

#15,582



Tab Beall
 Attorney
 P.O. Box 2007
 Tyler, Texas 75710
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HUNT COUNTY JUDGE
 HUNT COUNTY COMMISSIONERS COURT
 2507 LEE ST 2ND FLOOR
 GREENVILLE TX 75401

FILED FOR RECORD
 at 4:30 o'clock P.M.
 MAY 14 2019
 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>
R106624	BETTY SPOON GARRETT	\$1,000.00
Property Description:	S5090 SUNRISE ADDITION BLK 2 LOT 20-21 ACRES .1148	
HCAD Situs:	BOOKER ST COMMERCE, TX 75428	

I have attached the resolution, bid analysis, and the information we received from the Purchaser.
 Please return the documents to our office upon completion.

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

Sincerely,

Stacy Fleming

Stacy Fleming
 Legal Assistant to TAB BEALL

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

BID ANALYSIS

Cause # TAX20064 COMMERCE ISD VS. NORMAN PANELL & MARY DEAN

Bid Amount: \$1,000.00

Minimum Bid at Sale: \$27,006.59

Date Bid Submitted: 2/25/2019

Acct#: R106624

Judgment Date: 8/18/2016

Property Value at Judgment: \$1,500.00

Property Value today: \$1,500.00

Date of Sale: 1/3/2017

Bidders Name: BETTY SPOON GARRETT

Bidders Address: 6241 NAAMAN FOREST #9201
GARLAND TX 75044

Sale Deed Filed: 2/7/2017

Redemption Expires: 9/7/2017

PROPERTY DESCRIPTION

TRACT 6: BEING BLOCK 2, LOT 20, 21, N PT 22 AKA LOTS 20-21 PART OF THE SUNRISE ADDITION, AS DESCRIBED IN DEED RECORDED IN VOLUME 423, PAGE 669, ON INSTRUMENT FILED DECEMBER 4, 1996 AND CONSTABLES DEED DOC#2017-1562, FILED FEBRUARY 7, 2017 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R106624**.

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

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2007-2015	\$760.96
CITY OF COMMERCE	2007-2015	\$399.37
HUNT COUNTY	2007-2015	\$269.46
HUNT MEMORIAL HD	2007-2015	\$112.40

TOTAL: \$1,542.19

COSTS

Publication Fee: \$90.64 (Payable to Hunt County Treasurer)
Court Costs: \$91.85 (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: \$280.99

PROPOSED TAX DISTRIBUTION

Bid Amount: \$1,000.00 Costs: \$280.99
Net to Distribute: \$719.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(49%) \$352.31
CITY OF COMMERCE:	(26%) \$186.94
HUNT COUNTY:	(17%) \$122.23
HUNT MEMORIAL HD:	(8%) \$57.53

(These amounts are contingent on verification of cost)

TOTAL: \$719.01



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 f: 903-597-6298
 w: www.pbfcml.com

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 106624 Address: N/A

Bid Amount: \$ ~~800.⁰⁰~~ 1,000⁰⁰

PRINT NAME: Betty Spoon Garrett ✓

ADDRESS: 6241 Naaman Forest #9201

CITY: Garland STATE: Tx ZIP: 75044

TELEPHONE: 214-518-1641

E-MAIL: msjag12@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Build a home.

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

DATE: 2/25/19 SIGNATURE: Betty Darrin

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

The information contained in this facsimile message is attorney privileged and confidential information; intended only for the use of the individual or agent responsible to deliver the facsimile message to the intended individual. You are hereby notified that any dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and dispose of the original message. Thank you for your assistance in this matter.

R106624 - S5090 SUNRISE ADDITION BLK 2 LOT 20-21 ACRES .1148

R21894 - S5090 SUNRISE ADDITION BLK 2 LOT 22 ACRES .0574

Hunt County Appraisal District Interactive Map

By: HTS Consulting - Version 1.0.2



Estimated Location

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 **TAX20064 COMMERCE ISD VS. NORMAN PANELL & MARY DEAN;** 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

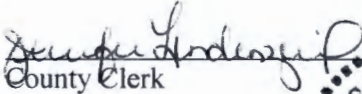
WHEREAS, it is to the benefit of all the taxing entities involved that the property be returned to their respective tax rolls;

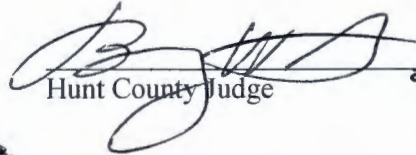
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **BETTY SPOON GARRETT** for and in consideration of the cash sum of **ONE THOUSAND DOLLARS AND NO/100 (\$1,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 14th day of May, 2019.

Attest:


County Clerk


Hunt County Judge

FILED FOR RECORD
at 11:22 o'clock a M
MAY 15 2019
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By 

Those Voting *Aye* Were:

Evans
Strait
Martin
Harrison



Those Voting *Nay* Were:

“EXHIBIT A”

Property Description:

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

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