

LIVE AUCTION

34 TAX FORECLOSURE PROPERTIES



City of Dallas

WEDNESDAY, AUGUST 16TH @ 10:00 A.M.

**Sale Site: Hall of State Bldg @ Fair Park (Gate 3),
3939 Grand Avenue, Dallas 75210**



Hudson and Marshall is pleased to offer 34 properties on behalf of The City of Dallas via a live public outcry auction on Wednesday, August 16th at 10:00 a.m. Please inspect these properties and thoroughly review all the terms and conditions. The sale will be held at the Hall of State Building @ Fair Park (Gate 3), 3939 Grand Avenue, Dallas TX 75210 and you must attend the auction in order to purchase these properties. Should you have questions about the auction process or the terms and conditions please contact us at 800-841-9400. Hudson and Marshall

If you have any interest in bidding on any of these properties, following are a few sources of information that may be helpful in your investigation and research:

1. Dallas Central Appraisal District - (214) 631-0910 www.dallascad.org Gives details of property by Owner, Account or Address under "Search Appraisals".
2. Dallas County: www.dallascounty.org
 - a. Dallas County Clerk, ROAM Official Public Records Search - (214) 653-7099
 - b. Dallas County Tax Office - (214) 653-7811 (To access property tax information - taxes due and post judgment taxes)

Information regarding the tax case files which contain documents associated with the foreclosure of a property, i.e., the Judgment, Order of Sale, Citations, etc., can be found in the District Clerk's Office, Records Department at the George L. Allen Sr. Courthouse, located at 600 Commerce Street, Dallas, Texas, 75202 (Telephone No. 214-653-6011). Advance notification may be required and fees may be charged to view or purchase documentation.

PROPERTY 101

2943 Alabama Avenue

Property ID: 00000304636000000
Approximate Lot Size: 50' x 148'
Legal Description: FREEMONT BLK 10/4109 LT 23
Minimum Bid Price: \$30,000.00



PROPERTY 102

654 Annarose Drive

Property ID: 00000614428000000
Approximate Lot Size: 76' x 215'
Legal Description: BECKLEY HEIGHTS RESUB BLK 17/6634 LT 22
Minimum Bid Price: \$30,000.00



PROPERTY 103

2626 BURGER AVENUE

Property ID: 00000170245000000
Approximate Lot Size: 50' x 50'
Legal Description: ENGLISH PLACE LOT 6 BURGER
Minimum Bid Price: \$16,000.00



PROPERTY 104 (REMOVED FROM AUCTION)

1430 BANK STREET

Property ID: 00000153667000000
Approximate Lot Size: 63' x 185.5"
Legal Description: MERCANTILE NATL BANK BLK 4/1441 TR 4 63X185.5

1500 BANK STREET

Property ID: 00000153675000000
Approximate Lot Size: 185' x 234'
Legal Description: MERCANTILE NATL BANK ALL BLK 5/1441

1516 BANK STREET

Property ID: 00000153676000000
Approximate Lot Size: 185' x 234'
Legal Description: MERCANTILE NATL BANK ALL BLK 6/1441

1522 BANK STREET

Property ID: 00000153679000000
Approximate Lot Size: 185' x 310' x 331' x 36'
Legal Description: MERCANTILE NATL BANK ALL BLK 7/1441
Minimum Bid Price: \$460,000.00



PROPERTY 105 (3 TAX PARCELS SELLING TOGETHER)

2802 W CAMP WISDOM ROAD (AKA 2800)

Property ID: 00000654103500300

Legal Description: CANTERBURY VILLAGE BLK 3/6929 TR
3.3 ACS 1.9582

CAMP WISDOM ROAD (AKA 7150 CHAUCER PLACE)

Property ID: 00000654100000000

Legal Description: BLK 6929 LT 1 ACS 0.0227

2800 W CAMP WISDOM ROAD (AKA 2802)

Property ID: 00000654103500400

Legal Description: CANTERBURY VILLAGE BLK 3/6929 TR
3.4 ACS 2.6062

Minimum Bid Price: \$44,100.00



PROPERTY 106

2115 S. Denley Drive

Property ID: 00000284473000000

Approximate Lot Size: 50' X 88' X
50' X 114'

Legal Description: TRINITY HEIGHTS
3 BLK 35/3701 S50 FT LT 1

Minimum Bid Price: \$15,000.00



PROPERTY 107

1905 Dryden Drive

Property ID:
00000365593000000

Approximate Lot Size: 40' X 103'

Legal Description: BLUEBONNET
ACRES PT9 40X103.7 DRYDEN DR
42.63FR DUTTON

Minimum Bid Price: \$18,000.00



PROPERTY 108

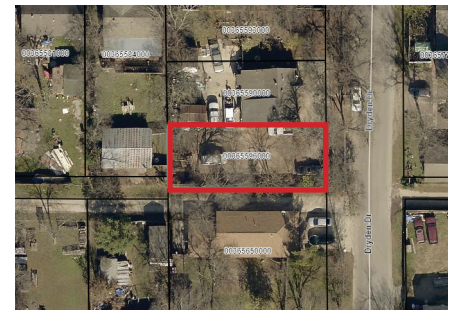
1911 Dryden Drive

Property ID: 00000365596000000

Approximate Lot Size: 40' X 100'

Legal Description: BLUEBONNET ACRES S
40FT 9 DRYDEN DR

Minimum Bid Price: \$18,000.00



PROPERTY 109

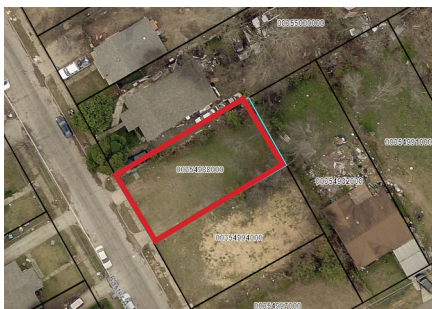
4162 Easter Avenue

Property ID: 00000354988000000

Approximate Lot Size: 50' X 100'

Legal Description: OAK CLIFF GAR-
DENS NPT9 50X100 EASTER DR
100FR CUSTER DR

Minimum Bid Price: \$3,000.00



PROPERTY 110

2829 Eisenhower Drive

Property ID:
00000472750000000

Approximate Lot Size: 46' X 66' X
68' X 61'

Legal Description: WYNNEWOOD
3 BLK 22/5978 PT LT 37

Minimum Bid Price: \$15,000.00



PROPERTY 111

1619 Exeter Avenue

Property ID: 00000316459000000

Approximate Lot Size: 47' X 192'

Legal Description: BELLEVUE BLK
23/4319 LOT 5

Minimum Bid Price: \$25,000.00



PROPERTY 112**3225 Fernwood Avenue**

Property ID: 00000301834000000

Approximate Lot Size: 50' X 135'

Legal Description: LIBERTY HEIGHTS
BLK 4/4056 LT 9

Minimum Bid Price: \$15,000.00

**PROPERTY 113****1627 S. Fitzhugh Avenue**

Property ID: 00000154129000000

Approximate Lot Size: 48' X 173'

Legal Description: WM O WATTS 1 BLK
A/1446 LT 22 ACS 0.201

Minimum Bid Price: \$20,000.00

**PROPERTY 114****1000 Fletcher Street**

Property ID: 00000146788000000

Approximate Lot Size: 104' X 85' X 41'

Legal Description: BROWDER'S PROVI-
DENCE BLK 26/1268 LT 1 PEAK-FLETCH-
ER & HASKELL

Minimum Bid Price: \$5,000.00

**PROPERTY 115****2829 Gould Street**

Property ID: 00000141163000000

Approximate Lot Size: 126' X 126'

Legal Description: M THEVENETS
BLK 5/1116 LTS 40 & 41 GOULD &
SOUTH BLVD

Minimum Bid Price: \$20,000.00

**PROPERTY 116****918 Grant Street**

Property ID: 00000266947000000

Approximate Lot Size: 49' X 130'

Legal Description: BELVEDERE BLK
D/3394 LT 11

Minimum Bid Price: \$22,000.00

**PROPERTY 117****2708 Hudspeth Avenue**

Property ID: 00000506494000000

Approximate Lot Size: 49' X 185'

Legal Description: OAK CLIFF ES-
TATES BLK 6079 LT 36D

Minimum Bid Price: \$5,000.00

**PROPERTY 118****4214 Jamaica Street**

Property ID: 00000180691000000

Approximate Lot Size: 51' X 123'

Legal Description: SECOND AVE BLK
H/1852 LT 43

Minimum Bid Price: \$15,000.00

**PROPERTY 119****4720 Kolloch Drive**

Property ID: 00000816112000000

Approximate Lot Size: 131' X 193' X
135' X 172'Legal Description: CHRISTIAN
HEIGHTS BLK 2/8616 LT 4

Minimum Bid Price: \$22,000.00

**PROPERTY 120****4726 Kolloch Drive**

Property ID: 00000816115000000

Approximate Lot Size: 190' X 172' X
195' X 119'Legal Description: CHRISTIAN
HEIGHTS BLK 2/8616 LT 5

Minimum Bid Price: \$25,000.00



PROPERTY 121

4604 Lafayette Street

Property ID: 00000119875000000
Approximate Lot Size: 37' x 90' x 104'
Legal Description: ELK PARK BLK E/669 REAR PT LT 2 50XABT 30 AVG INSIDE TRI
Minimum Bid Price: \$4,000.00



PROPERTY 122

1905 Leacrest Drive

Property ID: 00000320182000000
Approximate Lot Size: 48' X 124'
Legal Description: LEA CREST BLK 1/4380 LT 38
Minimum Bid Price: \$14,000.00



PROPERTY 123

3815 Le May Avenue

Property ID: 00000513163000000
Approximate Lot Size: 37' X 165' X 24' X 21' X 93' X 135'
Legal Description: LINFIELD PARK BLK 1/6104 LT 4
Minimum Bid Price: \$12,000.00



PROPERTY 124

3122 Mallory Drive

Property ID: 00000817000000000
Approximate Lot Size: 100' X 189'
Legal Description: FRUITDALE ACRES 3 BLK 42/8617 TR 4 MALLORY DR & HUMPHREY DR
Minimum Bid Price: \$15,000.00



PROPERTY 125

3709 Marshall Street

Property ID: 00000179341000000
Approximate Lot Size: 50' X 126'
Legal Description: SUNNYSIDE REV BLK 3/1833 LT 15
Minimum Bid Price: \$15,000.00



PROPERTY 126

4602 Metropolitan Avenue

Property ID: 00000216670000000
Approximate Lot Size: 48' X 108'
Legal Description: O LECLERCS BLK B/2441 LT 16
Minimum Bid Price: \$25,000.00



PROPERTY 127

4006 Metropolitan Avenue

Property ID: 00000180187000000
Approximate Lot Size: 48' X 125'
Legal Description: BLK 1846 BLK 1846 TR 16
Minimum Bid Price: \$15,000.00



PROPERTY 128

3824 Myrtle Street

Property ID: 00000171754000000
Approximate Lot Size: 50' X 144' and 15' X 50'
Legal Description: BLK A/1719 PT LT 9 & 10 15 X 50
Minimum Bid Price: \$15,000.00



PROPERTY 129

3720 Nomas Street

Property ID: 00000686254000000
Approximate Lot Size: 40' x 150'
Legal Description: EAGLE FORD GARDENS BLK F/7152 LT 6.1- 40X150 NOMAS 239.6FR NORWICH
Minimum Bid Price: \$20,000.00



PROPERTY 130

3202 E Overton Road

Property ID: 00000510766000000

Approximate Lot Size: 60' x 134' x 99' x 112'

Legal Description: BONNIE VIEW GARDENS 2ND SEC BLK G/6094 LT 5

Minimum Bid Price: \$15,000.00



PROPERTY 131

2807 Sutton Street

Property ID: 00000179135000000

Approximate Lot Size: 40' x 65'

Legal Description: WRENS BLK 1830 LT 3

Minimum Bid Price: \$13,000.00



PROPERTY 132

3502 Tioga Street

Property ID: 00000801833000000

Approximate Lot Size: 73.5' x 125'

Legal Description: BLK 8294 TR 1

73.5X125 ADJ BLK 12/8294 LOC

HIGHLAND HILLS TURNKEY

Minimum Bid Price: \$25,000.00



PROPERTY 133 (3 TAX PARCELS SELLING TOGETHER)

2925 Spruce Valley Lane

Property ID: 00000611299000300

Legal Description: ACREAGE ESTATES NO 2 BLK 5/6624 LT 2.3 ACS 0.0484

2925 Spruce Valley Lane

Property ID: 00000611299000200

Legal Description: ACREAGE ESTATES NO 2 BLK 5/6624 LT 2.2 ACS 0.0484

2925 Spruce Valley Lane

Property ID: 00000611299000000

Legal Description: ACREAGE ESTATES NO 2 BLK 5/6624 PT LT 2 ACS 1.7148

Minimum Bid Price: \$55,000.00



PROPERTY 134

3518 Wendelkin Street

Property ID: 00000143461000000

Approximate Lot Size: 75' x 159'

Legal Description: W C & B DOERING BLK 4/1187 53' LT 9 & 22' LT 10 75FR COOPER

Minimum Bid Price: \$30,000.00



HELPFUL HINTS:

1. This is a LIVE auction only.
2. Obtain "Written Statement Regarding Delinquent Taxes" (See Pre-Auction Registration in Terms)
3. Research possible outstanding fees, zoning, easements, etc
4. READ TERMS & CONDITIONS
5. Registration begins at 9:00 A.M.
6. Payment in full by 3:00 P.M. the day of the auction.
7. There is a 5% Buyer's Premium on each property.
8. Quit Claim Deed will be mailed in 4 to 6 weeks.

TERMS AND CONDITIONS

SALE SITE: The live auction will be held Wednesday, August 16, 2023 @ 10:00 A.M. at the Hall of State Building @ Fair Park (Gate 3), 3939 Grand Avenue, Dallas, TX 75210.

PRE-AUCTION REGISTRATION: A "WRITTEN STATEMENT REGARDING DELINQUENT TAXES" IS REQUIRED TO REGISTER TO BID. **YOU MUST PERSONALLY APPEAR AT THE DALLAS COUNTY TAX OFFICE LOCATED AT 500 ELM STREET, STE 1200 TO OBTAIN THIS FORM.** It must be dated no more than 60 days from the date of Tax Foreclosure Auction. The name on this form will also be the name you MUST register at the auction under and it will be the name that appears on your quit claim deed. The purpose of this form is to verify you or your entity, as a potential bidder, does not have any outstanding or delinquent property taxes.(Fees apply.) **YOU MUST HAVE THIS FORM TO BID AT THE AUCTION!**

AUCTION DAY REGISTRATION: Auction registration begins at 9:00 A.M. In order to receive a bidder card you must present the original Written Statement Regarding Delinquent Taxes as detailed in the above paragraph. You will be required to complete a "No Conflict of Interest Statement" and "Form 1295 - Notice to Bidder Form" at the auction. You can view these forms at www.HudsonMarshall.com. If you have any questions please call 800-841-9400.

PLEASE NOTE: The name or entity that you use on your "Written Statement Regarding Delinquent Taxes" form will be used by the City of Dallas to issue your Quit Claim Deed. If you are buying property in an entity other than your individual name, such as, a LLC, LLLC, LLP, Corporation etc. the entity must be properly registered with the State you are authorized to do business in and must be in good standing as an active and compliant legal entity. The seller will verify all entities and those not properly registered will be rejected.

BUYER'S PREMIUM FEE: A buyer's premium fee of 5% (five percent) will be added to the high bid amount, and due on auction day.

PAYMENT REQUIREMENTS: The winning bidder must remit a cashier's check or money order payable to the City of Dallas for the bid price, including the \$50.00 deed processing recording fee, plus a separate cashier's check or money order payable to Hudson & Marshall for the 5% Buyer's Premium to Hudson & Marshall **BEFORE 3:00 P.M. THE DAY OF THE AUCTION.** No extensions will be granted.

NOTE: THE SALE OF ALL CITY OF DALLAS PROPERTY IS SUBJECT TO ALL EASEMENTS AND PUBLIC UTILITIES; ANY COVENANTS, CONDITIONS, AND RESTRICTIONS AS REFLECTED IN THE SUBJECT PROPERTY PLAT AND/OR DEED RESTRICTIONS THAT APPLY TO THE PROPERTY AND/OR THE CREATION OF ANY NEW RESTRICTION(S) AS DEEMED NECESSARY BY THE CITY OF DALLAS.

AUCTIONEER DISCLOSURE: THE AUCTIONEER AND ALL LICENSEES EMPLOYED BY OR ASSOCIATED WITH THE AUCTIONEER REPRESENT THE SELLER IN THE SALE OF THE PROPERTIES INCLUDED IN THE AUCTION.

- 1) The land and any improvements described shall be herein referred to as the "Property".
- 2) The term 'Bidder' shall include the individuals or entities submitting bid(s), their spouses, and any individual, their spouse or entity with a shared controlling interest.
- 3) The Bidder understands and agrees that the City of Dallas acquired the Property by a tax foreclosure sale. The Property is purchased "AS IS, WHERE IS, AND WITH ALL FAULTS."
- 4) It is my responsibility to check for outstanding or pending code enforcement actions, including, but not limited to repair or demolition orders.
- 5) It is my responsibility to examine all applicable building codes and zoning ordinances to determine if the Property can be used for the purposes desired.
- 6) The quitclaim of the Property to the maximum extent allowed by law is made on an "AS IS, WHERE IS, AND WITH ALL FAULTS" basis and is subject to all visible and apparent taxes, penalties, interests, easements, and any other instruments that are of public record.
- 7) The Bidder represents they have read and fully understand sections 33.52 and 34.01 of the Texas Property Tax Code in its entirety, including all other applicable sections of the Texas Property Tax Code that relate to this transaction. The Bidder further understands and agrees to pay the post judgment taxes and the pro-rata (current year) Property taxes from the date of closing through all future years so long as said Bidder owns the Property. Post judgment taxes are taxes, penalties and interest that accrue after a judgment has been issued by a court up to the date Sheriff's Deed is recorded.
- 8) The Bidder understands and agrees that the City of Dallas acquired the Property by a tax foreclosure sale and said Bidder is familiar with the legal issues involved in such transactions and sale, including the subsequent resale to bidder(s) and/or purchaser(s), and the risks and limitations of such sales. Said Bidder represents that they are equally knowledgeable as the City of Dallas in these matters and transactions.

9) The Bidder agrees to accept a Quitclaim Deed to the Property. Said Bidder understands that there are no warranties or guaranties associated with a Quitclaim Deed and that such deed conveys only whatever interest the City of Dallas acquired in the Property, if any. The Bidder understands and agrees that the Quitclaim Deed is subject to the prior owner's right of redemption, if any. A sample copy of the Quitclaim Deed is attached.

10) The Bidder further understands and agrees that the City of Dallas shall have no responsibility or liability arising from the accuracy of any matter, fact, or thing relating to said Property. Further, the City of Dallas is not obligated and will not provide or pay for a survey, plat, any environmental review, study, or other related reviews, or documents. However, the Bidder may do so at their sole cost and expense.

11) There will not be any requests accepted for extension of payment, no exceptions. The City of Dallas reserves the right to reject any and all bids.

12) I/we understand that the City of Dallas will not provide a title policy for the Property.

13) The City of Dallas is not responsible for any misrepresentations, failure of disclosures, errors, or any negligent or wrongful acts occurring in the context of or pertaining to the closing of this transaction. The City of Dallas, its officers, agents, and employees are released from any and all claims and cause of actions in conjunction with the bidding, terms, conditions, tax foreclosure, and sale of the Property.

14) To the maximum extent allowed by law, the City of Dallas expressly disclaims, and I expressly waive any warranty or representation, express or implied, including without limitation any warranty of condition, habitability, merchantability or fitness for a particular purpose.

15) Upon my death or mental incapacity, the Proposal submitted shall become null, void and unenforceable, and the City of Dallas shall have no further obligation to me, my estate or my guardian. On behalf of me, my heirs or my estate, I hereby waive any rights I may have to an award or conveyance of the Property in the event of my death or mental incapacity.

16) Bidder represents and states that they are not purchasing this property on behalf of the immediate and previous owner. Bidder represents that for any and all properties located within the City of Dallas that are owned by Bidder, including the individuals or entities submitting the proposal to purchase the property, their spouses and any individual, their spouse or entity with a shared controlling interest, that there are:

- 1) no outstanding City of Dallas judgments;
- 2) no tax delinquencies;
- 3) no unpaid liens or outstanding, open City Code violations;
- 4) no defaults on Municipal Court or District Court orders;
- 5) no assessments or fees owed to the City of Dallas;
- 6) no more than 1 citation per property within the last six (6) months for City Code violations;
- 7) no more than 2 citations per property within the last twelve (12) months for City Code violations;
- 8) no more than 1 mow/clean, securing or demolition lien on each property within the last twelve (12) months.

City Code violations are defined herein as high weeds, litter, illegal storage, junk motor vehicle violations, securing and zoning or structure violations; excluding parking on unimproved surfaces, bulky trash (put out too early for pickup) and signs. A citation that has been dismissed or the defendant found not guilty shall not be included in the determination of the number of citations issued.

17) I hereby waive and release any rights I may have, either now or in the future, to undertake any legal or equitable action against the City of Dallas, itself and/or as Trustee, for any failure of the City of Dallas to properly advertise or notice the sale of the Property, or to properly conduct the sale of this Property, and hereby covenants not to sue the City of Dallas, itself and/or as Trustee, in connection with the advertisement, notice of the sale, or the sale of this Property.