

DALLAS

Texas



COUNTY

Est. 1846

DALLAS COUNTY SHERIFF'S SALE

by Cathy Crowe

BIDDING FORECLOSURE SALE

Under Texas law, foreclosure sales must occur on the first Tuesday of each month and only on the first Tuesday. Dallas County has a new process with bidding online with all times for bidding in Central Time Zone.

Pursuant to Texas Property Tax Code, section 34.01 (a-1) and 34.05 (d) and as further provided in the Resolution To Allow Online Auctions For Tax Foreclosure Sales, Tax Resales And to Adopt Rules Governing Online Auctions adopted by the vote of Commissioners Court of Dallas County, Texas, on December 15, 2020, and recorded as instrument number 202000365988 in the Official Real Property Records of Dallas County, Texas, the Sheriff of Dallas County, Texas is authorized to conduct a public auction of tax foreclosure sale property using online bidding and sale. Dallas County utilizes the services of Realauction.com, LLC. to provide the use of the site, services, applications and tools (collectively "Services") for an interested bidder the ability to bid on tax foreclosure sale property within the County of Dallas . The tax foreclosure sale is conducted by the Dallas County Sheriff's Office, facilitated by Realauction.com, LLC.

Tax foreclosure sale property is offered for sale to the highest bidder. Without guaranteeing the correctness or completeness of any information, the website provides information for each property to be auctioned, including the name of the owner, the legal description of the property, and the opening minimum bid amount.

Buyer please know that:

Additional liens, mortgages, encumbrances or title defects may exist for the property and it is the bidder's sole responsibility to perform a title search and conduct all research regarding the property being sold. The property being auctioned may be worth less than the assessed value, and it is the bidder's sole responsibility to verify the actual value of the property.

The Sheriff's office conducts the online tax foreclosure sale auction in accordance with the Texas Property Tax Code.

Buyer please know that:

All property purchased at tax sale is subject to a statutory right of redemption.

The website to bid for Dallas County Judicial Foreclosures with the Sherriff sale is:

[RealForeclose - Dallas County \(sheriffsaleauctions.com\)](https://dallas.texas.sheriffsaleauctions.com)
<https://dallas.texas.sheriffsaleauctions.com>

Anyone may bid on the properties by registering on this site at least five (5) business days before the auction. One account will be established for each bidder. And you must have the written statement showing you do not owe any property taxes on any property in Dallas County.

INSTRUCTIONS FOR COMPLETING THE REQUEST FOR WRITTEN STATEMENT AND SUBMITTING WRITTEN STATEMENT TO DALLAS COUNTY SHERIFF'S OFFICE

1. Download/print the Request for Written Statement document from this site which provides verification that the winning bidder has no outstanding delinquent taxes due on any property located within Dallas County. The link for the document is found on the home page under the heading, "External Links".
2. The Request for the Written Statement MUST be completed, notarized and sent to the Dallas County Tax Office either by US Mail or by email to special.inventory@dallascounty.org, along with a check for \$10, payable to John R. Ames, Tax Assessor/Collector to:

Dallas County Tax Office
Attn: Special Inventory
Renaissance Tower
1201 Elm Street, Suite 2600
Dallas, TX 75270

3. Upon receipt and review of the Request for the Written Statement, and the \$10 check, the Dallas County Tax Assessor will generate a certified "Written Statement" (also known as a Bidder Certificate) that is valid for 90 days from the date of issuance.
4. The Written Statement will be returned via e-mail (if provided) or regular mail to the requestor. Please allow 3-5 business days for receipt, research and issuance of the Written Statement. The Dallas County Tax Office cannot ensure that requests received the day of the Tax Sale can be completed prior to the end of the sale.
5. The certified Written Statement form must be submitted to the Dallas County Sheriff's Office via fax 214-761-1391 on or before the day of the sale in which the bidder intends to participate.



**REQUEST FOR WRITTEN STATEMENT UNDER TEX. TAX CODE § 34.015
REGARDING DELINQUENT TAXES**

A. Printed name of requesting person/company: _____

B. Mailing address & Telephone No.: _____

C. List all property now owned by you in _____ COUNTY or in ANY CITY OR SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART IN _____ COUNTY as follows:

	<u>Tax Acct. No</u>	<u>Legal Description</u>	<u>Property Address</u>	<u>Date Acquired</u>
1)				
2)				
3)				
4)				

[Attach additional sheet if needed]

D. List all property formerly owned by you in _____ COUNTY or in ANY CITY OR SCHOOL DISTRICT THAT IS LOCATED AT LEAST IN PART IN _____ COUNTY as follows:

	<u>Tax Acct. No</u>	<u>Legal Description</u>	<u>Property Address</u>	<u>Date Acquired</u>	<u>Date Sold</u>
1)					
2)					
3)					
4)					

[Attach additional sheet if needed]

I HEREBY REQUEST THAT THE _____ COUNTY TAX ASSESSOR-COLLECTOR DELIVER TO ME AT THE ADDRESS SHOWN ABOVE A WRITTEN STATEMENT UNDER TEX. TAX CODE § 34.015 STATING WHETHER THERE ARE ANY DELINQUENT TAXES OWED BY ME TO _____ COUNTY OR TO ANY SCHOOL DISTRICT OR MUNICIPALITY HAVING TERRITORY IN _____ COUNTY. THE INFORMATION FURNISHED BY ME ON THE FORM ABOVE IS WITHIN MY PERSONAL KNOWLEDGE AND IS TRUE AND CORRECT.

Signature and title, if applicable, of Requesting Person

SWORN TO AND SUBSCRIBED BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS ____ DAY OF _____, 20____, TO CERTIFY WHICH WITNESS MY HAND AND SEAL OF OFFICE.

[Notary seal] NOTARY PUBLIC, State of Texas
Printed Name: _____
Commission expires: _____

PLACING THE DEPOSIT

In order to bid, a required deposit equal to **5%** of the bidders intended total bid must be made prior to the auction. This deposit can be made via ACH or wire transfer. Please note that ACH takes 5 business banking days and wire transfers can take 48 hours to be received and credited. All deposits must be fully credited in the bidder's account prior to the start of the auction so please plan accordingly.

Deposit by ACH: The Automated Clearing House (ACH) network is a payment system that allows consumers to make payments without the use of paper checks. Funds must be drawn from a US financial institution. Please verify with your financial institution that ACH debits are permitted for your account.

PLEASE NOTE: Deposits made via ACH will be applied to your "Funds Available" balance in four (4) business days.

Pay by Wire: Wire Transfers are the fastest means of transferring money from one account to another. Please consult with your bank for any applicable fees for initiating a transfer. All funds must be drawn from a US Financial Institution. No foreign currency will be accepted.

Upon selection of this payment method the wiring instructions will be displayed. Print this page and take it to your bank to initiate the transaction.

Wire Payment Deadlines: All funds must be received within 48 hours from the sale.

Note: Enough time should be allowed for final payments to be received and processed by the posted deadlines. Please keep a copy of your receipt.

Maximum deposit \$500,000.00 per transaction.

ACH Information

Deposit Amount

Name as Shown on Check

ABA Routing Number

Re-enter ABA Number

Account Number

Re-enter Account Number

Account Type Checking Savings

Account Use Business Personal

1001

Mar 25, 2021

PAY TO THE ORDER OF Dallas County \$0.00 DOLLARS

FOR Real4Close cathycrowe

⑆123456789⑆ 000123456789⑆ 1001

BIDDING PROCESS

The sales are conducted between 10:00 a.m. CT and 4:00 p.m. CT. All sales will cease at 4:00 p.m. CT on the day of the sales and any sales not completed may be reposted for a future date.

Properties are auctioned in order of sale number and sold to the highest bidder. Property may be removed from the online auction site at any time by the County without prior notice.

You can enter in advance your bids on the property once it has been open for bidding.

You can also bid by proxy bid. Auction participants enter their highest acceptable bid for a property. The auction system then checks all other bids and enters a bid on your behalf at \$100 more than the next highest bidder (proxy bidding). The system stops entering bids for you when your highest acceptable bid is reached. When an auction closes, each property is awarded to the participant with the highest bid.

If identical bids are placed prior to the auction start date and time, the first participant to place the bid will be deemed the official high bid. Tie bids are not allowed once the auction begins.

No other bid participants can see your bids.

Once a sale has been completed, the bidder's deposit is applied to the winning bid. Payments may be made via wire transfer. The balance of the winning bid amount must be received and processed within 24 hours of the close of the online sale.

If a property is not sold it will be auctioned off at a different date on the struck off list.

If full payment is not made within 24 hours of the close of the online sale, your deposit will be forfeited. Any property that is not paid in full by the successful bidder in the time allowed by these rules may be auctioned again at a later date. A penalty may be imposed pursuant to Texas Rule of Civil Procedure 652.



BIDDING PROCESS (CONT.)

Payment if Successful Winning Bid

Payments:

Select items for payment, then click "Next"

1 2 3 4

Select Items Choose Payment Type Payment Confirmation Payment Instructions

Item Count: 0 Amount to Pay: \$0.00

Sale Date	Case Id	Name on Title	Auction Type	Description	Date Due	Amount Due	Select
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If you happen to have leftover deposit money in your account, a refund may be requested by clicking the Request Refund from the Home Page under the Funds Transfer menu category. Funds on deposit are only returned when requested.

Request for Deposit Refund

Request Refund

Click 'Request Refund' and enter the amount of refund.

Deposit Remaining	\$0.00	Please Note: Refund requests are immediately deducted and will affect your eligibility for pending auctions. <input type="button" value="Request Refund"/> You have no refund requests at this time
Refunds Pending	\$0.00	
Refunds Approved	\$0.00	
Refunds Denied	\$0.00	
Refunds Total	\$0.00	

Refund ID	Request Date	Request Amount	Refund To	Refund Notes	Request Status	Status Date
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Buyer please know that:

Upon payment of the remainder of the bid, the County will issue a tax sale deed to the property. Please allow 3 to 5 weeks for issuance of the deed.

Purchasers at the tax sale will receive an ordinary type of sheriff's deed which is WITHOUT WARRANTY, express or implied. Title to property is NOT guaranteed. A policy of title insurance may be difficult to obtain.

YOUR BIG PICTURE PORTAL

My Payments

Total Amount Owed	\$0.00
Payments Made	\$0.00
Total Due	\$0.00
Total Items	0
Items Due	0
Items Paid	0
Items Canceled	0
Items Defaulted On	0

My Deposits

Funds Available	\$0.00
Funds Pending	\$0.00
Funds Held	\$0.00
Funds Used	\$0.00
Funds Refunded	\$0.00
Funds Rejected	\$0.00

My Funds History

No User Funds History

My Auction Summary

Active Bids/Proxys	0
Auctions Won	0
Auctions Lost	0
Next Auction with Active Bid	No Active Bids

Messages

Welcome to Dallas County Sheriff Sale Auction 03/24/2021



BIDDING

Buyer please know that:

As a Bidder, you are subject to the applicable state statutes on foreclosures and foreclosure sales as set forth in 34.011 & 34.015 of the Texas Property Tax Code. Section 34.01(a-1) authorizes the officer charged with selling the property to utilize electronic means to conduct a foreclosure sale and to require the Bidder to participate in bidding and other foreclosure sale procedures through such electronic means.

Here is an example of how the property is listed for you to bid on.

It states:

Date and Time the Auction Starts

It gives you the Cause Number of lawsuit of the judicial foreclosure hearing

Precinct/Sale Number is the order the sale will be in

Adjudged Value *see explanation on separate page

Est. Min Bid: Starting bid that will be acceptable to bid on property

Account Number is the tax account number use for reference

Property Address

Legal Description in full

Property Type

Class Code

School District

Notes on property

BIDDING (CONT.)

Cause Number: TX-16-00603

[Add to watch list](#) | [Return to Docket Inventory](#)

Auction Starts
04/06/2021 10:00 AM CT

My Proxy Bid
\$0.00

Name On Title
Cathy Crowe

Sale Type:	SALE
Account Number:	00000344419000000
Adjudged Value:	\$9,000.00
Est. Min. Bid:	\$17,536.38
Sale Number:	71
Cause Number:	TX-16-00603
Court Number:	192
Case Style:	DALLAS COUNTY, ET AL VS MERVIN MELVIN PERRIN, ET AL
Precinct:	
Judgment Date:	11/07/2017
Property Address:	1334 EXETER AVE DALLAS, TX 75216-6211
Legal Description:	LOT 7 BLOCK M/4870 OF BELMEAD ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201000131502 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1334 EXETER, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.JUDGMENT YEARS: 2009- 2016
Property Type:	REAL PROPERTY
Class Code:	
School District:	Dallas ISD
Sale Notes:	

Property Details



BIDDING (CONT.)

Portal to place your bids.

Place Bid	
Opening Bid	\$17,536.38
Your Maximum Bid	\$0.00
Deposit Requirement	\$0.00
Foreclosure Type	
Sale Type	
Your Available Deposit	\$0.00

Enter Maximum Bid

\$0.00

Texas Tax Code § 33.50. Adjudged Value

- (a) In a suit for foreclosure of a tax lien on property, the court shall determine the market value of the property on the date of trial. The appraised value of the property according to the most recent appraisal roll approved by the appraisal review board is presumed to be its market value on the date of trial, and the person being sued has the burden of establishing that the market value of the property differs from that appraised value. The court shall incorporate a finding of the market value of the property on the date of trial in the judgment.
- (b) If the judgment in a suit to collect a delinquent tax is for the foreclosure of a tax lien on property, the order of sale shall specify that the property may be sold to a taxing unit that is a party to the suit or to any other person, other than a person owning an interest in the property or any party to the suit that is not a taxing unit, for the market value of the property stated in the judgment or the aggregate amount of the judgments against the property, whichever is less.
- (c) The order of sale shall also specify that the property may not be sold to a person owning an interest in the property or to a person who is a party to the suit other than a taxing unit unless:
- (1) that person is the highest bidder at the tax sale; and
 - (2) the amount bid by that person is equal to or greater than the aggregate amount of the judgments against the property, including all costs of suit and sale.

RESEARCH

Here is the judgement from the lawsuit on the example property. It was issued Oct 2017.

<https://courtsportal.dallascounty.org/DALLASPROD/>

Judgement of Lawsuit of the Judicial Foreclosure Hearing

SUIT NO. TX-16-00603
DALLAS COUNTY, ET AL IN THE DISTRICT COURT
VS. 192ND JUDICIAL DISTRICT WWWWW
MERVIN MELVIN PERRIN, ET AL DALLAS COUNTY, TEXAS
JUDGMENT

BE IT REMEMBERED that On 5th day of October, 2017, came on to be heard in regular order the above numbered and entitled cause wherein DALLAS COUNTY, PARKLAND HOSPITAL DISTRICT, DALLAS COUNTY COMMUNITY COLLEGE DISTRICT, DALLAS COUNTY SCHOOL EQUALIZATION FUND, DALLAS INDEPENDENT SCHOOL DISTRICT AND CITY OF DALLAS, are the Plaintiffs;

The defendant(s) are as follows:

Mervin Melvin Perrin and Rodney McNeely if unknown, whose location is unknown, and such person's unknown heirs, successors and assigns, whose identity and location are unknown, unknown owners, such unknown owner's heirs, successors and assigns, and any and all other persons, including adverse claimants, owning or having or claiming any legal or equitable interest in or lien upon the property which is the subject of the delinquent tax claim in this case, The court appointed Stephen Jones, a licensed attorney, as attorney ad litem to represent such Defendant(s) and said attorney has answered on behalf of all such Defendant(s) and has been duly notified of trial and has appeared / failed to appear in Court, and the Court having appointed Stephen E. Jones, a licensed attorney, as attorney to represent all of the Defendant(s) named above who were served with process by means of citation by posting, and said attorney ad litem having answered on behalf of all such Defendant(s) who were cited by posting, this cause came on for trial;

All parties appearing announced ready for trial and, no jury having been demanded, all questions of fact were submitted to the Court. The Court having considered the pleadings on file, and after hearing the evidence and arguments of counsel, is of the opinion that Plaintiffs are entitled to judgment against the Defendant(s) Mervin Melvin Perrin and Rodney McNeely in the liquidated amounts set forth herein.

This is an action brought by Plaintiffs pursuant to Chapter 33 of the Texas Property Tax Code. The property subject to taxation by Plaintiffs and the amount of delinquent taxes, penalties, interest and fees as established by the evidence and for which judgment is entered are set forth below:

RESEARCH (CONT.)

PROPERTY AND AMOUNTS OWED ACCT. NO. 000003444190000d0; LOT 7 BLOCK M/487'0 OF BELMEAD ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED

RECORDED AS INSTRUMENT NUMBER 201000131502 OF THE DEED RECORDS OF Suit 2328023

Suit No. TX-16-00603 and Account No. 00000344419000000DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS I334 EXETER, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.

Adjudged value: \$9,000.00

Plaintiff(s) TAXES, PENALTY, INTEREST AND FEES

DALLAS COUNTY

Year(s) Due: 2009 2016

\$622.80

PARKLAND HOSPITAL DISTRICT

Year(s) Due: 2009 2016 \$712.49

DALLAS COUNTY COMMUNITY COLLEGE DISTRICT

Year(s) Due: 2009 2016 \$274.10

DALLAS COUNTY SCHOOL EQUALIZATION FUND

Year(s) Due: 2009 2016

\$22.98

DALLAS INDEPENDENT SCHOOL DISTRICT

Year(s) Due: 2009 2016

\$3,303.84

CITY OF DALLAS

Year(s) Due: 2009 2016

RESEARCH (CONT.)

\$2,039.91

TOTAL DUE: \$6,976.12

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that Plaintiffs shall recover judgment against Defendant the sum of \$6,976.12 together with applicable penalty and interest as permitted under Chapter 33 of the Texas Property Tax Code, said amounts accruing thereon as long as the tax (or any portion thereof) remains unpaid, regardless of the entry of this judgment.

It is further ORDERED, ADJUDGED AND DECREED that the Plaintiff, the CITY OF

DALLAS, have and recover of and from the Defendant(s) as named above, being the Civil Penalties Lien CP600001253, in the sum of \$1,177.92, principal, interest and attorney's fees owing the Plaintiff, the CITY OF DALLAS, plus post judgment interest thereon from date of judgment until paid.

It is further ORDERED, ADJUDGED AND DECREED that the Plaintiff, the CITY OF DALLAS, have and recover of and from the Defendant(s) as named above, being the Secure Closure Lien 8900011346; in the sum of \$568.89; principal, interest and attorney's fees owing the Plaintiff, the CITY OF DALLAS, plus post judgment interest thereon from date of judgment until paid.

Suit No. TX-16-00603 and Account No. (JO03444190000001) it is further ORDERED, ADJUDGED AND DECREED that the Plaintiff, the CITY OF DALLAS, have and recover of and from the Defendant(s) as named above, being the Weed Lien W1000040847 / LBRW-970065603, in the sum of \$2,258.84, principal, interest and attorney's fees owing the Plaintiff, the CITY OF DALLAS, plus post judgment interest thereon from date of judgment until paid.

It is further ORDERED, ADJUDGED AND DECREED that the Plaintiff, the CITY OF DALLAS, have and recover of and from the Defendant(s) as named above, being the Weed Lien W1000040884 / LBRW—41985, in the sum of \$557.32, principal, interest and attorney's fees owing the Plaintiff, the CITY OF DALLAS, plus post judgment interest thereon from date of judgment until paid.

RESEARCH (CONT.)

It is further ORDERED, ADJUDGED AND DECREED that the Plaintiff, the CITY OF DALLAS, have _and recover of and from the Defendant(s) as named above, being the Weed Lien W1000116911, in the sum of \$294.78,'principal, interest and attorney's fees owing the Plaintiff, the CITY OF DALLAS, plus post judgment interest thereon from date of judgment until paid.

IT IS FURTHER ORDERED, ADJUDGED, and DECREED that Plaintiffs shall recover as a part of the costs of court the sum of \$20.00'for ascertaining the name and identity as to owners, mortgagees, description of property and/or filing of a Notice of Lis Pendens in the County's Deed

Records as prescribed by statute

IT IS FURTHER ORDERED and DECREED by the Court that the tax lien(s), Civil Penalties Lien CP600001253; Secure Closure Lien 8900011346; Weed Lien(s) W1000040847 / LBRW970065603, W1000040884 / LBRW-41985 and W1000116911 lien upon the hereinbefore described tract(s) securing the payment of said respective amounts be and the same are hereby foreclosed.

Stephen E. Jones, appointed to act as Attorney Ad Litem for Defendant(s) cited by posting, filed his report describing the actions he took to locate and represent the interests of the defendant(s). The Court determined that the actions taken by the Attorney Ad Litem as described in the report were sufficient to disc e the attorney' s duties to the defendant(s). The Attorney Ad Litem is hereby allowed the sum of \$487.50 as attorney's fees, such sum to be taxed as court costs herein, to be paid by Defendant(s).

AND, IT IS FURTHER ORDERED, ADJUDGED, and DECREED as follows:

That the Plaintiffs also recover(s) judgment for all costs of suit and sale now or hereafter incurred; provided, however, that no personal money judgment is granted against any Defendant named In Rem herein unless otherwise provided below. The proceeds of any foreclosure sale in this cause shall be applied first to the payment of all accrued costs of suit and sale, and any residue shall be distributed as provided by law.



RESEARCH (CONT.)

That a lien exists against each of the lots, tracts, or parcels of land, for the amount of the taxes, interest, penalties, abstractor's fees and costs of court found to be due on each particular lot, tract, or parcel of land, which lien is prior and superior to all claims, right, title, interest, or liens asserted by any Defendant(s), and that Plaintiffs have foreclosure of their liens on each of the lots, tracts, or parcels of Suit No. "46.00603 and Account NO. 00000344419000000land as against the Defendant(s) or any person claiming under the Defendant(s) by any right acquired during the pendency of this suit; That, upon the request of any Plaintiff or Intervening taxing unit, an order of sale be issued by the Clerk directed to the Sheriff or any Constable of this County, commanding such officer to seize, levy upon, and sell the aforementioned property in a private sale to a land bank as authorized under Title 12 Chapter 379C of the TEXAS LOCAL GOVERNMENT CODE without first offering said property for sale under Subchapter of Chapter 34, TEXAS PROPERTY TAX CODE or advertise the sale of each of the tracts of land, and sell them to the highest bidder for cash, all to be done as under execution except as otherwise provided by Subchapter of Chapter 34, TEXAS PROPERTY TAX CODE such order to have all the force and effect of a writ of possession as between the parties to this suit and any person claiming under the defendant(s) by any right acquired pending this suit, That such order of sale provide that the property may be sold to a taxing unit that is a party to this suit or to any other person, other than a person owning an interest in the property or any party to this suit that is not a taxing unit, for (1) the adjudged value of the property as set by this Court in the amount shown above, or (2) the aggregate amount of the judgments against the property, whichever is less; That such order of sale also specify that the property may not be sold to a person owning an interest in the property or to a person who is a party to the suit other than a taxing unit unless: (1) that person is the highest bidder at the tax sale, and (2) the amount bid by that person is equal to or greater than the aggregate amount of the judgments against the property, including all costs of suit and sale; That the net proceeds of any sale of such property made hereunder to any purchaser other than a taxing unit who is a party to this suit shall be applied to satisfy the judgment and liens foreclosed herein, but any excess in the proceeds of sale over the amount of judgment, the costs of suit and sale and other expenses chargeable against the property, shall be paid into the registry of the court and disbursed therefore as provided by law; That the owner of such property, or anyone having an interest therein, or their heirs, assigns, or legal representatives, may redeem such property in the time and manner prescribed by law; That the officer executing the order of sale shall make proper conveyance to the purchaser(s) of the land, as prescribed by law, subject to such right of redemption, that the clerk of this Court issue a Writ of Possession to the purchaser at the sale or to the purchaser's assigns no sooner than 20 days following the date on which the purchaser's deed from the officer making the sale is filed of record; and that the officer charged with executing the writ shall place the purchaser or the purchaser's assigns in possession of the property without further order from any court and in the manner provided by the writ, subject to any notice to vacate that may be required to be given to a tenant under Section 24.005(b), Property Code.

RESEARCH (CONT.)

IT IS FURTHER ORDER, ADJUDGED, and DECREED that all costs herein are taxed against the Defendant(s) and for all of the foregoing judgment let execution issue.

Suit No. TX-16-00603 and Account No. 000003444190000000 All relief prayed for in any of the pleadings in this cause which is not specifically granted by this judgment is hereby denied. This judgment finally disposes all parties and all claims and is appealable.

SIGNED on 010/7/2017.

JUDGE PRESIDING

M. Kent Sims, Judge Presiding

Retired Judge of 31st Judicial District Court

Sitting for Judge 192nd District Court

Dallas County, Texas

Here is the Order of Sale that was issued Oct 2020 and the property is going to sale April 2021

FORM 313 Order of Sale of Real Estate Delinquent Tax. THE STATE OF TEXAS

TO ANY SHERIFF OR ANY CONSTABLE OF THE STATE OF TEXAS GREETINGS: WHEREAS, on the 7TH DAY OF NOVEMBER, 2017, IN THAT CERTAIN CAUSE NO. TX-16-00603, STYLED, DALLAS COUNTY, ET AL vs. MERVIN MELVIN PERRIN, ET AL, WHEREIN: SAID PLAINTIFFS, DALLAS COUNTY; DALLAS INDEPENDENT SCHOOL DISTRICT; CITY OF DALLAS; PARKLAND HOSPITAL DISTRICT; DALLAS COUNTY COMMUNITY COLLEGE DISTRICT; DALLAS COUNTY SCHOOL EQUALIZATION FUND, Recovered Judgment in the 192nd District Court Of Dallas County, Texas, in Cause No. TX-16-00603, DEFENDANT(S), MERVIN MELVIN PERRIN; RODNEY MCNEELY, for delinquent taxes, penalty, interest and Court cost for the years hereinafter shown upon the following described property:

ACCT. NO. 00000344419000000; LOT BLOCK M/4870 OF BELMEAD ADDITION IN THE CITY OF DALLAS, DALLAS COUNTY, TEXAS, AS SHOWN BY THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 201000131502 OF THE DEED RECORDS OF DALLAS COUNTY, TEXAS AND MORE COMMONLY ADDRESSED AS 1334 EXETER, THE CITY OF DALLAS, DALLAS COUNTY, TEXAS.

The amount of taxes, penalty and interest recovered by each of said parties with interest thereon from the date of said judgment, against each of said tracts is as follows:

RESEARCH (CONT.)

Name of Taxing Unit	Years	Taxes, Penalty & Interest Plus 12% Interest Per Annum until paid
DALLAS COUNTY	2009-2016	\$622.80
PHD	2009-2016	\$712.49
DCCCD	2009-2016	\$274.10
DCSEF	2009-2016	\$22.98
DALLAS ISD	2009-2016	\$3,303.84
CITY OF DALLAS	2009-2016	\$2,039.91
	TOTAL	\$11,833.87

CITY OF DALLAS CIVIL PENALTIES LIENS: CP600001253 **\$1,177.92**

CITY OF DALLAS SECURE CLOSURE LIENS:\$90001 1346 **\$568.89**

CITY OF DALLAS WEED LIENS: W1000040847 LBRW-970065603 **\$2,258.84** W1000040884 LBRW-41985 **\$557.32** W10001 16911 **\$294.78**

TX- 6-00603

AND WHEREAS, said judgment directs the foreclosure of the liens created, established and continued on and against each of the above tracts by reason of the levying and assessment of taxes (and misc. liens) on and against the same and the delinquency therefore and said taxes (and misc. liens) remaining unpaid and due to the parties named in this suit as said liens now existing and at any time heretofore existing by reason of such levying, assessment, and delinquency, for and on the dates and for the years above shown, all of which is of record and fully shown by said judgment on file in said cause. NOW THEREFORE, YOU ARE HEREBY COMMANDED to seize, levy upon and advertise the sale as under execution of each of said above described tract or tracts and sell each of same to the Dallas Housing Acquisition Development Corporation pursuant to Sec. 379C.008(h) of the Texas Local Government Code.

RESEARCH (CONT.)

If the Defendant his or her Attorney(s) shall at any time before the sale file with the Sheriff, or other officer in whose hands this Order of Sale shall be placed, written request that the property described therein shall not be sold in private sale as provided in Section 3790008 Of the Texas Local Government Code to the Dallas Housing Acquisition Development Corporation, then such officer shall sell the land at public sale to the highest bidder for cash for each as under execution, provided, however, that none Of said tracts shall be sold to the owner of said tract directly or indirectly or t0 anyone having an interest therein Or t0 any party other than taxing unit which is party to this suit for less than the amount of the adjudged market value of said tract or the aggregate amount Of the judgments against said tract in said tract in said cause, whichever is lower, the said adjudged market value as set by this court in accordance with the provisions of law is as follows. **Property Value: \$9,000.00**

If the Defendant his or her attorney(s) shall at any time before the sale file with the Sheriff, or other office in whose hands this Order of Sale shall be placed, written request that the property described therein shall be divided and sold in less tracts than the whole, together With description of said subdivisions, then such officer shall sell the land in such subdivisions as the Defendant(s) may request, and in such case shall only sell as many subdivisions, as near as may be to satisfy this Judgment, interest and costs; and it is further ordered by the Court that the net proceeds of any sale of such property made hereunder t0 any party other than taxing unit who is party to this suit shall belong to and be distributed to all such taxing units which have been found to have tax liens (and misc. liens) against such property, pro rate and in proportion to the amounts Of their respective tax liens (and misc. liens) as herein before established, but any excess in the proceeds of sale over and above the amount necessary t0 pay the taxes (and misc. liens) due,“ defray the costs of suit and sale and other expenses chargeable against said property, shall be paid t0 the parties legally entitled to such excess.

It is further ordered by the Court that the net proceeds of any sale of such property made hereunder to any party other than taxing unit Who is party t0 this suit shall belong t0 and be distributed to all such taxing units which have been found to have tax liens (and misc. liens) against such property, pro rata and in proportion t’o the amounts of their respective tax liens (and misc. liens) as herein before established, but any excess in the proceeds of sale over and above the amount necessary to pay the taxes (and misc. liens) due, defray the costs of suit and sale and other expenses chargeable against said property, shall be paid to the parties legally entitled to such excess.

And it is further Ordered, Adjudged, and Decreed that the owner of such property, or anyone having an interest therein, or their heirs, assigns, or legal representatives, may, have the right to redeem said property as provided by law.

RESEARCH (CONT.)

The officer executing this Order of Sale shall make proper conveyances to the purchaser(s) of said land, under and by virtue of said sale, upon his/her compliance with the terms of said sale within the time and in the manner provided for by law, and shall execute this writ according to its terms and the requirements of law.

HEREIN FAIL NOT, under penalty of law, and due return make of this writ, within 180 days from date hereof, with your endorsement thereon, showing how you have executed the same.

Issued and given under my hand and seal of said Court, at office in the County Of Dallas, on this the 8TH DAY OF SEPTEMBER, 2020.

FELICIA PITRE
Clerk of the District Court of Dallas Count

By
LYNETTA EDWARDS



BILL OF COSTS

CLERK		EXECUTION COST	
Local Citations	\$160.00	Forwarded	\$1,362.50
Foreign Citation	\$375.00	Issue O/Sale	\$8.00
Publication Service	\$		
District Clerk's Fee	\$320.00		
Abstract Fee	\$20.00		
Sheriff's Fee	\$		
State Clerk's Fee	\$		
Master's Fee	\$		
Bailiff's Fee	\$		
Attorney's Fee-(Ad Litem)	\$487.50		
Attorney's Fee	\$	Total Accrued Costs	\$1,370.50
		Total Credits	-0-
Total Original Costs	\$1,362.50	Total Cost Due	\$1,370.50

I HEREBY CERTIFY that the above is a true and correct Bill of Costs in the above entitled cause.

FELICIA PITRE



Clerk of the District Court of Dallas County, Texas

By Lynetta Edwards, Deputy.
LYNETTA EDWARDS

BILL OF COSTS (CONT.)

As noted in chart above the judgement is for the years of 2009-2016. When you purchase this property you will owe 2017 to present. You will need to check the taxes for that are still outstanding and for any other mowing or weed liens.

https://www.dallasact.com/act_webdev/dallas/searchbyaccount.jsp

Year	Base Tax Due	by end of March 2021		by end of April 2021		by end of May 2021	
		Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due	Penalty, Interest, and ACC* Due	Total Due
2017	\$244.74	\$195.80	\$440.54	\$198.74	\$443.48	\$201.66	\$446.40
2018	\$512.15	\$335.97	\$848.12	\$342.12	\$854.27	\$348.26	\$860.41
2019	\$492.05	\$251.93	\$743.98	\$257.85	\$749.90	\$263.72	\$755.77
2020	\$488.31	\$43.95	\$532.26	\$53.73	\$542.04	\$63.47	\$551.78

If you buy this property in April your taxes still due will be **\$2,589.69**

So you must take this additional amount into consideration when you evaluate your purchase.

Search here for additional liens and judgements.

<https://dallas.tx.publicsearch.us/>

There are no other additional liens or judgements against the example property.

ASSESSMENT AND EVALUATION OF THE PROPERTY

The value of this property is **\$30,000** as of March 2021

Recap: Bid amount **\$17,536.38** Taxes still due: **\$2,589.69** = **\$20,126.07** total investment

You have approximately **\$10,000** in equity.

Problems: You still have rights of redemption for 6 months, accruing taxes and mowing. Then there might be issues in obtaining clear title for a period of up to 3 years so you need to check with your title company on their policies on issuing title on a sheriff's deed.

Solutions: Search and find the owner. Make contact and buy the property direct from seller before the sale. You close at the title company with a title policy and you have a lot that is ready to build upon immediately. You might have to give the owner a small amount for consideration of sale.



ABOUT AUCTION COMPANY AND CONTACT INFORMATION

Realauction.com is a privately owned company specializing in online auctions for tax certificate sale auctions, mortgage foreclosure sale auctions, tax deed sale auctions and tax deed application processing for local governments and municipalities.

The intent of the software solutions offered by Realauction is to help municipalities reduce the costs and manpower associated with traditional open cry auctions by conducting sales via the Internet in compliance with state statutes.

For more information or to schedule a free demonstration, please call (877) 361-7325 or contact us via email at customerservice@realauction.com.

Realauction.com

Office (954) 734-7400 or (877) 361-7325

Realauction Customer Service

Office Hours: Weekdays 8:00 AM to 6:00 PM ET

customerservice@realauction.com

861 SW 78th Avenue, Suite 102

Plantation, FL 33324

Phone: (877) 361-7325

Dallas Sheriff

133 N. Riverfront Blvd.

Dallas, TX 75207

Hours: 8AM-4PM

Telephone: (214) 741-1094

DISCLAIMER

This book and seminar if you attended can help jump start your career in foreclosure investing and help you understand the foreclosure process. But in no way is this book or seminar will be able to guarantee that any of its contents will get you a contract or purchase a property in the foreclosure process. Having success at buying property in foreclosure requires that you continuously attempt to contact defaulting homeowners and or bid at the auction. You must be willing to do the legwork, research and other preparation due diligence activities to be successful.



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IMPORTANT INFORMATION

Real Estate investing has large potential for rewards and profits. But Real Estate investing has large potential for risk and loss. You must be aware of these risks and be willing to accept these risks to invest in real estate. Do not trade with money you can't afford to lose. No representation is being made by ALL STAR COMMERCIAL REALTY, CATHY CROWE, AND ANY OF THEIR AFFILIATES OR REPRESENTATIVES that properties, resources, or opinions mentioned in this eBook or their public websites, will or is likely to achieve profits or losses similar to those shown or evaluations generated by this eBook or websites.



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