

# 15,089

**PERDUE BRANDON**  
**FIELDER COLLINS & MOTT LLP**  
ATTORNEYS AT LAW

Tab Beall  
Attorney  
P.O. Box 2007  
Tyler, Texas 75710  
p: 903-597-7664  
f: 903-597-6298  
e: tbeall@pbfc.com  
w: www.pbfc.com

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

FILED FOR RECORD  
at 11:30 o'clock a M

MAY 08 2018

JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By *J. Lindenzweig*

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>
41810	FAVIOLA DIMAS	\$2,100.00
Property Description:	S2535 COLLEGE HILL ADDITION BLK 2 LOT 2B,4B,6B,8B ACRES .1377	
HCAD Situs:	2109 Wellington ST GREENVILLE, TX 75401	
109729	BILL ASLAN	\$5,000.00
Property Description:	S4592 PYTHIAN ADDITION (REPLAT OF PYTHIAN HOME ADDITION)	
	BLK 1 LOT 3 ACRES 2.193 (PT POND/LAKE)	
HCAD Situs:	NEXT TO 6011 I-30 GREENVILLE, TX 75401	

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](mailto:sfleming@pbfc.com) for any questions.

#15,089

FILED FOR RECORD  
at 11:30 o'clock a.m.

MAY 08 2018

JENNIFER LINDENZWEIG  
County Clerk Hunt County, TX  
By *[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 **TAX20082 CITY OF GREENVILLE VS. JEANETTE C ROACH**; and

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;

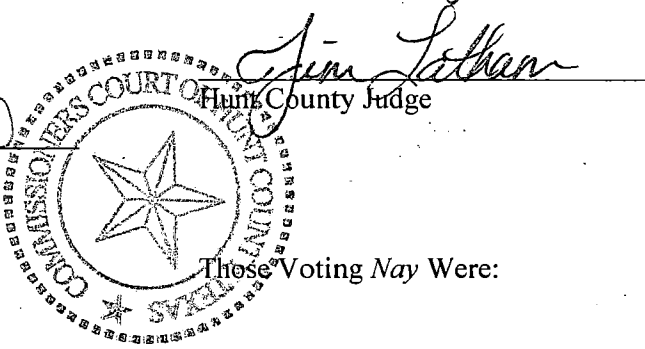
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **FAVIOLA DIMAS** for and in consideration of the cash sum of **TWO THOUSAND ONE HUNDRED DOLLARS AND NO/100 (\$2,100.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 8 day of May, 2018.

Attest:

*Jennifer Lindenzweig*  
County Clerk



Those Voting Aye Were:

Evans

McMahon

Martin

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Those Voting Nay Were:

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In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 8 day of May, 2018.

Hunt County Commissioners Court

BY: Jim Latham  
Hunt County Judge Pro Tem

State of Texas

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{  
{

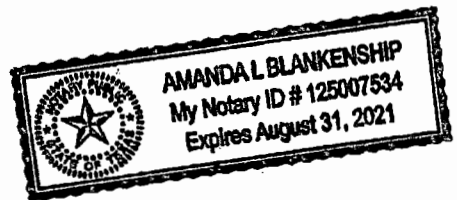
County of Hunt

This instrument was acknowledged before me on this the 8 day of

May, 2018 by Jim Latham Pro Tem

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

Amanda L. Blankenship  
Notary Public, State of Texas



**“EXHIBIT A”**

Property Description:

TRACT 2: BEING BLOCK 2, LOT 2B, 4B, 6B, 8B, PART OF THE COLLEGE HILL ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1009, PAGE 494, ON INSTRUMENT FILED MAY 8, 2003, AND IN PROBATE WILL 16,047 ON INSTRUMENT FILED JULY 20, 2007 AND CONSTABLES DEED DOC# 2013-11429 FILED SEPTEMBER 13, 2013 IN HUNT COUNTY TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF GREENVILLE INDEPENDENT SCHOOL DISTRICT, AND CITY OF GREENVILLE UNDER ACCOUNT NUMBER **R41810.**

SITUS OR LOCATION PER HUNT CAD: 2109 WELLINGTON ST, GREENVILLE TX 75401

RESALE PROPERTY BID

2771

RECEIVED  
DEC 27 2017

I hereby submit my bid for the purchase of:

BY: Kluwer

Property Account #: 41810 Address: 2109 Wellington St

Bid Amount: \$ 2100.00 Greenville, TX 75401

PRINT NAME: Saul Perez for Faviola Dimas

ADDRESS: 14647 Lasater Rd #43

CITY: Dallas STATE: TX ZIP: 75253

TELEPHONE: (972) 802-0263

E-MAIL: PMASONLLC1@GMAIL.COM

PURPOSE FOR PURCHASING PROPERTY:  
Built new residential home.

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

SIGNATURE: [Signature]

DATE: 12/27/2017

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

R41810 – 2109 WELLINGTON ST, GREENVILLE TX 75401



## BID ANALYSIS

Cause # TAX20082 CITY OF GREENVILLE VS. JEANETTE C ROACH

**Bid Amount: \$2,100.00**  
**Minimum Bid at Sale: \$3,825.55**  
Date Bid Submitted: 12/27/2017

Acct#: R41810  
Judgment Date: 2/21/2013  
Property Value at Judgment: \$4,690.00  
Property Value today: \$2,100.00  
Date of Sale: 9/3/2013

Bidders Name: FAVIOLA DIMAS

Bidders Address: 14647 LASATER RD #43  
DALLAS TX 75253

Sale Deed Filed: 9/13/2013  
Redemption Expires: 3/13/2014

### PROPERTY DESCRIPTION

TRACT 2: BEING BLOCK 2, LOT 2B, 4B, 6B, 8B, PART OF THE COLLEGE HILL ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 1009, PAGE 494, ON INSTRUMENT FILED MAY 8, 2003, AND IN PROBATE WILL 16,047 ON INSTRUMENT FILED JULY 20, 2007 AND CONSTABLES DEED DOC# 2013-11429 FILED SEPTEMBER 13, 2013 IN HUNT COUNTY TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF GREENVILLE INDEPENDENT SCHOOL DISTRICT, AND CITY OF GREENVILLE UNDER ACCOUNT NUMBER **R41810**.

SITUS OR LOCATION PER HUNT CAD: 2109 WELLINGTON ST, GREENVILLE TX 75401

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2008-2012	\$ 876.91
GREENVILLE ISD	2008-2012	\$1,472.42
HUNT COUNTY	2008-2012	\$ 630.21
HUNT MEMORIAL HD	2008-2012	\$ 265.96

TOTAL: \$3,245.50

### COSTS

Publication Fee: \$139.20 (Payable to Hunt County Treasurer)  
Court Costs: \$176.00 (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: \$413.45

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,100.00      Costs: \$413.45  
Net to Distribute: \$1,686.55

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(27%) \$455.37
GREENVILLE ISD:	(45%) \$758.95
HUNT COUNTY:	(19%) \$320.44
HUNT MEMORIAL HD:	(9%) \$151.79

(These amounts are contingent on verification of cost)

**TOTAL: \$1,686.55**



# 15,089

FILED FOR RECORD  
at 11:30 o'clock a.m.

MAY 08 2018

**RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT**

By Heather Lindenzweig  
County Clerk, Hunt County, TX

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 **TAX20519 CITY OF GREENVILLE VS. DALGREEN PARTNERS**; and

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;

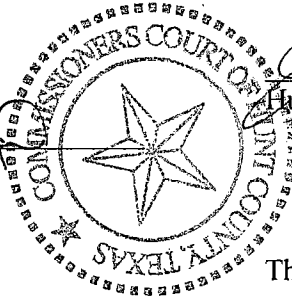
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **BILL ASLAN** for and in consideration of the cash sum of **FIVE THOUSAND DOLLARS AND NO/100 (\$5,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 8 day of May, 2018.

Attest:

Heather Lindenzweig  
County Clerk



Jim Latta  
Hunt County Judge

Pro tem

Those Voting Aye Were:

Those Voting Nay Were:

Evans

McMahan

Martin

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In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 8 day of May, 2018.

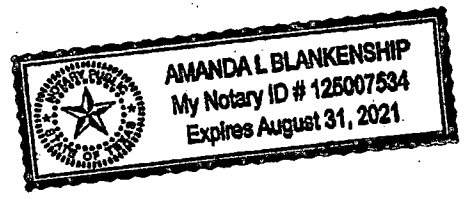
Hunt County Commissioners Court

BY: Jim Latham  
Hunt County Judge Pro Tem

State of Texas }  
                          }  
County of Hunt }  
                          }

This instrument was acknowledged before me on this the 8th day of May, 2018 by Jim Latham, Pro Tem,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.

Amanda L. Blankenship  
Notary Public, State of Texas



**“EXHIBIT A”**

**Property Description:**

TRACT 1: BEING 2.193 ACRES, BLOCK 1, LOT 3, PART OF THE PYTHIAN ADDITION, REPLAT OF PYTHIAN HOME ADDITION, AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 726, PAGE 666, ON INSTRUMENT FILED FEBRUARY 20, 2001 AND CONSTABLES DEED DOC# 2015-7285 FILED JUNE 19, 2015 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS ON THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R109729**. (PT OF POND/LAKE)

SITUS OR LOCATION PER HUNT CAD: NEXT TO 6011 I-30, GREENVILLE TX 75401

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

# PerdueBrandonFielderCollins&Mott LLP

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

**Tob Dealt**  
ATTORNEY AT LAW

**Scott A. Severt**  
ATTORNEY AT LAW

**Alesha L. Williams**  
ATTORNEY AT LAW

## RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: R109729-Pond Address: 6011 I-30 Greenville, Tx 754

Bid Amount: \$5,000.00

PRINT NAME: Bill Aslan

ADDRESS: 109 Oak Ln

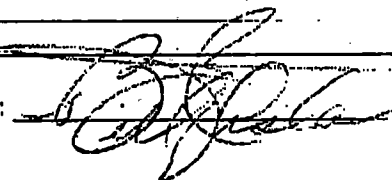
CITY: Commerce STATE: Tx ZIP: 75428

TELEPHONE: (903) 450 7757

E-MAIL: Bill.Aslan@tamuc.edu

PURPOSE FOR PURCHASING PROPERTY: To Fish is the only possible use

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

DATE: 1/31/2018 SIGNATURE: 

ALL BIDS MUST BE SIGNED BY HAND

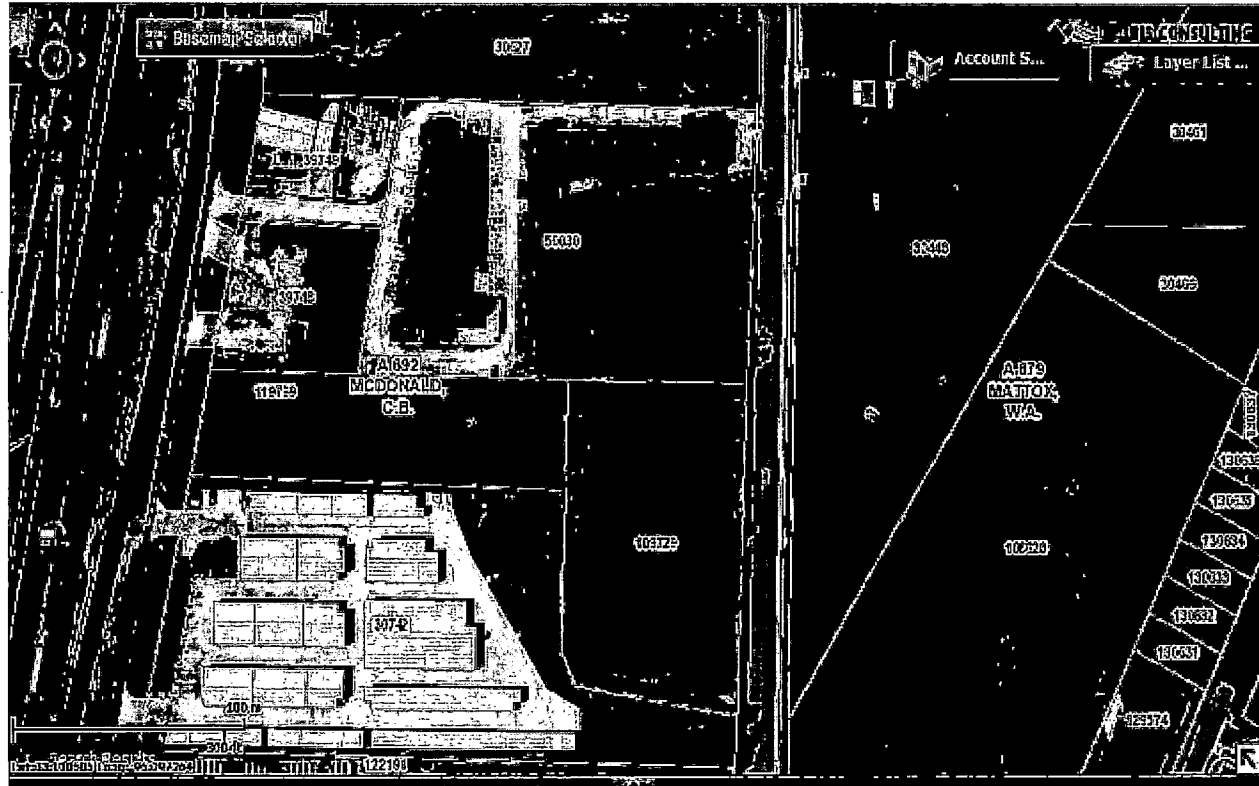
I CERTIFY THAT I HAVE NO OUTSTANDING TAX JUDGMENTS OR TAX DELINQUENCIES IN TARRANT COUNTY

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

OR

E-MAIL TO: Stacy Fleming at [stfleming@pbfc.com](mailto:stfleming@pbfc.com)

PROPERTY NO. 109729 – CITY OF GREENVILLE, TRUSTEE



## BID ANALYSIS

Cause # **TAX20519 CITY OF GREENVILLE VS. DALGREEN PARTNERS**

**Bid Amount: \$5,000.00**  
Minimum Bid at Sale: \$3,070.00  
Date Bid Submitted: 1/31/2018

Acct#: R109729  
Judgment Date: 1/15/2015  
Property Value at Judgment: \$40,600.00  
Property Value today: \$40,600.00  
Date of Sale: 6/2/2015

Bidders Name: BILL ASLAN

Bidders Address: 109 OAK LANE  
COMMERCE TX 75428

Sale Deed Filed: 6/19/2015  
Redemption Expires: 12/19/2015

### PROPERTY DESCRIPTION

TRACT 1: BEING 2.193 ACRES, BLOCK 1, LOT 3, PART OF THE PYTHIAN ADDITION, REPLAT OF PYTHIAN HOME ADDITION, AS DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 726, PAGE 666, ON INSTRUMENT FILED FEBRUARY 20, 2001 AND CONSTABLES DEED DOC# 2015-7285 FILED JUNE 19, 2015 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS ON THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R109729**. (PT OF POND/LAKE)

SITUS OR LOCATION PER HUNT CAD: NEXT TO 6011 I-30, GREENVILLE TX 75401

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2008-2014	\$2,898.66
GREENVILLE ISD	2007-2014	\$4,981.85
HUNT COUNTY	2008-2014	\$2,148.98
HUNT MEMORIAL HD	2008-2014	\$916.06

TOTAL: \$10,945.55

### COSTS

Court Costs: \$767.00 (Payable to Hunt County District Clerk)  
Publication Fee: \$131.47 (Payable to Hunt County Treasurer)  
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)  
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$996.72

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$5,000.00      Costs: \$996.72  
Net to Distribute: \$4,003.28

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(26%) \$1,040.85
GREENVILLE ISD:	(46%)\$1,841.51
HUNT COUNTY:	(20%)\$800.66
HUNT MEMORIAL HD:	(8%)\$320.26

(These amounts are contingent on verification of cost)

**TOTAL: \$4,003.28**