

#15,509

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 **TAX18745 CITY OF GREENVILLE VS. LARRY TINSON**; 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 **SANTOS ALFREDO CRUZ** for and in consideration of the cash sum of **THREE THOUSAND SIX HUNDRED THIRTY DOLLARS AND 00/00 (\$3,630.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12th day of March, 2019.

Attest:

Jennifer Lindenzweig
County Clerk



[Signature]
Hunt County Judge

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

MAR 12 2019

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

Those Voting Aye Were:

Evans
Strait
Martin
Harrison

Those Voting Nay Were:

“EXHIBIT A”

Property Description:

TRACT 13: BEING LOT 6, BLOCK 123, ORIGINAL TOWN OF GREENVILLE, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 964, PAGE 632 AND SHERIFF’S DEED DOC#2009-14535 FILED NOVEMBER 9, 2009 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R71151**.

SITUS OR LOCATION PER HUNT CAD: 2108 HEMPHILL ST GREENVILLE, TX 75401

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

BID ANALYSIS

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

MAR 12 2019

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By *Jennifer Lindenzweig*

Cause # TAX18745 CITY OF GREENVILLE VS. LARRY TINSON

Bid Amount: \$3,630.00
Minimum Bid at Sale: \$1,610.00
Date Bid Submitted: 9/24/2018

Acct#: R71151
Judgment Date: 12/12/2008
Property Value at Judgment: \$1,610.00
Property Value today: \$3,630.00
Date of Sale: 11/3/2009

Bidders Name: SANTOS ALFREDO CRUZ

Bidders Address: 1510 COLONEL DR
GARLAND TX 75043

Sale Deed Filed: 11/9/2009
Redemption Expires: 11/9/2010

PROPERTY DESCRIPTION

TRACT 13: BEING LOT 6, BLOCK 123, ORIGINAL TOWN OF GREENVILLE, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 964, PAGE 632 AND SHERIFF'S DEED DOC#2009-14535 FILED NOVEMBER 9, 2009 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R71151**.

SITUS OR LOCATION PER HUNT CAD: 2108 HEMPHILL ST GREENVILLE, TX 75401

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2000-2007	\$703.74
GREENVILLE ISD	2000-2007	\$1,502.38
HUNT COUNTY	2000-2007	\$528.18
HUNT MEMORIAL HD	2000-2007	\$197.46

TOTAL: \$2,931.76

COSTS

Publication Fee: \$0.00 (Paid in full)
Court Costs: \$0.00 (Paid in full)
Sheriff's Commission: \$60.00 (Payable to the Hunt County Sheriff)
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$98.25

PROPOSED TAX DISTRIBUTION

Bid Amount: \$3,630.00 Costs: \$98.25
Net to Distribute: \$3,531.75

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(24%) \$847.62
GREENVILLE ISD/CED:	(51%) \$1,801.19
HUNT COUNTY:	(18%) \$635.72
HUNT MEMORIAL HD:	(7%) \$247.22

(These amounts are contingent on verification of cost)

TOTAL: \$3,531.75

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

Scott A. Severt
ATTORNEY AT LAW

Alesha L. Buckner
ATTORNEY AT LAW

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 71151 Address: 2108 Heraphill

Bid Amount: \$ 3630.⁰⁰

PRINT NAME: Santos Alfredo Cruz

ADDRESS: 1510 Colonel Drive

CITY: GARLAND STATE: TX ZIP: 75043

TELEPHONE: 469-688-8182 (903-855-7911 Rea (br))

E-MAIL: jennifersharp@C21premiergroup.com

PURPOSE FOR PURCHASING PROPERTY:

Build A House

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

DATE: 9/24/18 SIGNATURE: Santos Cruz

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

Hunt CAD Property Search

Property ID: 71151 For Year 2018

 Map

 Property Details

Account

Property ID: 71151
Legal Description: S4385 ORIG TOWN OF GREENVILLE BLK 123 LOT 6 ACRES .119
Geographic ID: 4385-1230-0060-41
Agent Code:

Type: Real

Location

Address: 2108 HEMPHILL ST GREENVILLE, TX 75401
Map ID: 5A-4920
Neighborhood CD: N4385SGR

Owner

Owner ID: 303496
Name: CITY OF GREENVILLE
Mailing Address: PO BOX 1049
 GREENVILLE, TX 75403

% Ownership: 100.0%

Exemptions: EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere)
 For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$3,630
Agricultural Market Valuation:	\$0
Market Value:	\$3,630
Ag Use Value:	\$0
Appraised Value:	\$3,630
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$3,630

DISCLAIMER Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$3,630	\$0
CGR	GREENVILLE, CITY	0.652162	\$3,630	\$0
GHT	HUNT COUNTY	0.511899	\$3,630	\$0
HHO	HUNT MEMORIAL HD	0.235570	\$3,630	\$0
SGR	GREENVILLE ISD	1.298481	\$3,630	\$0

Total Tax Rate: 2.698112

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.119	5,184.00	54.00	96.00	\$3,630	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed	
2019		N/A	N/A	N/A	N/A	N/A	
2018		\$0	\$3,630	\$0	\$3,630	\$0	\$3,630
2017		\$0	\$1,810	\$0	\$1,810	\$0	\$1,810
2016		\$0	\$1,810	\$0	\$1,810	\$0	\$1,810
2015		\$0	\$1,610	\$0	\$1,610	\$0	\$1,610
2014		\$0	\$1,610	\$0	\$1,610	\$0	\$1,610
2013		\$0	\$1,610	\$0	\$1,610	\$0	\$1,610
2012		\$0	\$1,610	\$0	\$1,610	\$0	\$1,610
2011		\$0	\$1,610	\$0	\$1,610	\$0	\$1,610

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/9/2009	SHER	SHERRIFF'S DEED	TINSON LARRY W	CITY OF GREENVILLE	2009	14535	
5/1/1985	WD	WARRANTY DEED	TINSON LARRY W	TINSON LARRY W	964	632	
5/1/1985	WD	WARRANTY DEED	CURVIN URWANDA LILLY	TINSON LARRY W	964	632	
2/21/1980	WD	WARRANTY DEED	FINNEY SADIE	CURVIN URWANDA LILLY	846	127	

DISCLAIMER

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15,509

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 **10,672-A CITY OF GREENVILLE VS. SHIRLEY L SNOWDEN**; 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;

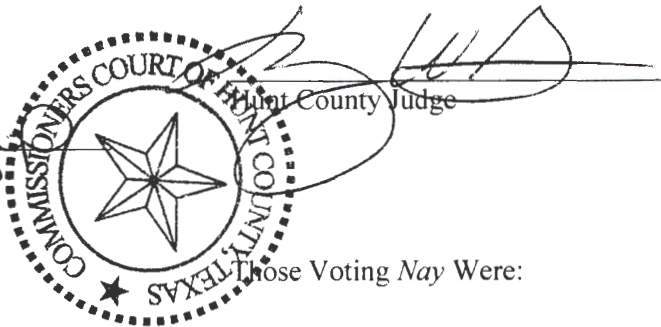
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **MASSOUD BANIANI** for and in consideration of the cash sum of **ONE THOUSAND FOUR HUNDRED FORTY DOLLARS AND 00/00 (\$1,440.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12th day of March, 2019.

Attest:

Jennifer Lindenzweig
County Clerk



Those Voting *Aye* Were:

Evans

Strat

Marti

Harrison

Those Voting *Nay* Were:

FILED FOR RECORD
at 12:00 o'clock P
MAR 12 2019
By Jennifer Lindenzweig
County Clerk, Hunt County, Tx

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12th day of March, 2019.

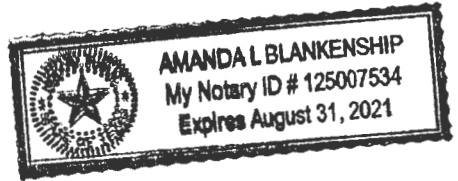
Hunt County Commissioners Court

BY: [Signature]
Hunt County Judge

State of Texas {}
County of Hunt {}

This instrument was acknowledged before me on this the 12th day of March, 2019 by Bobby W. Stovall,
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.

[Signature]
Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 1: BEING LOT 10B, BLOCK 10, WRIGHT SUBDIVISION (AKA BEING CERTAIN PART OF LOTS 8, 9 AND 10; 40X130) BEING DESCRIBED IN THAT CERTAIN DEED RECORDED IN VOLUME 874, PAGE 101 FILED MAY 27, 1981 AND SHERIFF’S DEED VOLUME 109, PAGE 381 FILED JULY 25, 1988 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R90757**.

SITUS OR LOCATION PER HUNT CAD: 4111 SPENCER ST, GREENVILLE TX 75401

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

BID ANALYSIS

Cause # 10,672-A CITY OF GREENVILLE VS. SHIRLEY L SNOWDEN

Bid Amount: \$1,440.00
Minimum Bid at Sale: \$2021.16
Date Bid Submitted: 11/7/2018

Acct#: R90757
Judgment Date: 9/25/1987
Property Value at Judgment: \$2,790.00
Property Value today: \$3,640.00
Date of Sale: 6/7/1988

FILED FOR RECORD
at 12:00 o'clock P.M.
MAR 12 2019
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By [Signature]

Bidders Name: MASSOUD BANIANI

Bidders Address: 4910 HENRY ST
GREENVILLE TX 75401

Sale Deed Filed: 7/25/1988
Redemption Expires: 2/25/1989

PROPERTY DESCRIPTION

TRACT 1: BEING LOT 10B, BLOCK 10, WRIGHT SUBDIVISION (AKA BEING CERTAIN PART OF LOTS 8, 9 AND 10; 40X130) BEING DESCRIBED IN THAT CERTAIN DEED RECORDED IN VOLUME 874, PAGE 101 FILED MAY 27, 1981 AND SHERIFF'S DEED VOLUME 109, PAGE 381 FILED JULY 25, 1988 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R90757**.

SITUS OR LOCATION PER HUNT CAD: 4111 SPENCER ST GREENVILLE, TX 75401

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	1970-1986	\$567.68
GREENVILLE ISD	1970-1986	\$978.98
HUNT COUNTY	1982-1986	\$35.56

TOTAL: \$1,582.22

COSTS

Publication Fee: \$175.00 (Payable to Hunt County Treasurer)
Court Costs: \$156.00 (Payable to Hunt County District Clerk)
Sheriff's Fee: \$50.00 (Payable to the Hunt County Sheriff)
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$419.25

PROPOSED TAX DISTRIBUTION

Bid Amount: \$1,440.00 Costs: \$419.25
Net to Distribute: \$1,020.75

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE	(36%) \$367.47
GREENVILLE ISD	(62%) \$632.86
HUNT COUNTY	(2%) \$20.42
	TOTAL: \$1,020.75

(These amounts are contingent on verification of cost)

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 90757 Address: 4111 SPENCER ST. GREENVILLE

Bid Amount: \$ 1440 TX-75401

PRINT NAME: MASSOUD BANIANI

ADDRESS: 4910 HENRY ST

CITY: GREENVILLE STATE: TX ZIP: 75401

TELEPHONE: () 202-999-2137

E-MAIL: massoudbaniani@YAHOO.com

PURPOSE FOR PURCHASING PROPERTY:

BUILD A SINGLE FAMILY HOUSE

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

SIGNATURE: Massoud Baniani

DATE: Nov-7-2018

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
stleming@pbFcm.com
OR

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

Rec'd
KL 11-6-18

Hunt CAD Property Search

Property ID: 90757 For Year 2018

 Map

 Property Details

Account

Property ID: 90757

Legal Description: S5675 WRIGHT SUBDIVISION BLK 10 LOT 10B ACRES .1194

Geographic ID: 5675-0100-010B-41

Agent Code:

Type: Real

Location

Address: 4111 SPENCER ST GREENVILLE, TX 75401

Map ID: 5A-5410

Neighborhood CD:

Owner

Owner ID: 303496

Name: CITY OF GREENVILLE

Mailing Address: PO BOX 1049
GREENVILLE, TX 75403

% Ownership: 100.0%

Exemptions: EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere)
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$3,640
Agricultural Market Valuation:	\$0
Market Value:	\$3,640
Ag Use Value:	\$0
Appraised Value:	\$3,640
Homestead Cap Loss: ⓘ	\$0
Assessed Value:	\$3,640

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$3,640	\$0
CGR	GREENVILLE, CITY	0.652162	\$3,640	\$0
GHT	HUNT COUNTY	0.511899	\$3,640	\$0
HHO	HUNT MEMORIAL HD	0.235570	\$3,640	\$0
SGR	GREENVILLE ISD	1.298481	\$3,640	\$0

Total Tax Rate: 2.698112

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.1194	5,200.00	40.00	130.00	\$3,640	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2019	N/A	N/A	N/A	N/A	N/A	N/A
2018	\$0	\$3,640	\$0	\$3,640	\$0	\$3,640
2017	\$0	\$1,820	\$0	\$1,820	\$0	\$1,820
2016	\$0	\$1,820	\$0	\$1,820	\$0	\$1,820
2015	\$0	\$1,610	\$0	\$1,610	\$0	\$1,610
2014	\$0	\$1,610	\$0	\$1,610	\$0	\$1,610
2013	\$0	\$1,610	\$0	\$1,610	\$0	\$1,610
2012	\$0	\$1,610	\$0	\$1,610	\$0	\$1,610
2011	\$0	\$1,610	\$0	\$1,610	\$0	\$1,610

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
7/19/1988	Conv	CONVERSION	SNOWDEN SHIRLEY L	CITY OF GREENVILLE			

DISCLAIMER

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