

LIVE AUCTION

49 TAX RESALE FORECLOSURE
PROPERTIES



City of Dallas

THURSDAY, NOVEMBER 9TH @ 10:00 A.M.

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



**HUDSON &
MARSHALL**
AUCTION
MARKETING

Hudson and Marshall is pleased to offer 49 properties on behalf of The City of Dallas via a live public outcry auction on Thursday, November 9th 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, 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

HELPFUL HINTS:

1. This is a LIVE auction only. You MUST be present to bid.
2. Registration begins at 9:00 A.M. until auction time.
3. 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 90 days from the date of Tax Resale Foreclosure Auction and prior to the expiration date on the form. 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. Cash Only) **YOU MUST HAVE THIS FORM TO BID AT THE AUCTION!**
4. Dallas County Tax Office is open from 7:30 a.m. until 4:30 p.m. The office is closed on Tuesdays.
5. Bidder is responsible for post judgment taxes, penalties and interest due, if any.
6. There is a 5% Buyer's Premium on each property.
7. 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.
8. Research possible outstanding fees, zoning, easements, etc
9. Quit Claim Deed will be issued for the property
10. **PLEASE ALL READ TERMS & CONDITIONS**

CALL HUDSON & MARSHALL AT 800-841-9400 IF YOU HAVE ANY QUESTIONS

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

2055 Alhambra Street
Property ID: 00000543586000000
Legal Description: SOUTHGATE GROVE LOT 2 ALHAMBRA,
BLK D/6229
Judgment Years: 1994-2004



PROPERTY 102

1300 E. 10th Street
Property ID: 00000266290000000
Legal Description: BETTERTONS BLK 3390 LT 1
Judgment Years: 1999-2019



PROPERTY 103

4827 Brashear Street
Property ID: 00000215950000000
Legal Description: PARKS & FREEDMAN SPRING AVE BLK
2422 LT 64
Judgment Years: 2006-2021



PROPERTY 104

2418 Budd Street
Property ID: 00000222364000000
Legal Description: LINCOLN MANOR NO 2 BLK 21/2563 LTS 10
& 11
Judgment Years: 2005-2011



PROPERTY 105

3343 Canada Drive
Property ID: 00000684172000000
Legal Description: WESTMORELAND PARK
NO 3 BLK 25/7146 LT 18
Judgment Years: 1982-2001



PROPERTY 106

1426 Caravan Trail
Property ID: 00000646810000000
Legal Description: SINGING HILLS BLK M/6901 LT 4
Judgment Years: 2004-2011



PROPERTY 107

1415 Church Street

Property ID: 00000297094000000

Legal Description: BON TON HEIGHTS BLK 1/3920 LOT 4

Judgment Years: 1993-2013



PROPERTY 108

1231 Compton Street

Property ID: 00000266470000000

Legal Description: CLIFF HEIGHTS BLK A/3391 LT 20 & ADJ 15FT STRIP

Judgment Years: 1987-1990 and 1992-2005



PROPERTY 109

1205 Compton Street

Property ID: 00000266797000000

Legal Description: LINCOLN PARK BLK A/3391 & LT 10 AND PARTS OF LOTS 5 & 6

Note: Partially in floodplain

Judgment Years: 1989-2000



PROPERTY 110

4643 Corregidor Street

Property ID: 00000759544000000

Legal Description: CENTRAL AVENUE BLK E/7647 LOT 23

Judgment Years: 1991-2019



PROPERTY 111

2305 Dathe Street

Property ID: 00000170848000000

Legal Description: BLK 1707 E 20' LOT 12 & W 15' LOT 13

Judgment Years: 2007-2019



PROPERTY 112

4162 Easter Avenue

Property ID: 00000354988000000

Legal Description: OAK CLIFF GARDENS LOT 9 BLK 3/5018

Judgment Years: 1986-2005



PROPERTY 113

2375 Fatima Avenue
Property ID: 00000641722000000
Legal Description: ALAMEDA HEIGHTS LOT 25 BLK 1/6888 FATIMA
Judgment Years: 1999-2019



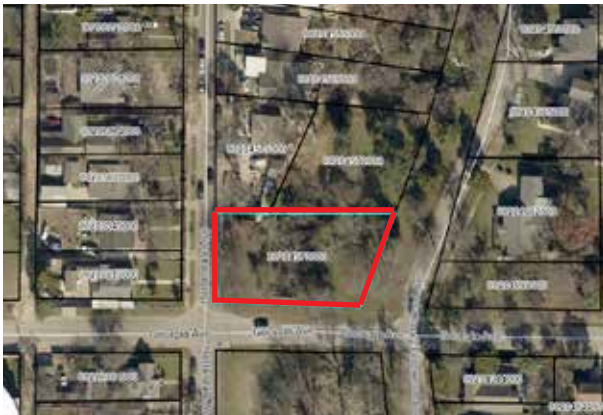
PROPERTY 114

2526 Fernwood Avenue
Property ID: 00000311078500000
Legal Description: BROADMOOR BLK 26/4225 S 1/2 LT 7
Judgment Years: 1999-2019



PROPERTY 115

1835 Fernwood Avenue
Property ID: 00000284578000000
Legal Description: TRINITY HEIGHTS BLK 25/3705 LT 8 HAR-
LANDALE GEORGIA & FERNWOOD
Note: Entirely in floodplain
Judgment Years: 1996-2016



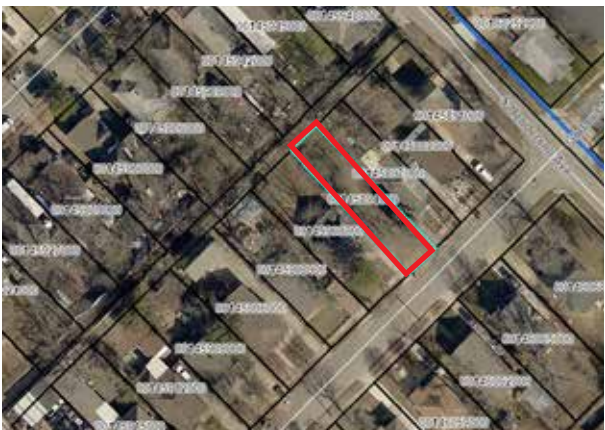
PROPERTY 116

1622 Fleetwood Street
Property ID: 00000153796000000
Legal Description: CENTRAL FINANCE CORPORATION BLK
H/1443 LT 2
Judgment Years: 2015-2020



PROPERTY 117

5229 Garland Avenue
Property ID: 00000145894000000
Legal Description: R D CALDWELL BLK 6/1249 PART
OF LT 2 & 3
Judgment Years: 1996-2012



PROPERTY 118

4426 Hamilton Avenue
Property ID: 00000216859000000
Legal Description: R HUNNICUTTS BLK 2447 LT 22
Judgment Years: 2008-2019



PROPERTY 119

2323 Harding Street

Property ID: 00000220846000000

Legal Description: ERVAY CEDARS BLK 4/2527 LT 6

Judgment Years: 1997-2004 and 2006-2019



PROPERTY 120

3627 Havana Street

Property ID: 00000189589000000

Legal Description: WHEATLEY PLACE BLK 8/1967 LOT 16

Judgment Years: 1994-2019



PROPERTY 121

730 Helena Avenue

Property ID: 00000552340000000

Legal Description: HOME GARDENS BLK G/6256 LOT 11

Judgment Years: 1985-2021



PROPERTY 122

2708 Hudspeth Avenue

Property ID: 00000506494000000

Legal Description: OAK CLIFF ESTATES

BLK 6079 LT 36D

Judgment Years: 1994-2018



PROPERTY 123

4712 Huey Street

Property ID: 00000323923000000

Legal Description: LOT 16 BLK E/4461

Judgment Years: 2001-2020



PROPERTY 124

4349 Jamaica Street

Property ID: 00000180556000000

Legal Description: BLK G/1851 PART OF LOTS 22 & 23

Judgment Years: 1992-2018



PROPERTY 125

6222 Kemrock Drive
Property ID: 00000643738000000
Legal Description: CARVER HEIGHTS BLK 0023 LOT 11 KEMROCK DR
Judgment Years: 1992-2009



PROPERTY 126

6110 Lake June Place
Property ID: 00000549310000000
Legal Description: OLD INDIANA PLANTATIONS BK 6240 LOT 10
Note: Mostly in floodplain
Judgment Years: 1994-2005



PROPERTY 127

3523 Lockett Avenue
Property ID: 00000497698000000
Legal Description: WESTMORELAND ESTATES BLK C/6045 LT 11
Judgment Years: 1999-2019



PROPERTY 128

1300 Lotus Street
Property ID: 00000276688000000
Legal Description: BLK 3527 LT 1
Judgment Years: 1992-2019



PROPERTY 129

319 W. Louisiana Avenue
Property ID: 00000298609000000
Legal Description: BECKLEYWOOD BLK 8/3953 PORTION OF LT 14
Judgment Years: 1999-2019



PROPERTY 130

2500 Lowery Street
Property ID: 00000221740000000
Legal Description: LINCOLN MANOR BLK 6/2548 LT 1
Judgment Years: 1986-1998



PROPERTY 131

3410 Meadow Street
Property ID: 00000159343000000
Legal Description: BLK 1540 LT 4
Judgment Years: 1999 and 2001-2019



PROPERTY 132

4400 Memory Lane Boulevard
Property ID: 00000800656000000
Legal Description: PLEASANT VIEW PLANTATIONS BLK 8262 LT 22 ACS 5.000
Note: Small portion in floodplain
Judgment Years: 1985-2002



PROPERTY 133

547 Murdock Road
Property ID: 00000781135000000
Legal Description: BLK 7970 LOT 3
Judgment Years: 1992-1999



PROPERTY 134

3343 Navajo Place
Property ID: 00000492163000000
Legal Description: OAK PARK ESTATES 3 BLK 13/6035 LT 13
Judgment Years: 1996-2016



PROPERTY 135

3816 E. Overton Road
Property ID: 00000511930000000
Legal Description: BILL CRAWFORD BLK 6097 LOT 1
Judgment Years: 1995-2014



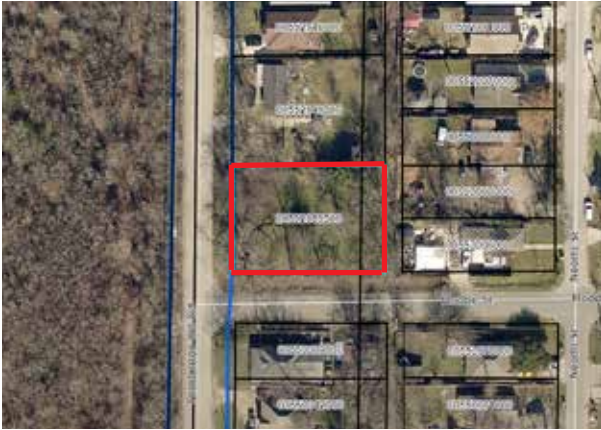
PROPERTY 136

2819 Peary Avenue
Property ID: 00000323062000000
Legal Description: LINCOLN PLACE BLK 3/4432 LOT 34
Judgment Years: 1990-2001



PROPERTY 137

606 Pemberton Hill Road
Property ID: 0000055295550000
Legal Description: HOME GARDENS 3 BLK M/6256 LTS 15 & 16
Judgment Years: 1990-2020



PROPERTY 138

2539 Randolph Street
Property ID: 00000635038000000
Legal Description: GOLDMINE NO 2 BLK B/6854 LT 17
Judgment Years: 1996-2005



PROPERTY 139

4020 Ranger Drive
Property ID: 00000691984000000
Legal Description: JOE A IRWIN 2 BLK 18/7163 LT 7
Judgment Years: 1992-2008



PROPERTY 140

802 Rayenell Avenue
Property ID: 00000550942000000
Legal Description: PLEASANT HEIGHTS BLK 6/6252 LT 8
Judgment Years: 1986-1990 and 1999-2019



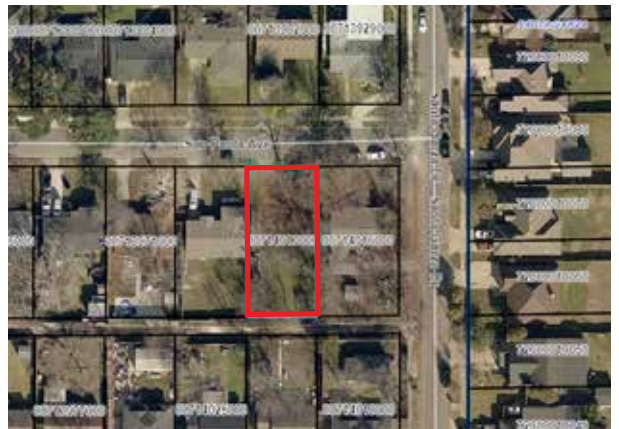
PROPERTY 141

1315 Renner Drive
Property ID: 00000279652000000
Legal Description: LYNN HAVEN REV BLK A/3582 LT 3
Note: Partially in floodplain
Judgment Years: 2000-2020



PROPERTY 142

3230 San Paula Avenue
Property ID: 00000714013000000
Legal Description: CASA VIEW HEIGHTS NO 10 BLK K/7312 LT 26
Judgment Years: 2004-2020



PROPERTY 143

6221 Sportsman Parkway
Property ID: 00000761410000000
Legal Description: MOUNTAIN VALLEY ESTATES BLK 16/7667
LOT 34

Judgment Years: 2001-2020



PROPERTY 144

3360 Springview Avenue
Property ID: 00000510058000000
Legal Description: BONNIE VIEW GARDENS 1ST SEC BLK E/6088
LT 15

Judgment Years: 1999-2020



PROPERTY 145

116 Terrace Drive
Property ID: 00000349261000000
Legal Description: BECKLEY TERRACE BLK B/4934 LT 17

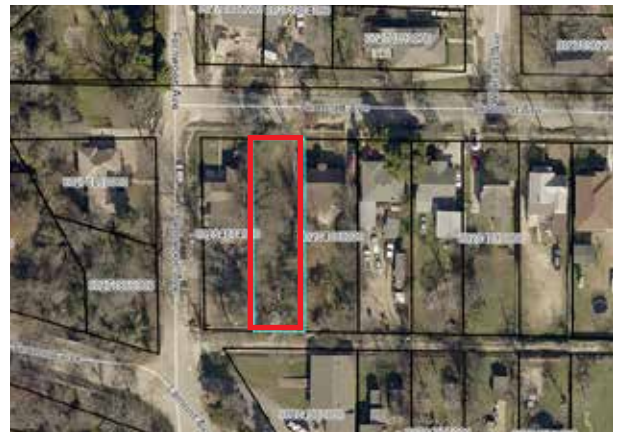
Judgment Years: 1986-1991 and 1998-2021



PROPERTY 146

1126 Vermont Avenue
Property ID: 00000284887000000
Legal Description: TRINITY HEIGHTS ADDN NO.3 BLK
40/3712 LOT 2

Judgment Years: 1986-2020



PROPERTY 147

1627 Warsaw Street
Property ID: 00000458032000000
Legal Description: PLEASANT VIEW BLK F/5905 PT LOT 12
WARSAW & ALLEY

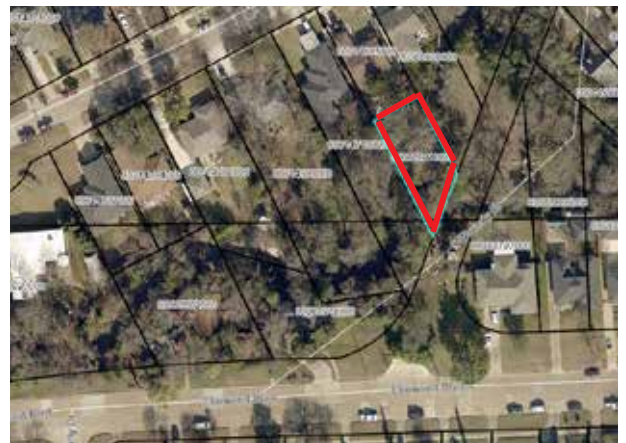
Judgment Years: 2009-2020



PROPERTY 148

1703 S. Waverly Drive
Property ID: 00000338941000000
Legal Description: AVALON HEIGHTS REV BLK 22/4781 LT H
Note: Mostly in floodplain

Judgment Years: 1982-1995



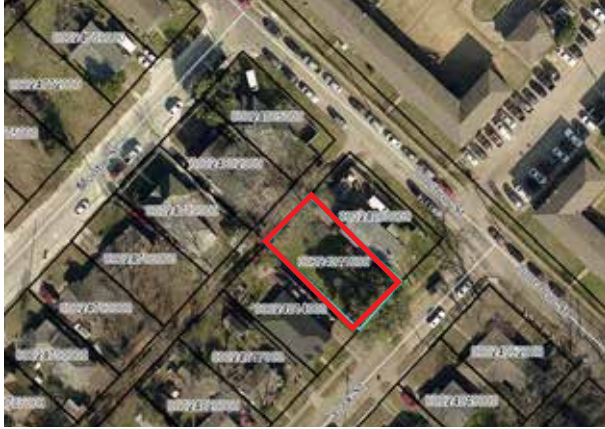
PROPERTY 149

4319 York Street

Property ID: 00000324811000000

Legal Description: STRUCELEYS LOT 9 BLKB/4472 YORK

Judgment Years: 1984-1988, 1991-2003 and 2006-2019



Call Hudson & Marshall at 800-841-9400 if you have any questions or visit our website at www.HudsonMarshall.com

TERMS AND CONDITIONS

SALE SITE: The live auction will be held Thursday, November 9, 2023 @ 10:00 A.M. at the Hall of State Building @ Fair Park, 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 90 days from the date of Tax Resale 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!** Tax Office is open from 7:30 a.m. until 4:30 p.m. The office is closed on Tuesdays.

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 resale. 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 resale 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 can be found on our website.
- 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) Properties are sold subject to the acceptance of the high offer by the Seller.
- 13) I/we understand that the City of Dallas will not provide a title policy for the Property.
- 14) 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.
- 15) 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.
- 16) 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.
- 17) 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.
- 18) 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.