

#15, 993

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

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:

FILED FOR RECORD
at 11:59 o'clock 2 M

FEB 25 2020

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

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
R35802	NEXTLOTS PROPERTIES LLC	\$1,500.00
Property Description:	A0997 STUART J, TRACT 3, ACRES 1.0	
HCAD Situs:	OFF CR 4201, 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 # TAX21074 COMMERCE ISD VS. EUGENE BELL, DECEASED ET AL

Bid Amount: \$1,500.00
Minimum Bid at Sale: \$11,610.00
Date Bid Submitted: 10/7/2019

Acct#: R35802
Judgment Date: 12/15/2016
Property Value at Judgment: \$11,610.00
Property Value today: \$14,000.00
Date of Sale: 10/2/2018

Bidders Name: NEXTLOTS PROPERTIES LLC

Bidders Address: PO BOX 870
LANCASTER TX 75146

Sale Deed Filed: 10/10/2018
Redemption Expires: 4/11/2019

PROPERTY DESCRIPTION

TRACT 1: BEING ACRES 1, TRACT 3, PART OF THE J STUART SURVEY, ABSTRACT A0997, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 237, PAGE 628, ON INSTRUMENT FILED JULY 26, 1918 AND CONSTABLES DEED DOC#2018-15421 FILED OCTOBER 10, 2018 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R35802**.

SITUS OR LOCATION PER HUNT CAD: OFF CR 4201 COMMERCE TX 75428 (**LANDLOCKED**)

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1993-2015	\$6,104.19
HUNT COUNTY	1993-2015	\$2,094.87
HUNT MEMORIAL HD	1993-2015	\$855.60

TOTAL: \$9,054.66

COSTS

Court Costs: \$908.00 (Payable to Hunt County District Clerk)
Publication Fee: \$176.70 (Payable to Hunt County Treasurer)
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$40.00 (Payable to Hunt County Clerk)

TOTAL: \$1,184.70

PROPOSED TAX DISTRIBUTION

Bid Amount: \$1,500.00 Costs: \$1,184.70
Net to Distribute: \$315.30

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(67%)\$211.25
HUNT COUNTY:	(23%)\$72.52
HUNT MEMORIAL HD:	(10%)\$31.53

(These amounts are contingent on verification of cost)

TOTAL: \$315.30

Hunt CAD Property Search

Property ID: 35802 For Year 2020

Map



Property Details

Account

Property ID: 35802
Legal Description: A0997 STUART J,TRACT 3, ACRES 1.0
Geographic ID: 0997-0030-0000-30

Agent Code:

Type: Real

Location

Address: CR 4201 COMMERCE, TX 75428
Map ID: 4A-93,94

Neighborhood CD:

Owner

Owner ID: 21894
Name: COMMERCE ISD
Mailing Address: 3315 WASHINGTON ST
 COMMERCE, TX 75428

% Ownership: 100.0%

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

Property Values

Improvement Homesite Value:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss: ⓘ	N/A
Assessed Value:	N/A

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	N/A	N/A	N/A
GHT	HUNT COUNTY	N/A	N/A	N/A
HHO	HUNT MEMORIAL HD	N/A	N/A	N/A
SCO	COMMERCE ISD	N/A	N/A	N/A

Total Tax Rate: N/A

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RU	UNDEVELOPED LAND, RURAL	1	43,560.00	0.00	0.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed	
2020		N/A	N/A	N/A	N/A	N/A	
2019		\$0	\$14,000	\$0	\$14,000	\$0	\$14,000
2018		\$0	\$12,250	\$0	\$12,250	\$0	\$12,250
2017		\$0	\$11,610	\$0	\$11,610	\$0	\$11,610
2016		\$0	\$11,610	\$0	\$11,610	\$0	\$11,610
2015		\$0	\$10,350	\$0	\$10,350	\$0	\$10,350
2014		\$0	\$9,940	\$0	\$9,940	\$0	\$9,940
2013		\$0	\$9,000	\$0	\$9,000	\$0	\$9,000
2012		\$0	\$9,000	\$0	\$9,000	\$0	\$9,000
2011		\$0	\$9,000	\$0	\$9,000	\$0	\$9,000

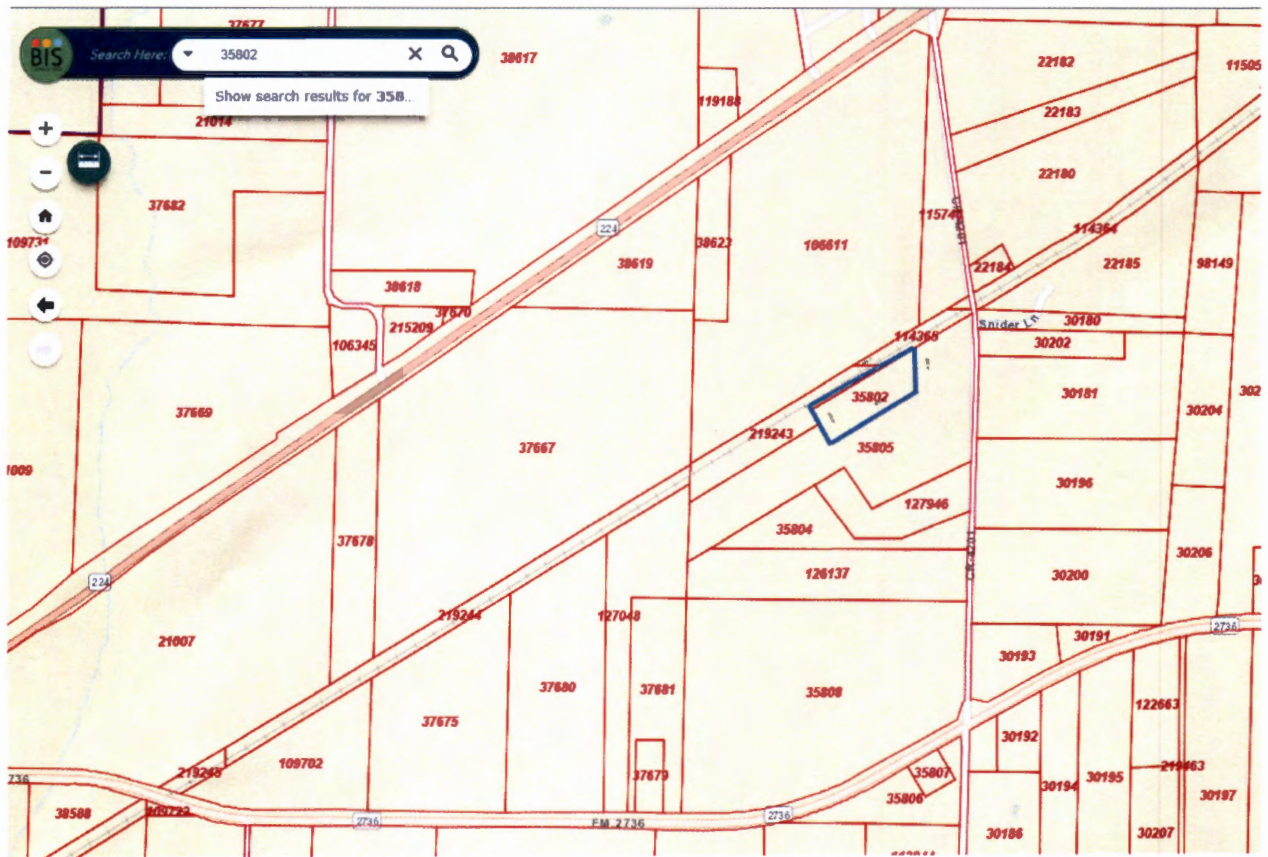
Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/8/2018	CN	CONSTABLES DEED	BELL EUGENE & C	COMMERCE ISD	2018	15421	
2/28/1996	WD	WARRANTY DEED	CAMERON BILL R	BELL EUGENE & C	237	628	

DISCLAIMER

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R35802 – 1 ACRE



RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 0997-0030-0000-30
35802 Address: C.R. 4201 Commerce

Bid Amount: \$ 1,500.00

PRINT NAME: NEXTLOTS PROPERTIES LLC.

ADDRESS: P.O. Box 870

CITY: LANCASTER STATE: TX ZIP: 75146

TELEPHONE: 214-686-6806

E-MAIL: Lead NEXTLOTS.COM

PURPOSE FOR PURCHASING PROPERTY:

INVESTMENT

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

NEXTLOTS PROPERTIES L.L.C.

DATE: 10-7-19 SIGNATURE: 

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

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#15,993

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 **TAX21074 COMMERCE ISD VS. EUGENE BELL, DECEASED ET AL;** 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 **NEXTLOTS PROPERTIES 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 25th day of February, 2020

Attest:

Jennifer Lindenzweig
County Clerk

[Signature]
Hunt County Judge



Those Voting Aye Were:

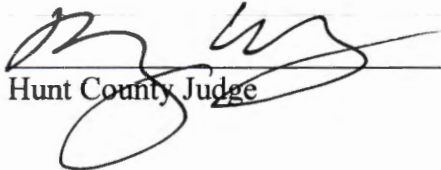
Evans
Shait
Marti
Harrison

Those Voting Nay Were:

FILED FOR RECORD
at 11:59 o'clock a M
FEB 25 2020
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By [Signature]

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 25 day of February, 20.

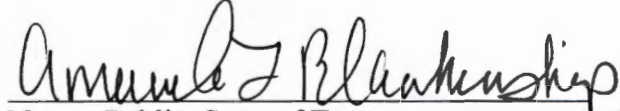
Hunt County Commissioners Court

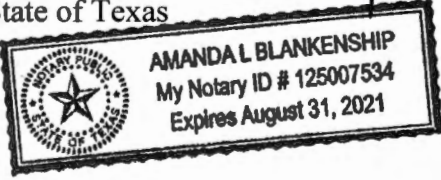
BY: 
Hunt County Judge

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

This instrument was acknowledged before me on this the 25th day of February, 2020 by Bobby W. Stovall

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


Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 1: BEING ACRES 1, TRACT 3, PART OF THE J STUART SURVEY, ABSTRACT A0997, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 237, PAGE 628, ON INSTRUMENT FILED JULY 26, 1918 AND CONSTABLES DEED DOC#2018-15421 FILED OCTOBER 10, 2018 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R35802**.

SITUS OR LOCATION PER HUNT CAD: OFF CR 4201 COMMERCE TX 75428 (**LANDLOCKED**)

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

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 11:39 o'clock *AM*
FEB 25 2020
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>
R41716	BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM	\$38,500.00
Property Description:	S2520 COLLEGE HEIGHTS ADDITION BLK 9 LOT 1-2 & W 1/2 OF 3 ACRES 0.3857	
HCAD Situs:	2600 BOIS D ARC ST COMMERCE, TX 75428	

I 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 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 # TAX20928 COMMERCE ISD VS. IVORY E MOORE SR, DECEASED, ET AL

Bid Amount: \$38,500.00
Minimum Bid at Sale: \$87,917.61
Date Bid Submitted: 12/13/2019

Acct#: R41716
Judgment Date: 5/17/2017
Property Value at Judgment: \$89,070.00
Property Value today: \$28,060.00 (house gone)
Date of Sale: 11/5/2019

Bidders Name: BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM
C/O OFFICE OF GENERAL COUNSEL

Bidders Address: 301 TARROW, 6TH FLOOR
COLLEGE STATION TX 778400

Sale Deed Filed: 9/11/2019
Redemption Expires: 3/12/2020

PROPERTY DESCRIPTION

TRACT 9: BEING BLOCK 9, LOT 1,2,W 1/2 OF 3, PART OF THE COLLEGE HEIGHTS ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 766, PAGE 551, ON INSTRUMENT FILED SEPTEMBER 4, 1975 AND CONSTABLES DEED DOC# 2019-13385 FILED SEPTEMBER 11, 2019 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R41716**

SITUS OR LOCATION PER HUNT CAD: 2600 BOIS D'ARC ST COMMERCE TX 75428

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2001-2017	\$22,078.16
CITY OF COMMERCE	2001-2017	\$28,979.36
HUNT COUNTY	2001-2017	\$18,421.07
HUNT MEMORIAL HD	2001-2017	\$7,486.53

TOTAL: \$76,965.12

COSTS

Court Costs: \$1,788.06 (Payable to Hunt County District Clerk)
Publication Fee: \$806.32 (Payable to Hunt County Treasurer)
Constable's Fee: \$75.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$2,707.63

PROPOSED TAX DISTRIBUTION

Bid Amount: \$38,500.00 Costs: \$2,707.63
Net to Distribute: \$35,792.37

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(29%)\$10,379.79
CITY OF COMMERCE:	(37%)\$13,243.17
HUNT COUNTY:	(24%)\$8,590.17
HUNT MEMORIAL HD:	(10%)\$3,579.24

(These amounts are contingent on verification of cost)

TOTAL: \$35,792.37

Hunt CAD Property Search

Property ID: 41716 For Year 2020

Map



Property Details

Account

Property ID: 41716
 Legal Description: S2520 COLLEGE HEIGHTS ADDITION BLK 9 LOT 1-2 & W 1/2 OF 3 ACRES 0.3857
 Geographic ID: 2520-0090-0010-31

Agent Code:

Type: Real

Location

Address: 2600 BOIS D ARC ST COMMERCE, TX 75428
 Map ID: 1B-COMMERB
 Neighborhood CD: CCO-A&M

Owner

Owner ID: 21894
 Name: COMMERCE ISD
 Mailing Address: 3315 WASHINGTON ST
 COMMERCE, TX 75428

% 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:	N/A
Improvement Non-Homesite Value:	N/A
Land Homesite Value:	N/A
Land Non-Homesite Value:	N/A
Agricultural Market Valuation:	N/A
Market Value:	N/A
Ag Use Value:	N/A
Appraised Value:	N/A
Homestead Cap Loss: ⓘ	N/A
Assessed Value:	N/A

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	N/A	N/A	N/A
CCO	COMMERCE, CITY	N/A	N/A	N/A
GHT	HUNT COUNTY	N/A	N/A	N/A
HHO	HUNT MEMORIAL HD	N/A	N/A	N/A
SCO	COMMERCE ISD	N/A	N/A	N/A
Total Tax Rate: N/A				

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.3857	16,800.00	120.00	140.00	N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$28,060	\$0	\$28,060	\$0	\$28,060
2018	\$61,010	\$28,060	\$0	\$89,070	\$0	\$89,070
2017	\$56,650	\$28,060	\$0	\$84,710	\$0	\$84,710
2016	\$50,870	\$28,060	\$0	\$78,930	\$0	\$78,930
2015	\$78,120	\$15,790	\$0	\$93,910	\$0	\$93,910
2014	\$82,790	\$15,790	\$0	\$98,580	\$0	\$98,580
2013	\$79,910	\$15,790	\$0	\$95,700	\$0	\$95,700
2012	\$82,720	\$15,790	\$0	\$98,510	\$0	\$98,510
2011	\$82,890	\$15,790	\$0	\$98,680	\$0	\$98,680

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/12/2019	CN	CONSTABLES DEED	MOORE IVORY E	COMMERCE ISD	2019	17468	
8/22/1975	WD	WARRANTY DEED	RICHARDS JAMES EDWARD	MOORE IVORY E	766	551	

DISCLAIMER

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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 #: 41716 Address: 2600 Bois D'Arc, Commerce, Hunt County, Texas

Bid Amount: \$ 38,500.00

PRINT NAME: Board of Regents of The Texas A&M University System

ADDRESS: c/o Office of General Counsel, 301 Tarrow, 6th Floor

CITY: College Station STATE: Texas ZIP: 77840

TELEPHONE: 979-458-6153

E-MAIL: tina.thomsen@tamus.edu

PURPOSE FOR PURCHASING PROPERTY:

The Texas A&M University System would like to purchase the property for the benefit and use of its member, Texas A&M University - Commerce. Texas A&M University - Commerce has plans for a future main entrance in the area of Bois D'Arc Street.

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

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

DATE: 12-13-19 SIGNATURE: 

ALL BIDS MUST BE SIGNED BY HAND

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

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#15,993

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 **TAX20928 COMMERCE ISD VS. IVORY E MOORE SR, DECEASED, ET AL;** 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 **BOARD OF REGENTS OF THE TEXAS A&M UNIVERSITY SYSTEM** for and in consideration of the cash sum of **THIRTY-EIGHT THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$38,500.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 25th day of February, 2020.

Attest:

Jennifer Lindenzweig
County Clerk



[Signature]
Hunt County Judge

Those Voting Aye Were:

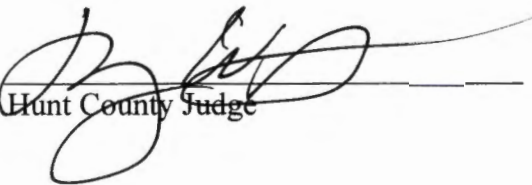
Evans
Stuart
Martin
Harrison

Those Voting Nay Were:

FILED FOR RECORD
at 11:59 o'clock 2 M
FEB 25 2020
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By [Signature]

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 25 day of February, 2020.

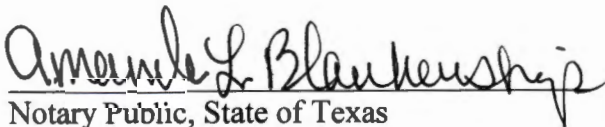
Hunt County Commissioners Court

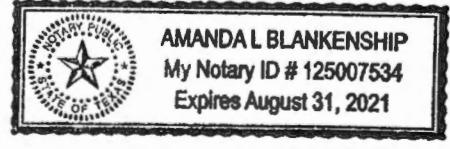
BY: 
Hunt County Judge

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

This instrument was acknowledged before me on this the 25th day of February, 2020 by Bobby W. Stovall

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


Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 9: BEING BLOCK 9, LOT 1,2,W 1/2 OF 3, PART OF THE COLLEGE HEIGHTS ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 766, PAGE 551, ON INSTRUMENT FILED SEPTEMBER 4, 1975 AND CONSTABLES DEED DOC# 2019-13385 FILED SEPTEMBER 11, 2019 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R41716**

SITUS OR LOCATION PER HUNT CAD: 2600 BOIS D’ARC ST COMMERCE TX 75428

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