

# 14,211

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FILED FOR RECORD  
at 12:30 o'clock P M

JUL 26 2016

JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By *[Signature]*

Tab Beall  
ATTORNEY AT LAW

David Hudson  
ATTORNEY AT LAW

Alesha L. Williams  
ATTORNEY AT LAW

June 29, 2016

HUNT COUNTY JUDGE  
HUNT COUNTY COMMISSIONERS COURT  
2507 LEE ST 2ND FLOOR  
GREENVILLE TX 75401

RE: AGENDA REQUEST

Please place the following on your next agenda for consideration:  
Consider acceptance of high bids received on Resale Properties as follows:

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
R71223	IRAM G FLORES & GINA P CABALERRO	\$2,000.00
Property Description: Lots 4, 5 Block 133, Org Town of Greenville		
HCAD Situs: 3312 Henderson Street, Greenville		

I have attached the resolution, bid analysis, and the information we received from the Purchaser.

I recommend that this proposal be accepted. Final approval is subject to acceptance by all taxing jurisdictions involved. Please call if you have any questions.

Very truly yours,



TAB BEALL

TB/sf  
Enclosures

You may contact Stacy Fleming at (903) 597-7664 ext. 3204 or [sfleming@pbfc.com](mailto:sfleming@pbfc.com) for any questions.

at \_\_\_\_\_ FILED FOR RECORD  
o'clock

JUL 26 2016

JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX

**RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT**

WHEREAS, the **Hunt County Commissioners Court** has become the owner of certain real property described in the attached Exhibit (Exhibit "A") by virtue of the fact that a sufficient bid was not received at a sale conducted by the Sheriff/Constable pursuant to an order of the District Court in **CAUSE NO. TAX18456 CITY OF GREENVILLE VS. MARY L DANIELS**

WHEREAS, a potential buyer of the property has come forward, and

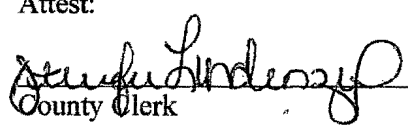
WHEREAS, all taxing entities involved in the above referenced cause must consent to the sale of the hereinabove described real property, and

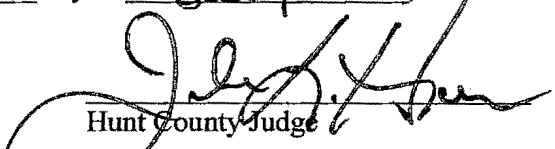
WHEREAS, it is to the benefit of all the taxing entities involved that the property be returned to their respective tax rolls;

NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

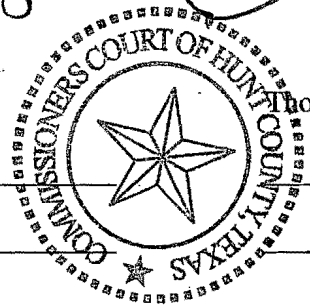
That the sale of the hereinabove described real property to **IRAM G FLORES AND GINA P CABALLERO** for and in consideration of the cash sum of **TWO THOUSAND DOLLARS AND 00/100 (\$2,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 26<sup>th</sup> day of July, 2016.

Attest:  
  
County Clerk

  
Hunt County Judge

Those Voting *Aye* Were:  
Evans  
McMahon  
Martin  
Latham  
\_\_\_\_\_  
\_\_\_\_\_



Those Voting *Nay* Were:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 20 day of July, 2016.

Hunt County Commissioners Court

BY:   
Hunt County Judge

State of Texas


}  
}  
}

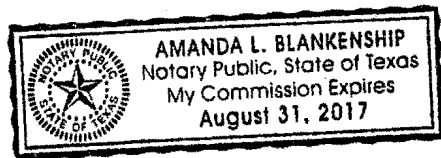
County of Hunt

This instrument was acknowledged before me on this the 27<sup>th</sup> day of

July, 2016 by John L. Horn

Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.

  
Notary Public, State of Texas



**"EXHIBIT A"**

**Property Description:**

TRACT 3: BEING LOTS 4 AND 5, BLOC 133, ORIGINAL TOWN OF GREENVILLE, AS DESCRIBED WARRANTY DEED RECORDED IN VOLUME 429, PAGE 799 FILED JANUARY 27, 1997 AND CONSTABLES DEED DOC#2014-2786 FILED MARCH 11, 2014 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF GREENVILLE INDEPENDENT SCHOOL DISTRICT AND THE CITY OF GREENVILLE UNDER ACCOUNT NUMBER **R71223**.

Situs per Hunt County Appraisal District: 3312 HENDERSON ST, GREENVILLE TX

Hi my name is Gina P Caballero and my husband is Iram G Flores. We like to make an offer on a lot located on Greenville Texas at the corner of Hemphill St and Henderson

Parcel ID #71223

Legal description S4385 ORIG TOWN OF GREENVILLE BLK 133 LOT 4-5

Address 3312 HENDERSON ST GREENVILLE, TX 75401

Our best offer is **\$2000**. Total including taxes and attorney fee to process transaction.

The reason we want this property is because we live on 1820 Hemphill St and this lot is located across the street to our right side of our house we would like to give constant and regular maintenance to this lot because we don't want animals to be nearby and because sometimes we end up cleaning the trash that people throw out as they pass by. Sometimes the grass grow a lot and it takes a long time for someone to come cut the yard.

I believe we can take care of the lot and pay the lot taxes we just want a nice and clean environment for our family and our neighborhood.

Iram G Flores (469)438-7030

Gina P Caballero (214) 718 -8604

1820 Hemphill St

Greenville TX 75401

MAY 02 2016 OK

## BID ANALYSIS

Cause #: TAX18456 CITY OF GREENVILLE VS. MARY L DANIELS

**Bid Amount: \$2,000.00**  
Date Bid Submitted: 5/2/2016

Bidders Name: **IRAM G FLORES**  
**GINA P CABALLERO**  
Bidders Address: 1820 HEMPHILL  
GREENVILLE TX 75401

Acct#: R71223  
Judgment Date: 10/14/2008  
Property Value at Judgment: \$7,600.00  
Property Value today: \$3,850.00  
Date of Sale: 3/4/2014

**Minimum Bid at Sale: \$7,600.00**

Sale Deed Filed: 3/11/2014  
Redemption Expires: 9/11/2014

### PROPERTY DESCRIPTION

TRACT 3: BEING LOTS 4 AND 5, BLOC 133, ORIGINAL TOWN OF GREENVILLE, AS DESCRIBED WARRANTY DEED RECORDED IN VOLUME 429, PAGE 799 FILED JANUARY 27, 1997 AND CONSTABLES DEED DOC#2014-2786 FILED MARCH 11, 2014 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF GREENVILLE INDEPENDENT SCHOOL DISTRICT AND THE CITY OF GREENVILLE UNDER ACCOUNT NUMBER R71223.

SITUS OR LOCATION PER HUNT CAD: 3312 HENDERSON ST, GREENVILLE TX

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	1999-2007	\$1479.28
GREENVILLE ISD	1999-2007	\$3146.16
HUNT COUNTY	1999-2007	\$1118.18
HUNT MEMORIAL HD	1999-2007	\$408.91

TOTAL: \$6152.53

### COSTS

Publication Fee: \$68.17 (Payable to Hunt County Treasurer)  
Court Costs: \$196.29 (Payable to Hunt County District Clerk)  
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)  
Deed Recording Fee: \$38.50 (Payable to Hunt County Clerk)

TOTAL: \$362.96

**PROPOSED TAX DISTRIBUTION – R71223**

Bid Amount: \$2,000.00    Costs: \$362.96  
Net to Distribute: \$1,637.04

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(24%) \$392.89
GREENVILLE ISD:	(51%) \$834.89
HUNT COUNTY:	(18%) \$294.67
HUNT MEMORIAL HD:	(7%) \$114.59

(These amounts are contingent on verification of cost)

**TOTAL: \$1637.04**