.00	<b>Time Warner Cable</b>
3903 S. Tyler	0	\$4,500.00		



**FOR SALE DECEMBER 11, 2008**  
**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**

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
3820 Atlanta	TF	Block 1/1726, Lot 6	46X	\$2,150.00
2420 Birmingham	TF	Block 36/1315, Lots 11 and 12	46T	\$4,900.00
2815 S. Denley	TF	Block E/3892, Lot 15	55T	\$9,600.00
1334 Exeter	TF	Block M/4870, Lot 7	65F	\$13,500.00
1543 Exeter	TF	Block 13/4313, Lot 11 and W 18' Lot 12	65F	\$13,500.00
2307 Eugene	TF	Block E/1735, Lot 10	46X	\$8,800.00
1725 Fordham	TF	Block 26/4322, Lot 1E	65C	\$1,000.00
3117 Fordham	TF	Block D/6088, Lot 4	56W	\$10,500.00
1212 Georgia	TF	Block, 38/3710, Lot 4	55N	\$7,750.00
3921 Hamilton	TF	Block B/1816, Lot 12	46R	\$1,000.00
2502 Hatcher	TF	Block C/1956, 48'x137' Tract	56C	\$20,700.00
3825 Holmes	TF	Block A/1675, Part Lot 3	46X	\$7,400.00
5191 Lauderdale	TF	Block A/6857, Lot 11-B	66J	\$2,000.00
3736 W. Ledbetter	TF	Block 6043, Tract 3	63F	\$58,500.00
2754 Locust	TF	Block 3/6032, Lot 5	56W	\$5,100.00
1419 Louisiana	TF	Block 43/3717, Lot 7	55P	\$16,700.00
2525 Lowery	TF	Block 3/2545, Lots 12 and 13	56G	\$11,900.00
9526 McClung	TF	Block A/8504, Lot 16	69P	\$9,400.00
4205 Malcolm X	TF	Block 1745, Lot 25	46Y	\$12,500.00
1515 Mentor	TF	Block 7/4303, Lot 4	65F	\$6,500.00
40302 Nantucket Village	TF	Block A/6772, Lot 4	59G	\$21,900.00
3622 Penelope	TF	Block D/1825, Lot 11	46V	\$5,650.00
4322 Penelope	TF	Block 1850, Lot 13	46R	\$2,500.00
4428 Rosine	TF	Block B/1771 and A/1772, Lots 13, 14 and 24	46Y	\$2,750.00
1706 Sicily	TF	Block C/5905, Lot 4	55G	\$2,000.00
2611 Starks	TF	Block 11/2515, Lot 20	56D	\$1,500.00

## IMPROVED PROPERTIES CON'T

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
1511 Stella	TF	Block 32/5875, Lot 2	55P	\$16,000.00
2707 Weir	TF	Block 7193, Tract 6	42Q	\$141,200.00

## VACANT PROPERTIES

Street Address	TF/ SW	Legal Description	MAPSCO	Minimum Bid Amount
2500 Britton	TF	Block 31/4230, Lot 1	55T	\$14,250.00
2511 Cedar Crest	TF	Portion of City Block 5887, Tract 7 (3x241x52x219.73)	55L	\$3,500.00
7515 Chaucer	TF	Block 2/6929, Lot 2 being 2.6859 Acres	63-Y	\$110,960.00
4033 Church	TF	Block 84A/3065, Part of Lot 12 (Adjacent to Lot 13)	55E	\$1,000.00
2140 Cool Mist	TF	Block M/8800, Lots 10-13	69A-P	\$9,500.00
4007 S. Denley	TF	Block 26/4322, Lot 15-B	65C	\$2,300.00
9309 Fireside	TF	Block 7820, Lot 38	69A	\$10,000.00
4807 Huey	TF	Block 4458, Tract 27 38x108.67x99x34.97x50x73.7	46W	\$3,150.00
1800 Kirnwood	TF	Block L/7567, Lot 1	64W	\$5,625.00
3420 Kristen	TF	Block 7/8616, Lot 1	66C	\$2,600.00
2415 W. Ledbetter	TF	Block 6040, Tract 10.1	63H	\$40,250.00
4614 Metropolitan	TF	Block B/2441, Lot 19	46R	\$1,000.00
2524 Peabody	TF	Block 25/1306, Lots 13 and 14	46T	\$6,000.00
708 Riverwood	TF	Block A/7967, Lot 2	68B	\$5,000.00
3314 Rutledge	TF	Block 5/1789, Lot 6	46U	\$1,000.00
2028 Shaw	TF	Block 25/7127, E 31.84' Lot 1	44J	\$1,500.00
4510 Solar Lane	TF	Block B/7647, Lot 2	56Z	\$2,000.00
459 St. Augustine	TF	Block A/7790, Lot 2.1 (.1283 AC)	69B	\$1,000.00
3903 S. Tyler	TF	Block 5984, Part Lots 15 and 16	64B	\$4,500.00

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", "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 December 11, 2008** to Bonnie Meeder, 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 90 days after the due date of submission. **ALL PROPOSALS WILL BE OPENED AND PUBLICLY READ ALOUD AT 10:00 A.M. on December 11, 2008**, by Bonnie Meeder, Assistant Director, Department of Development Services, Real Estate Division, or her designee, in Room LL02, 320 East Jefferson Boulevard.

**A cashier’s check or money order must accompany the proposal forms for the appropriate deposit as listed below:**

Bid \$1,000.00 to \$10,000.00	Bid over \$10,000.00
Deposit = \$1,000.00	Deposit = <u>10%</u> of bid amount or \$10,000.00, whichever is less

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, shall be retained by the City of Dallas as liquidated damages.**

For additional information contact Ann Carraway Bruce at (214)948-4103 or [margaret.bruce@dallascityhall.com](mailto:margaret.bruce@dallascityhall.com) or Maleea Moore at (214)948-4094 or [maleea.moore@dallascityhall.com](mailto:maleea.moore@dallascityhall.com). 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.**