

#14,981

Perdue Brandon Fielder Collins & Mott LLP

ATTORNEYS AT LAW
P.O. BOX 2007
TYLER, TX 75710
TELEPHONE 903-597-7664
FAX 903-597-6298
www.pbfc.com

FILED FOR RECORD
at 12:00 o'clock P M

FEB 13 2018

JENNIFER LINDERMEIER
County Clerk, Hunt County, T
By *Jennifer Lindermeier*

Tab Beall
ATTORNEY AT LAW

Alesha L. Williams
ATTORNEY AT LAW

Scott A. Severt
ATTORNEY AT LAW

January 23, 2018

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>
R25992	NEXTLOTS NOW LLC	\$20,000.00
Property Description:	A0411 HATCHET F E, TRACT 36, ACRES 6.25	
HCAD Situs:	CR 3306 GREENVILLE, TX 75401 (Between 2559 and 2601 CR 3306)	
R37220	BRIAN KEITH HOWELL	\$6,400.00
Property Description:	A1107 WEATHERFORD MOONEY, TRACT 2, ACRES 6.42	
HCAD Situs:	OFF CR 3318 GREENVILLE TX 75401 (Landlocked)	
R49683	JACKFERG HOLDINGS LLC	\$500.00
Property Description:	LOT 10, BLOCK 1, JOHN KNIGHT ADDITION	
HCAD Situs:	173 BLACKBURN COMMERCE TX 75428	
R218619	JACKFERG HOLDINGS LLC	\$1,500.00
Property Description:	LOT 11-13, BLOCK 1, JOHN KNIGHT ADDITION	
HCAD Situs:	BLACKBURN ST COMMERCE TX 75428	

We have attached the resolution, bid analysis, and the information we received from the Purchaser. We recommend that this proposal be accepted. Final approval is subject to acceptance by all taxing jurisdictions involved.

Please return the documents to our office upon completion.

Very truly yours,

TAB BEALL
Enclosures

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

#14,981

FILED FOR RECORD
at 12:00 o'clock P.M.
FEB 13 2018
JANET HINDENBERG
CLERK OF COUNTY CLERK
HUNT COUNTY TEXAS
[Signature]

RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT

WHEREAS, the **Hunt County Commissioners Court** has become an 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. TAX20902 GREENVILLE ISD VS. BILLY ANDERSON, DECEASED**

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 **NEXTLOTS NOW LLC** for and in consideration of the cash sum of **TWENTY THOUSAND DOLLARS AND NO/100 (\$20,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 13th day of February, 2018

Attest:

[Signature]
County Clerk

[Signature]
Hunt County Judge

Those Voting *Aye* Were:

Those Voting *Nay* Were:

Evans
Momahan
Martin
Latham

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 13 day of February, 2018

Hunt County Commissioners Court

BY: [Signature]
Hunt County Judge

State of Texas

{
{
{

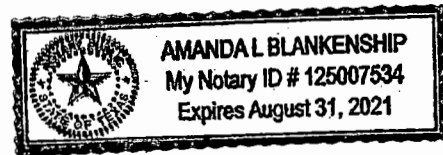
County of Hunt

This instrument was acknowledged before me on this the 13th day of

February, 2018 by John L. Horn

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

[Signature]
Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 1: BEING 6.25 ACRES, TRACT 36, PART OF THE F E HATCHET SURVEY, ABSTRACT NUMBER A0411, AS DESCRIBED IN GIFT WARRANTY DEED, RECORDED IN VOLUME 994, PAGE 160, ON INSTRUMENT FILED APRIL 2, 2003, IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R25992

SITUS OR LOCATION PER HUNT CAD: CR 3306, GREENVILLE TX 75402

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: R25992 Address: C.R. 3306

Bid Amount: \$ 20,000.00

PRINT NAME: NEXTLOTS NOW L.L.C.

ADDRESS: P.O. Box 865

CITY: LANCASTER STATE: TX ZIP: 75146

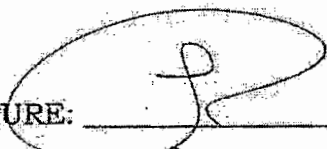
TELEPHONE: (214) 686-6806

E-MAIL: Lee@NEXTLOTS.com

PURPOSE FOR PURCHASING PROPERTY:

INVESTMENT

Print name(s) to appear on deed if different than above:

SIGNATURE: 

DATE: Dec. 2, 2017

ALL BIDS MUST BE SIGNED BY HAND

I CERTIFY THAT I HAVE NO OUTSTANDING TAX JUDGMENTS OR TAX DELINQUENCIES IN HUNT COUNTY

PLEASE MAIL TO: PERDUE, BRANDON LAW FIRM/ HUNT RESALE
PO BOX 2007
TYLER TX 75710-2007

OR

DELIVER TO: PERDUE, BRANDON LAW FIRM
305 S BROADWAY STE 200
TYLER TX 75702

BID ANALYSIS

Cause # TAX20902 GREENVILLE ISD VS. BILLY ANDERSON, DECEASED

Bid Amount: \$20,000.00
Minimum Bid at Sale: \$31,126.95
Date Bid Submitted: 12/2/2017

Acct#: R25992
Judgment Date: 10/20/2016
Property Value at Judgment: \$48,200.00
Property Value today: \$49,230.00
Date of Sale: 5/2/2017

Bidders Name: NEXTLOTS NOW LLC

Bidders Address: PO BOX 865
LANCASTER TX 75146

Sale Deed Filed: 5/24/2017
Redemption Expires: 11/24/2017

PROPERTY DESCRIPTION

TRACT 1: BEING 6.25 ACRES, TRACT 36, PART OF THE F E HATCHET SURVEY, ABSTRACT NUMBER A0411, AS DESCRIBED IN GIFT WARRANTY DEED, RECORDED IN VOLUME 994, PAGE 160, ON INSTRUMENT FILED APRIL 2, 2003, IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R25992

SITUS OR LOCATION PER HUNT CAD: CR 3306, GREENVILLE TX 75402

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
GREENVILLE ISD	1998-2015	\$17,891.66
HUNT COUNTY	1997-2015	\$6,958.10
HUNT MEMORIAL HD	1997-2015	\$2,797.39

TOTAL: \$27,647.15

COSTS

Publication Fee: \$365.00 (Payable to Hunt County Treasurer)
Court Costs \$835.00 (Payable to Hunt County District Clerk)
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.00 (Payable to Hunt County Clerk)

TOTAL: \$1,298.00

PROPOSED TAX DISTRIBUTION

Bid Amount: \$20,000.00 Costs: \$1,298.00
Net to Distribute: \$18,702.00

ENTITY	AMOUNT TO DISBURSE
GREENVILLE ISD:	(65%) \$12,156.30
HUNT COUNTY:	(25%) \$4,675.50
HUNT MEMORIAL HD:	(10%) \$1,870.02

(These amounts are contingent on verification of cost)

TOTAL: \$18,702.00

#14,981

FILED FOR RECORD
13:01 of clock
FEB 13 2018
JENNIFER W. HARRINGTON
By County Clerk
HUNT COUNTY, TX
[Signature]

RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT

WHEREAS, the **Hunt County Commissioners Court** has become an 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. TAX20523 GREENVILLE ISD VS. RALPH ISLER, ET AL**

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 **BRIAN KEITH HOWELL** for and in consideration of the cash sum of **SIX THOUSAND FOUR HUNDRED DOLLARS AND NO/100 (\$6,400.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 13th day of February, 2018.

Attest:

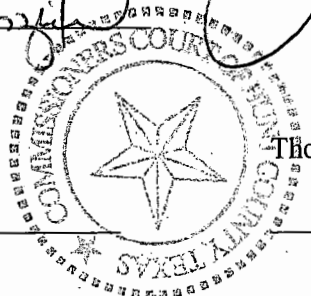
[Signature]
County Clerk

[Signature]
Hunt County Judge

Those Voting *Aye* Were:

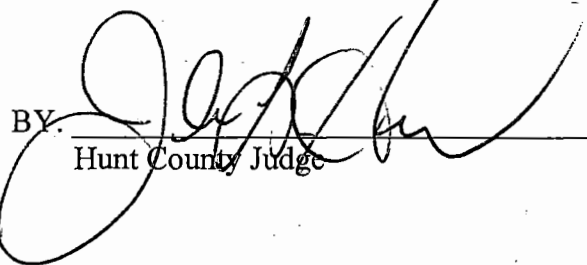
Those Voting *Nay* Were:

Evans
McMahon
Martin
Latham



In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 13 day of February, 2018.

Hunt County Commissioners Court

BY: 
Hunt County Judge

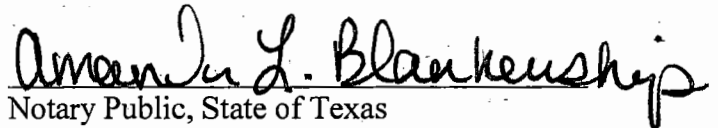
State of Texas

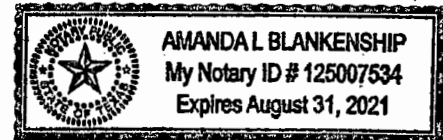
{
{
{

County of Hunt

This instrument was acknowledged before me on this the 13th day of February, 2018 by John L. Horn

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


Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 1: BEING 6.42 ACRES. TRACT 2, PART OF THE MOONEY WEATHERFORD SURVEY, ABSTRACT A1107, AS DESCRIBED IN THE FINAL JUDGMENT RECORDED ON VOLUME 245, PAGE 63, ON INSTRUMENT FILED MAY 24, 1989 AND CONSTABLES DEED DOC#2017-06772 FILED MAY 24, 2017 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R37220**

SITUS OR LOCATION PER HUNT CAD: OFF CR 3318, GREENVILLE TX 75402

Perdue Brandon Fielder Collins & Mott LLP

ATTORNEYS AT LAW
P.O. BOX 2007
TYLER, TX 75710
TELEPHONE 903-597-7664
FAX 903-597-6298
www.pbfcml.com

Tab Beall
ATTORNEY AT LAW

Alesha L. Williams
ATTORNEY AT LAW

Scott A. Severt
ATTORNEY AT LAW

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 37220 Address: CR 3318 Greenville TX 75401

Bid Amount: \$ 6,400.00

PRINT NAME: Brian Keith Howell

ADDRESS: 402 CR 3318

CITY: Greenville STATE: TX ZIP: 75402

TELEPHONE: (903) 456-4419

E-MAIL: akelecgrn1@yahoo.com

PURPOSE FOR PURCHASING PROPERTY:
Residential use

Print name(s) to appear on deed if different than above:

DATE: 1-9-18

SIGNATURE: Brian Keith Howell

ALL BIDS MUST BE SIGNED BY HAND

I CERTIFY THAT I HAVE NO OUTSTANDING TAX JUDGMENTS OR TAX DELINQUENCIES IN HUNT COUNTY

PLEASE MAIL TO: PERDUE, BRANDON LAW FIRM/ HUNT RESALE
PO BOX 2007
TYLER TX 75710-2007

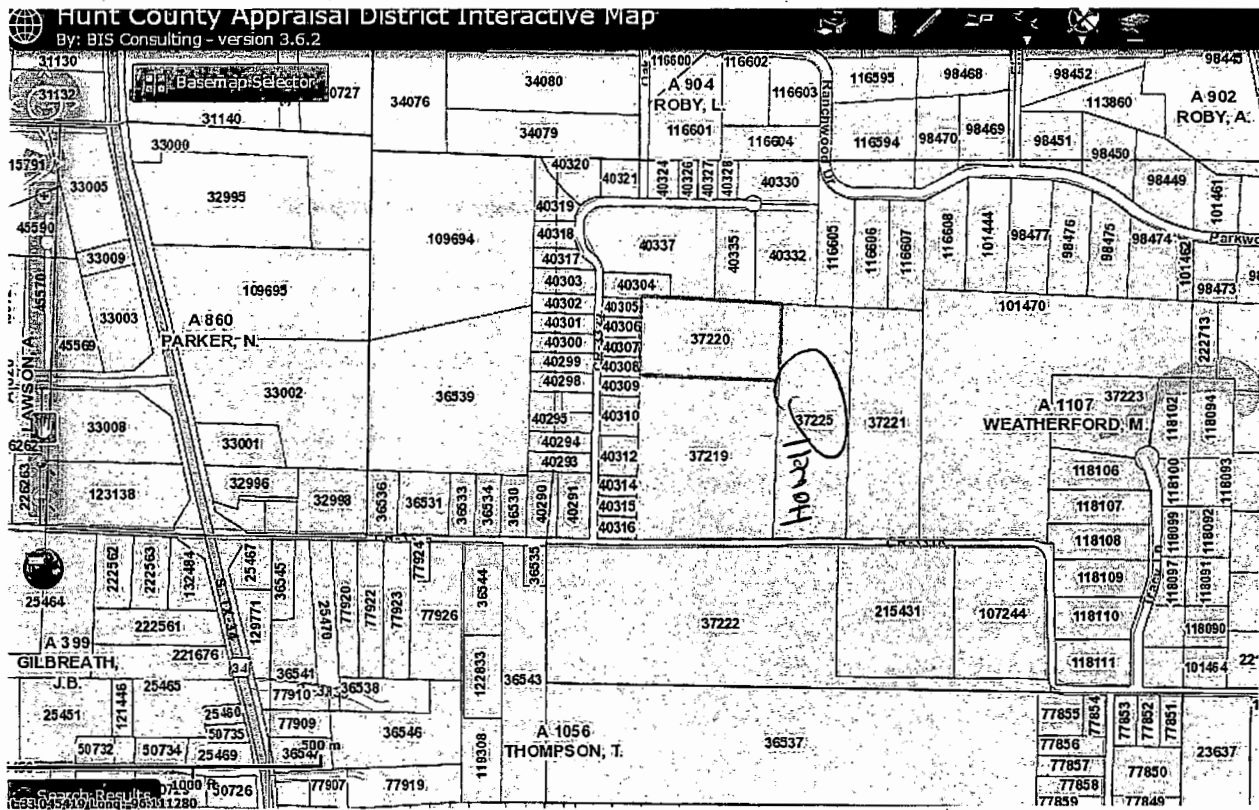
OR

E-MAIL TO: Stacy Fleming at sfleming@pbfcml.com

AMARILLO ARLINGTON AUSTIN CONROE GARLAND HOUSTON
LUBBOCK EDINBURG MIDLAND SAN ANTONIO TYLER WICHITA FALLS

R37220 – property is land-locked.

Mr. Howell owns R37225 which is connected to the subject property.



BID ANALYSIS

Cause # TAX20523 GREENVILLE ISD VS. RALPH ISLER, ET AL

Bid Amount: \$6,400.00
Minimum Bid at Sale: \$25,426.20
Date Bid Submitted: 1-9-2018

Acct#: R37220
Judgment Date: 10/20/2016
Property Value at Judgment: \$34,520.00
Property Value today: \$35,220.00
Date of Sale: 5/2/2017

Bidders Name: BRIAN KEITH HOWELL

Bidders Address: 402 CR 3318
GREENVILLE TX 75402

Sale Deed Filed: 5/24//2017
Redemption Expires: 12/24/2017

PROPERTY DESCRIPTION

TRACT 1: BEING 6.42 ACRES. TRACT 2, PART OF THE MOONEY WEATHERFORD SURVEY, ABSTRACT A1107, AS DESCRIBED IN THE FINAL JUDGMENT RECORDED ON VOLUME245, PAGE 63, ON INSTRUMENT FILED MAY 24, 1989 AND CONSTABLES DEED DOC#2017-06772 FILED MAY 24, 2017 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R37220**

SITUS OR LOCATION PER HUNT CAD: OFF CR 3318, GREENVILLE TX (LANDLOCKED)

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
GREENVILLE ISD	2000-2015	\$14,069.45
HUNT COUNTY	2000-2015	\$5,716.57
HUNT MEMORIAL HD	2000-2015	\$2,336.27

TOTAL: \$22,122.29

COSTS

Publication Fee: \$365.00 (Payable to Hunt County Treasurer)
Court Costs \$1,147.49 (Payable to Hunt County District Clerk)
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.00 (Payable to Hunt County Clerk)

TOTAL: \$1,610.49

PROPOSED TAX DISTRIBUTION

Bid Amount: \$6,400.00 Costs: \$1,610.49
Net to Distribute: \$4,789.51

ENTITY	AMOUNT TO DISBURSE
GREENVILLE ISD:	(64%) \$3,065.29
HUNT COUNTY:	(26%) \$1,245.27
HUNT MEMORIAL HD:	(10%) \$478.95

(These amounts are contingent on verification of cost)

TOTAL: \$4,789.51

#14,981

FILED FOR RECORD
at 12:01 o'clock P M
FEB 13 2018
JENNIFER LINDSEY
County Clerk
Hunt County, TX

RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT

WHEREAS, the **Hunt County Commissioners Court** has become an 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. TAX20215 COMMERCE ISD VS. DORIS WILSON, DECEASED**

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 **JACKFERG HOLDINGS LLC** for and in consideration of the cash sum of **FIVE HUNDRED DOLLARS AND NO/100 (\$500.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 13th day of February 2018.

Attest:

Jennifer Lindsey
County Clerk

[Signature]
Hunt County Judge

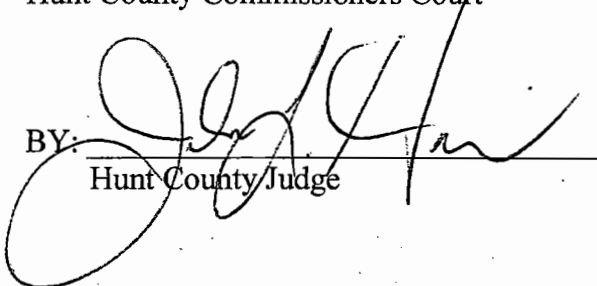
Those Voting *Aye* Were:

Those Voting *Nay* Were:

Evans
McMahon
Martin
Latham

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 13th day of February, 2018.

Hunt County Commissioners Court

BY: 
Hunt County Judge

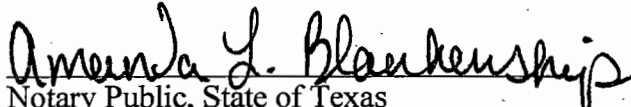
State of Texas

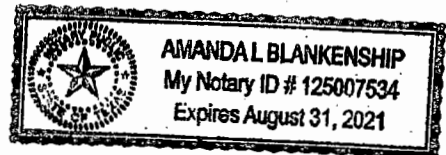
{
{
{

County of Hunt

This instrument was acknowledged before me on this the 13th day of February, 2018 by John L. Horn.

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


Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 1: BEING BLOCK 1, LOT 10, PART OF THE JOHN KNIGHT ADDITION, AS DESCRIBED IN DEED RECORDED IN VOLUME 15, PAGE 803 ON INSTRUMENT FILED APRIL 29, 1986 AND CONSTABLES DEED DOC#2014-6673 FILED JUNE 10, 2014 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R49683**.

Situs per Hunt County Appraisal District: 173 BLACKBURN ST COMMERCE, TX 75428

RETURN TO: PERDUE, BRANDON LAW FIRM
PO BOX 2007
TYLER TX 75710-2007

BID ANALYSIS

Cause # TAX20215 COMMERCE ISD VS. DORIS WILSON, DECEASED

Bid Amount: \$500.00
Minimum Bid at Sale: \$1,500.00
Date Bid Submitted: 1/11/2018

Acct#: R49683
Judgment Date: 1/16/2014
Property Value at Judgment: \$1,500.00
Property Value today: \$1,500.00
Date of Sale: 6/3/2014

Bidders Name: JACKFERG HOLDINGS LLC
Heath Jackson
Bidders Address: 5408 WESCOTT LN
DALLAS TX 75287

Sale Deed Filed: 6/10/2014
Redemption Expires: 12/10/2014

PROPERTY DESCRIPTION

TRACT 1: BEING BLOCK 1, LOT 10, PART OF THE JOHN KNIGHT ADDITION, AS DESCRIBED IN DEED RECORDED IN VOLUME 15, PAGE 803 ON INSTRUMENT FILED APRIL 29, 1986 AND CONSTABLES DEED DOC#2014-6673 FILED JUNE 10, 2014 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R49683**.

SITUS OR LOCATION PER HUNT CAD: 173 BLACKBURN ST, COMMERCE TX 75428

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF COMMERCE	1998-2012	\$306.64
COMMERCE ISD	1993-1996, 1998-2012	\$902.62
HUNT COUNTY	1998-2012	\$241.70
HUNT MEMORIAL HD	1998-2012	\$93.04

TOTAL: \$1,544.00

COSTS

Publication Fee: \$428.10 (Payable to Hunt County Treasurer)
Court Costs \$33.65 (Payable to Hunt County District Clerk)
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$500.00

PROPOSED TAX DISTRIBUTION (NO PAYMENT)

Bid Amount: \$500.00 Costs: \$500.00
Net to Distribute: \$0.00

ENTITY	AMOUNT TO DISBURSE
CITY OF COMMERCE	\$0.00
COMMERCE ISD	\$0.00
HUNT COUNTY	\$0.00
HUNT MEMORIAL HD	\$0.00

(These amounts are contingent on verification of cost)

TOTAL: \$0.00

#14,981

FILED FOR RECORD
at 12:01 PM
FEB 13 2018
By: JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX

RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT:

WHEREAS, the **Hunt County Commissioners Court** has become an 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. TAX20741 COMMERCE ISD VS. JOHN KNIGHT, DECEASED**

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 **JACKFERG HOLDINGS LLC** for and in consideration of the cash sum of **ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$1,500.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 13th day of February, 2018.

Attest:

Jennifer Lindenzweig
County Clerk

[Signature]
Hunt County Judge



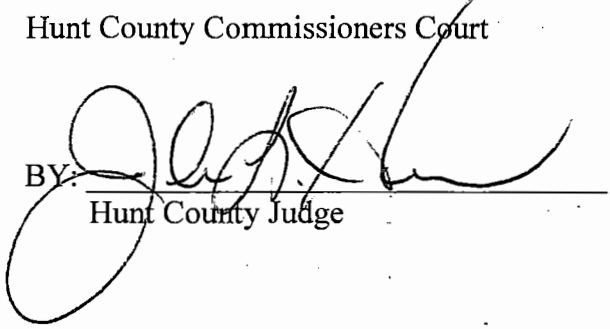
Those Voting *Aye* Were:

Those Voting *Nay* Were:

Evans
McMahon
Martin
Latham

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 13th day of February, 2018.

Hunt County Commissioners Court

BY: 
Hunt County Judge

State of Texas

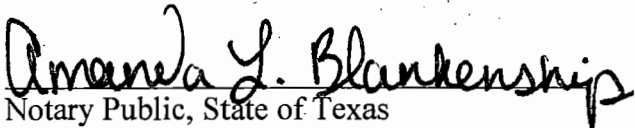
{
{
{

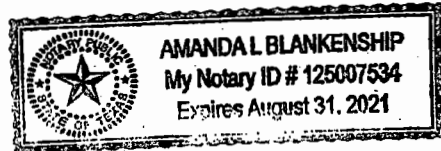
County of Hunt

This instrument was acknowledged before me on this the 13th day of

February, 2018 by John L. Horn

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


Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 1: BEING BLOCK 1, LOT 11-13. OF THE JOHN KNIGHT ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 90, PAGE 60, ON INSTRUMENT FILED JUNE 27, 1896, AND DESCRIBED ON PLAT RECORD, MAP C-172, FILED MARCH 16, 1950 AND CONSTABLES DEED DOC#2016-4693 FILED APRIL 15, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER THE ACCOUNT NUMBER **R218619**.

SITUS OR LOCATION PER HUNT CAD: BLACKBURN ST, COMMERCE TX 75428

RETURN TO: PERDUE, BRANDON LAW FIRM
PO BOX 2007
TYLER TX 75710-2007

BID ANALYSIS

Cause # TAX20741 COMMERCE ISD VS. JOHN KNIGHT, DECEASED

Bid Amount: \$1,500.00

Minimum Bid at Sale: \$25,098.08

Date Bid Submitted: 1/11/2018

Acct#: R218619

Judgment Date: 8/20/2015

Property Value at Judgment: \$28,610.00

Property Value today: \$29,090.00

Date of Sale: 4/5/2016

Bidders Name: JACKFERG HOLDINGS LLC

Heath Jackson

Bidders Address: 5408 WESCOTT LN

DALLAS TX 75287

Sale Deed Filed: 4/15/2016
Redemption Expires: 10/15/2016

PROPERTY DESCRIPTION

TRACT 1: BEING BLOCK 1, LOT 11-13. OF THE JOHN KNIGHT ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 90, PAGE 60, ON INSTRUMENT FILED JUNE 27, 1896, AND DESCRIBED ON PLAT RECORD, MAP C-172, FILED MARCH 16, 1950 AND CONSTABLES DEED DOC#2016-4693 FILED APRIL 15, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER THE ACCOUNT NUMBER **R218619**

SITUS OR LOCATION PER HUNT CAD: BLACKBURN ST, COMMERCE TX 75428

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF COMMERCE	1993-2014	\$5,118.87
COMMERCE ISD	1993-2014	\$11,303.32
HUNT COUNTY	1993-2014	\$3,895.17
HUNT MEMORIAL HD	1993-2014	\$1,596.40

TOTAL: \$21,913.76

COSTS

Publication Fee: \$174.00 (Payable to Hunt County Treasurer)
Court Costs: \$534.52 (Payable to Hunt County District Clerk)
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$806.77

PROPOSED TAX DISTRIBUTION (NO PAYMENT)

Bid Amount: \$1,500.00 Costs: \$806.77
Net to Distribute: \$693.23

ENTITY AMOUNT TO DISBURSE

CITY OF COMMERCE	(23%)	\$159.44
COMMERCE ISD	(52%)	\$360.48
HUNT COUNTY	(18%)	\$124.78
HUNT MEMORIAL HD	(7%)	\$48.53

(These amounts are contingent on verification of cost)

TOTAL: \$693.23

#14,981



FILED FOR RECORD
at 12:01 o'clock P M
FEB 13 2018
JENNIFER LINDENBERG
COUNTY CLERK OF COUNTY, TX
By *Jennifer Lindenberg*

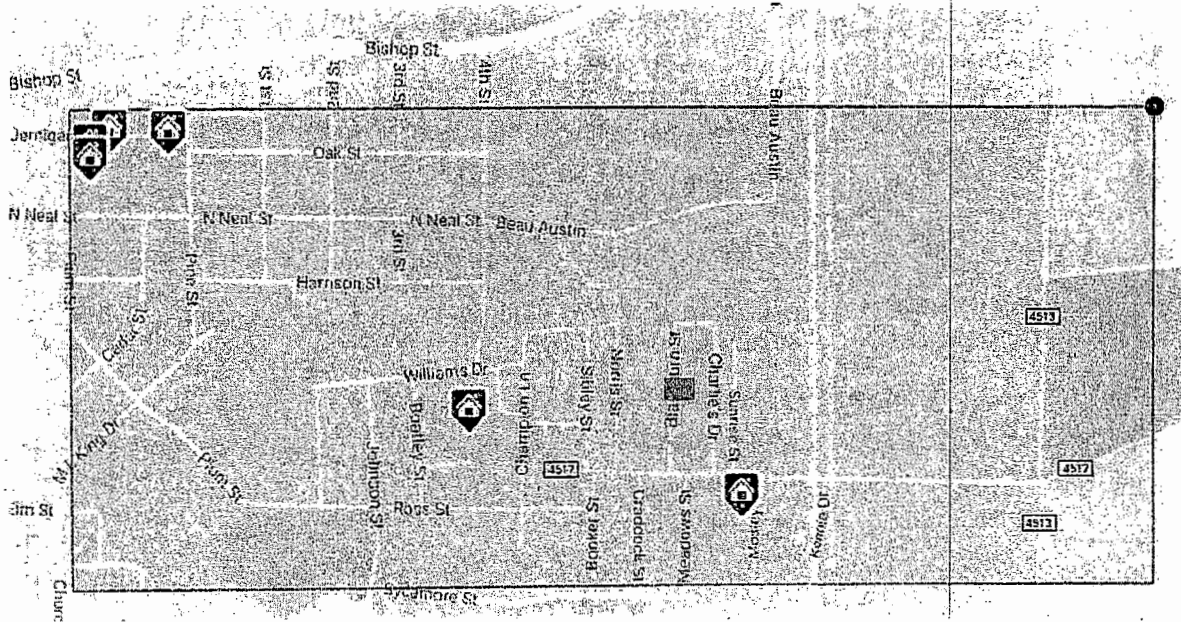
This form is to accompany bids for Property Account 49683 and 218619.

JackFerg Properties is prepared to purchase the following parcels. From my understanding, there is confusion regarding the history of these two parcels and where the location of the property (home) falls within each parcel/lot. This has now resulted in a bid to purchase both to ensure I accurately bid on the property with the home.

Property 49683: This is what I originally assumed was the property with the existing home. However, it has been communicated to me that this property doesn't contain the home any longer although the physical address of the property is 173 Blackburn which corresponds with the address on Hunt CAD.

Property 218619: this is what I am know told is where the house falls, however, the bid price for this is not feasible due to many factors.

Unfortunately, there is a shortage in comparable homes to ascertain a value. In addition, it is my understanding this home has been vacant for over 13 years and has sustained vandalism, theft, etc. Below you will see what I was able to pull within MLS (Green square is the property I am looking to purchase at 173 Blackburn).



Criteria Map Results

Display Agent Single Line at 25 per page

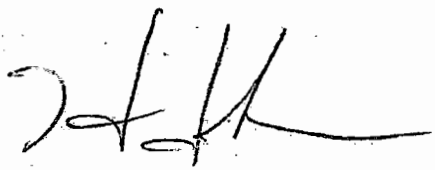
MLS	Est.	Status	Area	Address	Subdivision Name	Sq Ft Total	Beds	Baths	Garage	CP	Pool	Current Price
1	11719326	Pending	3374	915 Jettigan Street	Org Town Of Commerce	1,269	0	0.00	0/0/0	0.260	No	\$12,000
2	11719321	Pending	3374	503 Pine Street	Org Town Of Commerce	1,261	0	0.00	0/0/0	0.255	No	\$12,000
3	11704127	Sold	3374	684 Plum Street	Org Town Of Commerce	754	2	1.00	0/0/0	0.185	No	\$15,000
4	11676500	Sold	3374	118 King Street	Org Town Of Commerce	975	3	1.00	0/0/0	0.344	No	\$30,000
5	113081017	Sold	3374	806 Plum Street	Org Town Of Commerce	1,627	3	1.00	0/2/2	0.225	No	\$32,000
6	11328268	Sold	3374	1213 Wesley Street	Marshall O P Add	1,620	4	3.00	0/0/0	0.115	No	\$42,750

The property I am looking to purchase, 173 Blackburn, will need over \$25,000 (mechanical improvements along with cosmetic) to get it up to standard and allow me to rent. As you can see based on the comps, the properties I am trying to bid on to obtain the house doesn't support much value other than land, which I really don't want, but am willing to purchase to ensure I get the home.

Given this, I am prepared to offer \$2000 for the combined parcels. I will split the offer to \$500 for Parcel 49683 and \$1,500 for Parcel 218619. This will allow me the ability to renovate the home, while providing future tax revenue to the city/county.

I have renovated and updated several homes within Commerce over the last few years, substantially increasing values, cleaning up neighborhoods which has resulted in several beatification awards. I respectfully request my offer for these two parcels will be considered.

Regards,



Heath Jackson
 JackFerg Holdings, LLC

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 49683 Address: 173 Blackbury

Bid Amount: \$ 500

PRINT NAME: JACKFERG HOLDINGS, LLC

ADDRESS: 5408 WESCOTT LN

CITY: DALLAS STATE: TX ZIP: 75287

TELEPHONE: (972) 523-2987

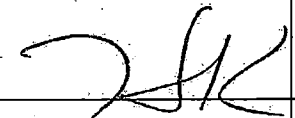
E-MAIL: Heath.Jackson@jackferg.com

PURPOSE FOR PURCHASING PROPERTY:

Renovation / Rent - See Additional Form
Accompanying Bid

Print name(s) to appear on deed if different than above:

JACKFERG HOLDINGS - Commerce III, LLC

SIGNATURE: 

DATE: 1/11/18

ALL BIDS MUST BE SIGNED BY HAND

I CERTIFY THAT I HAVE NO OUTSTANDING TAX JUDGMENTS OR TAX DELINQUENCIES IN HUNT COUNTY

PLEASE MAIL TO: PERDUE, BRANDON LAW FIRM/ HUNT RESALE
PO BOX 2007
TYLER TX 75710-2007

OR

DELIVER TO: PERDUE, BRANDON LAW FIRM
305 S BROADWAY STE 200
TYLER TX 75702

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 218619 Address: Blackburn

Bid Amount: \$ 1,500

PRINT NAME: JACK FERG HOLDINGS, LLC

ADDRESS: 5408 WESCOTT LN

CITY: DALLAS STATE: TX ZIP: 75287

TELEPHONE: (972) 523-2987

E-MAIL: Heath.Jackson@JackFerg.com

PURPOSE FOR PURCHASING PROPERTY:
RENOVATION/RENT - See ADDITIONAL FORM
Accompanying Bid

Print name(s) to appear on deed if different than above:

JACK FERG HOLDINGS - COMMERCIAL III, LLC

SIGNATURE: [Signature]

DATE: 1/11/18

ALL BIDS MUST BE SIGNED BY HAND

I CERTIFY THAT I HAVE NO OUTSTANDING TAX JUDGMENTS OR TAX DELINQUENCIES IN HUNT COUNTY

PLEASE MAIL TO: PERDUE, BRANDON LAW FIRM/ HUNT RESALE
PO BOX 2007
TYLER TX 75710-2007

OR

DELIVER TO: PERDUE, BRANDON LAW FIRM
305 S BROADWAY STE 200
TYLER TX 75702

49683

PROPERTY ID AND LEGAL DESCRIPTION PRCEID: 49683 TYPE: Real DBA: S3795 KNIGHT JOHN ADDITION BLK 1 LOT 10 GEO ID : 3795-0010-0100-31 REF ID1: MAP ID: COMMERCE REF ID2: R49683 MAPSCO: COMMERCE SITU: 173 BLACKBURN ST COMMERCE, TX 75428 TIF: N PROP USE: SUB MKT: GBA : 0 NRA: 0 UNITS : 0 APPR VAL METHOD: Cost	OWNER ID, NAME AND ADDRESS WILSON DORIS M 4032 SUEL DR TYLER, TX 75702 EFFECTIVE ACRES: 0.0000	OWNER ID / % 362115 100.00%	EXEMPTIONS	ENTITIES CAD 100% CCO 100% GHT 100% HHO 100% SCO 100%	VALUE METHOD IMPROVEMENT = 0 LAND MKT = + 1,400 MARKET = 1,400 PROD LOSS = 0 APPRAISED = 1,400 HS CAP LOSS = 0 ASSESSED = 1,400	C 2012 VALUES 0 1,400 1,500 0 1,500 0 1,500	C 2013 VALUES 0 1,500 1,500 0 1,500 0 1,500
---	---	--	-------------------	---	---	---	---

GENERAL UTILITIES: ALL LAST APPR YR: 2013 LAST APPR: SSG TOPOGRAPHY: LEV CAP BASIS YR: NBHD APPR: ROAD ACCESS: PAV LAST INSP DATE: 02/28/2013 SUBDV APPR: ZONING: NEXT INSP DATE: LAND APPR: GROUP CODES: DEPR, FN, REAL NOTICE 2013, TER VALUE APPR: NEXT REASON: RENT:	REMARKS / SKETCH COMMANDS
---	----------------------------------

BUILDING PERMITS B# ISSUE DT PERMIT # TYPE ST EST VALUE APPR BUILDER COMMENT	PICTURE
--	----------------

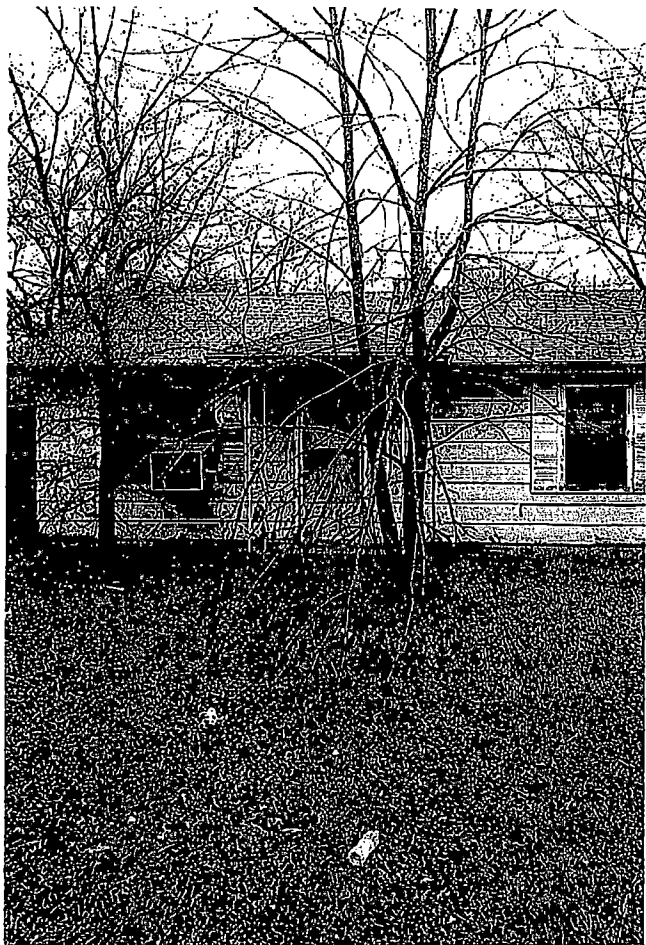
INCOME APPROACH DATA GPI VAC EGR OTHER INC EGI EXPENSE TAXES NOI METHOD INC VALUE	TAX AGENT GROSS SQFT: PHONE: LINKED ACCTS: NET SQFT: RECONCILED VALUE:
---	--

INQUIRY / ARB / PROTESTS CASE ID DATE APPR STATUS OWNER COMMENTS STAFF COMMENTS

SALES & DEED HISTORY SALE DT SALE TYPE RATIO FIN CD FIN LA SQFT SP / SQFT 1ST IMPRV 2ND IMPRV GRANTOR CONSID DEED DEED INFO 06/25/1997 PRICE CD TERM WILSON DORIS M JUD 448 / 218 04/01/1986 WILSON J / BRA WD 15 / 803

IMPROVEMENT VALUATION # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS STY BUILT EFF YR COND VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE	IMPROVEMENT DETAIL ADJUSTMENTS W ADJ TYPE ADJ AMT ADJ %	IMPROVEMENT FEATURES DESCRIPTION UNITS CODE VALUE
--	---	---

LAND VALUATION REGION: 90 SUBD: S3795 NBHD: NSCOs (100%) SUBSET: LAND VALUATION IRR Wells: 0 Capacity: 0 IRR Acres: 0.0000 Oil Wells: 0 LA DESCRIPTION TYPE SOIL CLS TABLE SC HS METH DIMENSIONS UNIT PRICE ADJ MASS ADJ VAL SRC MKT VAL 1. RESIDENTIAL, CI CR SFT-S37 A1 N SQ 5000.00 SQ 0.30 1.00 1.00 A 1,500 1,500	LAND ADJUSTMENTS L# ADJ TYPE ADJ AMT ADJ %	PRODUCTIVITY VALUATION AG AG USE AG TABLE AG UNIT PRC AG VALUE N 0.00 0
---	--	--



R218619

House # 173

HUNT COUNTY APPRAISAL DISTRICT
 PROPERTY 218619 R 05/17/2013
 Legal Description
 S3795 KNIGHT JOHN ADDITION BLK 1 LOT 11-13

OWNER ID
 355881
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2014
 KNIGHT JOHN (HEIRS OF)
 (MR)
 COMMERCE, TX 75428

Entireties
 CAD 100%
 CCO 100%
 GHT 100%
 HHO 100%
 SCO 100%

Values
 IMPROVEMENTS 25,190
 LAND MARKET + 4,200
 MARKET VALUE = 29,390
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 29,390
 HS CAP LOSS - 0
 ASSESSED VALUE = 29,390

3795-0010-0110-31

Ref ID2: R108995
 Map ID COMMERCE

ACRES:
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS BLACKBURN ST COMMERCE, TX 75428

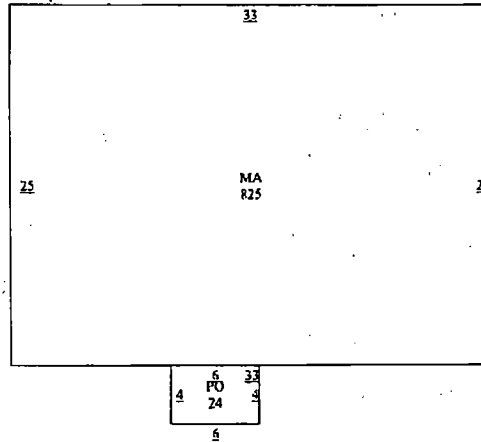
GENERAL

UTILITIES
 TOPOGRAPHY LEV
 ROAD ACCESS PAV
 ZONING
 NEXT REASON

LAST APPR. NAA
 LAST APPR. YR 2014
 LAST INSP. DATE 12/02/2013
 NEXT INSP. DATE

SKETCH for Improvement #1 (Residential)

EXEMPTIONS



REMARKS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO

SUBD: S3795 NBHD: NSCO9 83.00%

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	MA	MAIN AREA	R	2F/	825.0	56.26	1987	1987	AVG	46,420	65%	100%	100%	100%	100%	0.65	30,170
	PO	OPEN PORCH W	R	7/	24.0	11.25		1980		270	65%	100%	100%	100%	100%	0.65	180
		BEIGE/WHITE TRIM		STCD: A1	849.0					46,690							30,350
		Misc: A1															

IMPROVEMENT FEATURES

Exterior Wall	1	MS	0
Foundation	1	SL	0
Plumbing	1	5	0
Roof Covering	1	HP-CS	0
			0

SUBD: S3795 NBHD: NSCO9 100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0

IRR Acres: 0

Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	RESIDENTIAL, CITY		SFT-S3795	A1	N	SQ	15,000.0000 SQ	.28	4,200	1.00	1.00	A	4,200	NO			0.00	0
													4,200					0

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

2613 Stonewall- Suite A, P.O. Box 8248

Greenville, Texas 75404

(903) 454-2059

fax: (903) 454-9856

#14,981

FILED FOR RECORD
at 13:02 of Book p M

FEB 13 2018

JENNIFER LINDENBERG
By *Jennifer Lindenberg*
CLERK OF COUNTY TAX

AGENDA ITEM

Date: February 6, 2018

To: John Horn, County Judge
Amanda Blankenship
Executive Administrative Assistant, Hunt County Judge

From: Sherrina Williams
Office Manager

Re: Tax Resale Deeds

Please find attached **Tax Resale Deeds** for properties recently sold. These properties have been on several Resale Auctions and did not sale. However, we have recently received the bid amount for the purchase of 5 properties. **Therefore, we are asking for approval from the Commissioners for this bid/purchase.** If approved, please have deed signed and returned to our office.

Please feel free to contact me, if you have any questions or need further information.

Thank you.

Property Account Nos: 87012, 87008, 52660, 88929, 124697

Enclosed: 4 Tax Resale Deeds

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

Account #87012, 87008

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HUNT

X

That **HUNT COUNTY, CITY OF HAWK COVE, QUINLAN INDEPENDENT SCHOOL DISTRICT and HUNT MEMORIAL HOSPITAL DISTRICT**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$926.00 cash in hand paid by

Juan D. Serrano, Maria I. Serrano, 1916 Hidden Fairway Drive, Wylie, TX 75098

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. TAX 19,587**, in the district court of said county, said property being located in Hunt County, Texas, and described as follows:

ACCOUNT #87012; Tract No. 1: WHISKERS RETREAT INSTAL # 1, BLOCK 3, LOT 363 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 795 PAGE 350 and CONSTABLE DEED FILED AS DOCUMENT #2013-13948 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS. #87012

ACCOUNT #87008; Tract No. 2: WHISKERS RETREAT INSTAL # 1, BLOCK 3; LOT 358B AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 795 PAGE 350 and CONSTABLE DEED FILED AS DOCUMENT #2013-13948 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS #87008

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

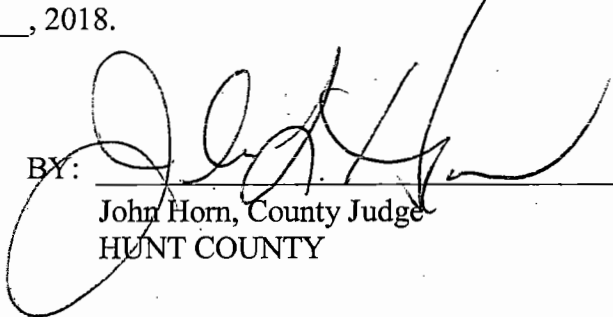
Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF HUNT COUNTY has caused these presents to be executed this

13 day of February, 2018.

BY: _____



John Horn, County Judge
HUNT COUNTY

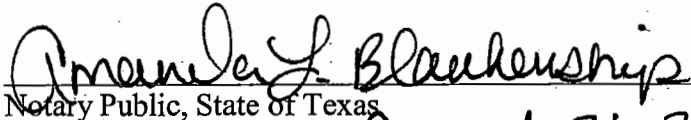
STATE OF TEXAS

X

COUNTY OF HUNT

X

This instrument was acknowledged before me on this 13 day of February, 2018, by John Horn, County Judge, of HUNT COUNTY.

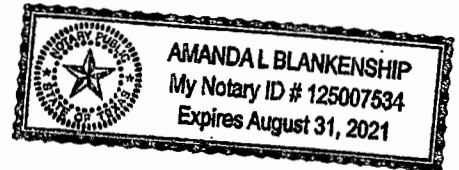


Notary Public, State of Texas

My Commission Expires: August 31, 2021

Please return to:

Linebarger Goggan Blair & Sampson, LLP
PO Box 8248
Greenville, TX 75404-8248



Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

Account #52660

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HUNT

X

That **CITY OF COMMERCE, HUNT COUNTY, HUNT MEMORIAL HOSPITAL DISTRICT and COMMERCE INDEPENDENT SCHOOL DISTRICT**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$546.00 cash in hand paid by

Kudakwashe Nembaware, 1224 Main Street, Loft 5, Commerce, TX 75428

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. TAX 19,135**, in the district court of said county, said property being located in Hunt County, Texas, and described as follows:

ACCOUNT #52660; NORRIS, P. A. ADDITION, BLOCK 1, LOT 1,2 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 767 PAGE 539 and CONSTABLE DEED FILED AS DOCUMENT NO. 2013-13951 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS.

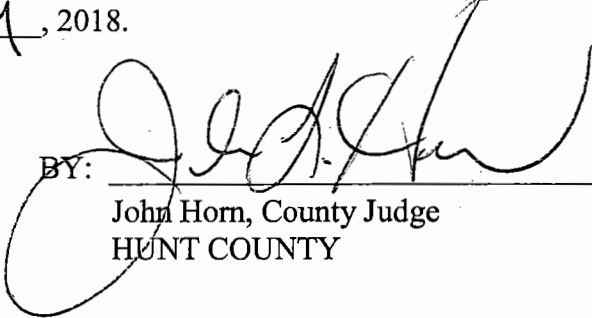
TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF HUNT COUNTY has caused these presents to be executed this

13 day of February, 2018.

BY: 

John Horn, County Judge
HUNT COUNTY

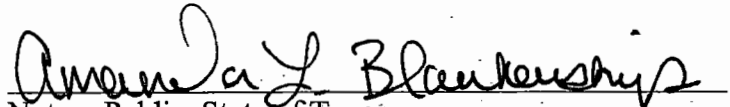
STATE OF TEXAS

X

COUNTY OF HUNT

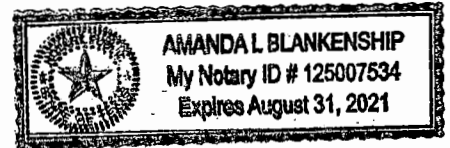
X

This instrument was acknowledged before me on this 13 day of February, 2018, by John Horn, County Judge, of HUNT COUNTY.


Notary Public, State of Texas
My Commission Expires: August 31, 2021

Please return to:

Linebarger Goggan Blair & Sampson, LLP
PO Box 8248
Greenville, TX 75404-8248



Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

Account #88929

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HUNT

X

That **QUINLAN INDEPENDENT SCHOOL DISTRICT, HUNT COUNTY and HUNT MEMORIAL HOSPITAL DISTRICT**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$1,552.00 cash in hand paid by

**Juan D. Serrano
Maria I. Serrano
1916 Hidden Fairway Drive
Wylie, TX 75098**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. TAX 19,403**, in the district court of said county, said property being located in Hunt County, Texas, and described as follows:

ACCOUNT #88929; WHISKERS RETREAT INSTALLMENT #5, LOT 636, 636B, 637, 637B, 638, 638B, 639, 639B, 640, 640B, 641, 641B and BEING MORE PARTICULARLY DESCRIBED IN CERTAIN DEEDS OF RECORD IN VOLUME 749 PAGE 689, VOLUME 760 PAGE 591 AND VOLUME 851 PAGE 175 and CONSTABLE DEED FILED AS DOCUMENT #2013-11082 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

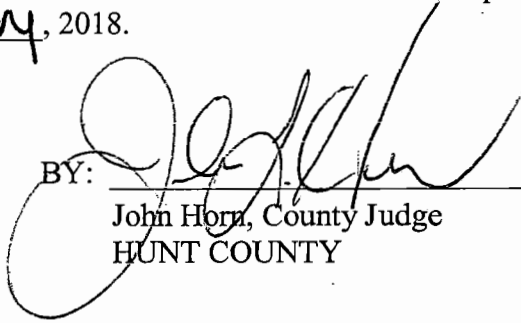
Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF HUNT COUNTY has caused these presents to be executed this

13 day of February, 2018.

BY: _____



John Horn, County Judge
HUNT COUNTY

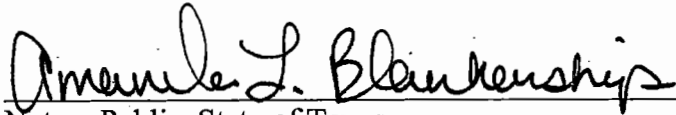
STATE OF TEXAS

X

COUNTY OF HUNT

X

This instrument was acknowledged before me on this 13 day of February, 2018, by John Horn, County Judge, of HUNT COUNTY.

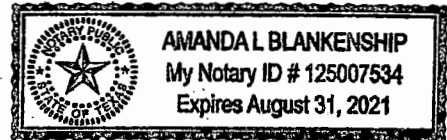


Notary Public, State of Texas

My Commission Expires: August 31, 2021

Please return to:

Linebarger Goggan Blair & Sampson, LLP
PO Box 8248
Greenville, TX 75404-8248



Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

Account #124697

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HUNT

X

That HUNT COUNTY, LONE OAK INDEPENDENT SCHOOL DISTRICT and HUNT MEMORIAL HOSPITAL DISTRICT, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$8,330.00 cash in hand paid by

Josue Zapata, 1601 Montage, Garland, TX 75040

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. TAX 19,262**, in the district court of said county, said property being located in Hunt County, Texas, and described as follows:

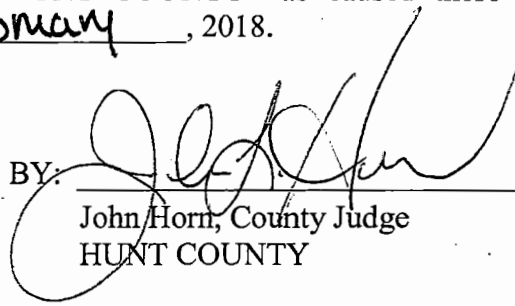
ACCOUNT #124697; MALLARD POINT PHASE I SECTION 2, BLOCK 2, LOT 47, ACRES .55, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 828 PAGE 537 AND CONSTABLE DEED FILED AS DOCUMENT NO. 2012-11546 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

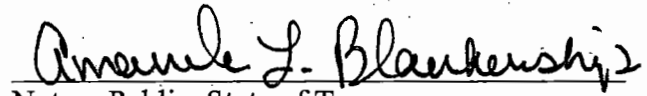
This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF HUNT COUNTY has caused these presents to be executed this 13 day of February, 2018.

BY: 
John Horn, County Judge
HUNT COUNTY

STATE OF TEXAS X
COUNTY OF HUNT X

This instrument was acknowledged before me on this 13 day of February, 2018, by John Horn, County Judge, of HUNT COUNTY.


Notary Public, State of Texas
My Commission Expires: August 31, 2021

Please return to:
Linebarger Goggan Blair & Sampson, LLP
PO Box 8248
Greenville, TX 75404-8248