

#15,615

**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 **TAX20403 CITY OF GREENVILLE VS. RICHARD E JENNINGS, DECEASED;** 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 **CHARLES A HERNANDEZ** for and in consideration of the cash sum of **TWO THOUSAND FOUR HUNDRED NINETY DOLLARS AND 00/00 (\$2,490.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 11 day of June, 2019.

Attest:

Jennifer Lindenzweig  
County Clerk

[Signature]  
Hunt County Judge

at 9 o'clock A.M

**JUN 12 2019**

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

Those Voting *Aye* Were:

Evans  
Strat  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

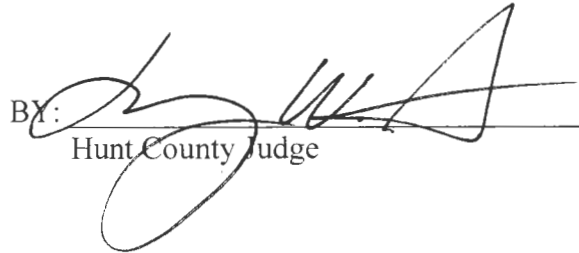
Those Voting *Nay* Were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 11<sup>th</sup> day of June, 2019.

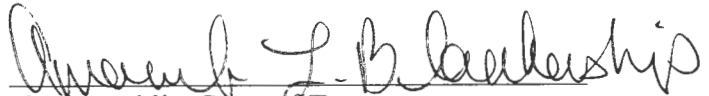
Hunt County Commissioners Court

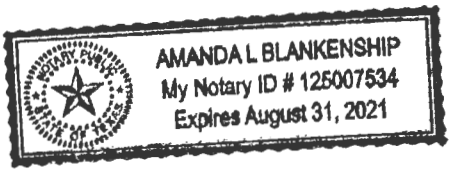
BY:   
Hunt County Judge

State of Texas                    {}  
  {}  
County of Hunt                 {}

This instrument was acknowledged before me on this the 11<sup>th</sup> day of June, 2019 by Bobby W. Sewall.

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

  
Notary Public, State of Texas



#15,615

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Attest:

Jennifer Lindenzweig  
County Clerk

[Signature]  
Hunt County Judge

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

**JUN 12 2019**

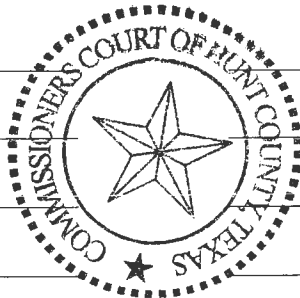
**JENNIFER LINDENZWEIG**  
County Clerk, Hunt County, TX  
By [Signature]

Those Voting *Aye* Were:

Evans  
Stuart  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_





**“EXHIBIT A”**

Property Description:

TRACT 1: BEING LOT 1, BLOCK 8, IN THE HOMESTEAD #2 ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 505, PAGE 878, ON INSTRUMENT FILED JULY 27, 1998 AND CONSTABLES DEED DOC# 2017-15189 FILED OCTOBER 31, 2017 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 **R47446**.

SITUS OR LOCATION PER HUNT CAD: 3304 GIBBONS ST GREENVILLE, TX 75401

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



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

P.O. Box 2007  
Tyler, Texas 75710  
p: 903-597-7664  
f: 903-597-6298  
w: www.pbfc.com

**RESALE PROPERTY BID**

I hereby submit my bid for the purchase of:

Property Account #: 47446 Address: 3304 Gibbons St Greenville T

Bid Amount: \$ 2,490

PRINT NAME: Charles A. Hernandez

ADDRESS: 3513 Larry st

CITY: Rowlett STATE: TX ZIP: 75088

TELEPHONE: 469-988 0578

E-MAIL: charles @ K10 builders.com

PURPOSE FOR PURCHASING PROPERTY:

Construction of new house.

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

DATE: 3-7-19 SIGNATURE: Charles Hernandez

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@pbfc.com](mailto:sfleming@pbfc.com)

This information is provided for informational purposes only and is not intended to constitute an offer of insurance. It is intended only for the use of the recipient and is not to be used for any other purpose. The intended recipient of this information is the person named in the distribution list. Any distribution of this information to any other person is unauthorized. If you have received this information in error, please notify the sender immediately by telephone or by email at the appropriate address. Thank you for your attention to this information.

ARLINGTON DALLAS DENTON DFW DFW SOUTH DFW GARLAND  
HOUSTON LEEFOS MIDLAND SAN ANTONIO TYLER WICHITA FALLS

To Whom it May Concern:

My name is Charles A Hernandez . I paying the lot with my own funds. I am planning to build a new house , expecting to finish by Sep 2019. I will request a permit with city and follow all process until complete .

If question you can contact me to 469-988-0578

Charles A Hernandez.

28211107 NEW 01/08 8810004306

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK

**CASHIER'S CHECK**

HOLD DOCUMENT UP TO THE LIGHT TO VIEW TRUE WATERMARK



Date 03/07/2019  
9191428852 25-3  
Void after 7 years 440

**Remitter:** MARIA L HOLLAND

**Pay To The Order Of:** PERDUE, BRANDON/ HUNT RESALE

**Pay:** SIX HUNDRED TWENTY TWO DOLLARS AND 50 CENTS

\$\*\* 622.50 \*\*

214-542-7151

**Drawer:** JPMORGAN CHASE BANK, N.A.

Do not write outside this box  
Charles A Hernandez  
Memo: 3304 Gibbons St Greenville TX  
Note: For information only. Comment has no effect on bank's payment.

*Sol Gindi*

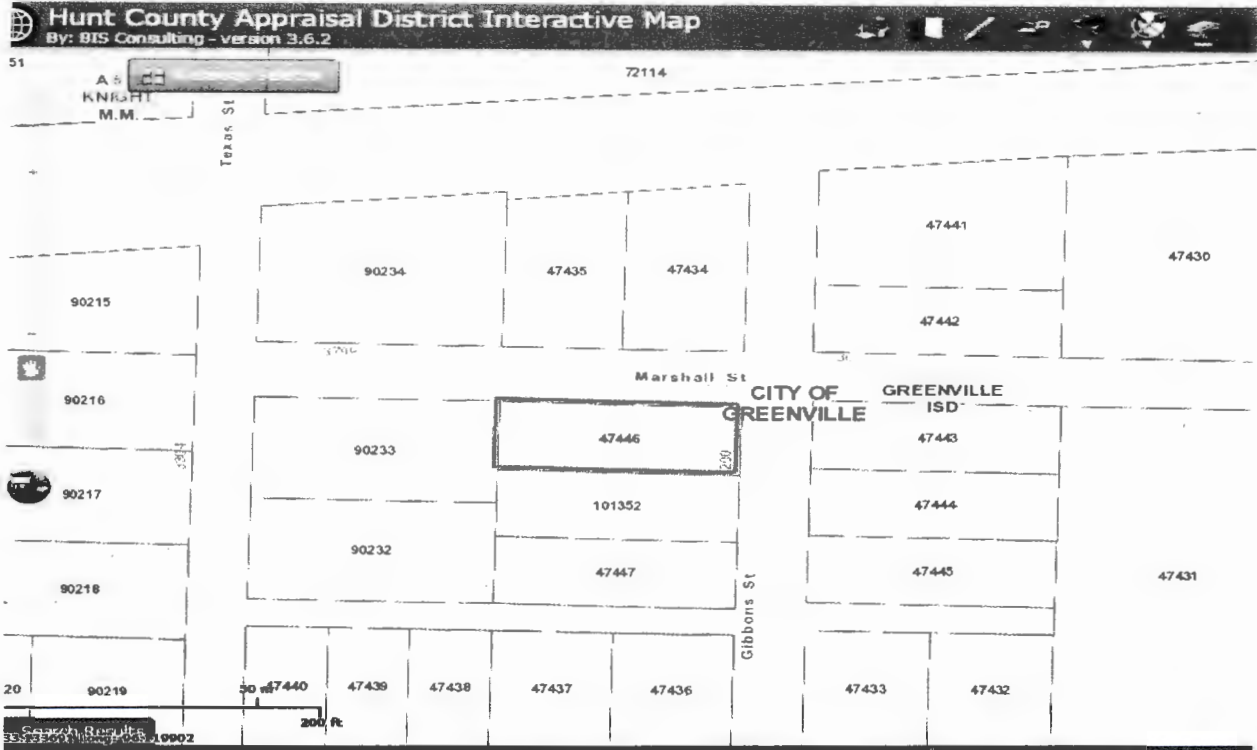
Sol Gindi, Chief Administrative Officer  
JPMorgan Chase Bank, N.A.  
Columbus, OH



⑈9191428852⑈ ⑆044000037⑆ 758661375⑈

MAR 20 2019

R47446 - 3304 GIBBONS ST





## BID ANALYSIS

Cause # TAX20403 CITY OF GREENVILLE VS. RICHARD E JENNINGS, DECEASED

**Bid Amount: \$2,490.00**  
Minimum Bid at Sale: \$2,340.00  
Date Bid Submitted: 3/7/2019

Acct#: R47446  
Judgment Date: 6/5/2008  
Property Value at Judgment: \$2,340.00  
Property Value today: \$2,490.00  
Date of Sale: 6/6/2017

Bidders Name: CHARLES A HERNANDEZ

Bidders Address: 3513 LARRY ST  
ROWLETT TX 75088  
(469) 988-0578

Sale Deed Filed: 10/31/2017  
Redemption Expires: 5/31/2018

### PROPERTY DESCRIPTION

TRACT 1: BEING LOT 1, BLOCK 8, IN THE HOMESTEAD #2 ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 505, PAGE 878, ON INSTRUMENT FILED JULY 27, 1998 AND CONSTABLES DEED DOC# 2017-15189 FILED OCTOBER 31, 2017 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 **R47446**.

SITUS OR LOCATION PER HUNT CAD: 3304 GIBBONS ST GREENVILLE, TX 75401

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	1993,1998-20014	\$1,010.98
GREENVILLE ISD	1998-2014	\$1,637.79
HUNT COUNTY	1993,1998-20014	\$855.65
HUNT MEMORIAL HD	1993,1998-20014	\$354.47

TOTAL: \$3,858.89

### COSTS

Publication Fee: \$199.90 (Payable to Hunt County Treasurer)  
Court Costs: \$463.20 (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: \$761.35

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,490.00      Costs: \$761.35  
Net to Distribute: \$3,251.35

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(26%) \$845.35
GREENVILLE ISD:	(42%) \$1,365.56
HUNT COUNTY:	(22%) \$715.30
HUNT MEMORIAL HD:	(10%) \$325.14

(These amounts are contingent on verification of cost)

**TOTAL: \$3,251.35**

# PB | PERDUE BRANDON

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

June 3, 2019

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>
R47446	CHARLES A HERNANDEZ	\$2,490.00
Property Description:	S3536 HOMESTEAD ADDITION #2 BLK 8 LOT 1 ACRES .163	
HCAD Situs:	3304 GIBBONS ST GREENVILLE, TX 75401	

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

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