

PB | PERDUE BRANDON

ATTORNEYS AT LAW

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#16,056

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

FILED FOR RECORD
at 2:15 o'clock P M
APR 14 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>
R72318	MARIO R PIEDRASANTA SOTO and MELISSA J GARCIA MARTINEZ	\$8,320.00
Property Description:	S4385 ORIG TOWN OF GREENVILLE BLK 310 LOT 3-4 ACRES .2617	
HCAD Situs:	3915 LEE ST 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 signed Resolution to our office by email to sfleming@pbfc.com.

Thank you and 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.



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

P.O. Box 2007
Tyler, Texas 75710
PH: 903-597-7664
F: 903-597-6298
WE: www.pb2ml.com

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 72318 Address: 3915 Lee St Greenville, tx
 Bid Amount: \$ 8320.00
 PRINT NAME: Maria R Piedrasanta Soto, Melissa Garcia Martinez
 ADDRESS: 1708 Fred St
 CITY: Greenville STATE: Texas ZIP: 75401
 TELEPHONE: 214 783 9662
 E-MAIL: texaspainting07@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:
Build a Home, Keep mowing grass.

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

DATE: 01/27/2020 SIGNATURE: Maria R Piedrasanta Soto / Melissa Garcia

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

E-MAIL TO: Stacy Fleming at stacyfleming@pb2ml.com

[Faint, illegible text, likely a disclaimer or terms of service]

SHARING...
 401-200-2000
 401-200-2000
 401-200-2000

#16.056

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

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 **TAX20263 CITY OF GREENVILLE VS. DAVID MCDONALD, 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 **MARIO R PIEDRASANTA SOTO AND MELISSA J GARCIA MARTINEZ** for and in consideration of the cash sum of **EIGHT THOUSAND THREE HUNDRED TWENTY DOLLARS AND 00/00 (\$8,320.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 14th day of April, 2020.

Attest:

J. Lindenzweig
County Clerk



[Signature]
Hunt County Judge

Those Voting *Aye* Were:

Evans
Strait
Martin
Hanson

Those Voting *Nay* Were:

“EXHIBIT A”

Property Description:

TRACT 1: BLOCK 310, LOT 3 & 4, PART OF THE ORIGINAL TOWN OF GREENVILLE, AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 733, PAGE 513, ON INSTRUMENT FILED AUGUST 6, 1973; WARRANTY DEED RECORDED IN VOLUME 778, PAGE 228, ON INSTRUMENT FILED MAY 18, 1976 AND CONSTABLES DEED DOC# 2016-15027 FILED NOVEMBER 14, 2016 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND THE GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R72318**.

SITUS OR LOCATION PER HUNT CAD: 3915 LEE ST GREENVILLE, TX 75401

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

BID ANALYSIS

Cause # TAX20263 CITY OF GREENVILLE VS. DAVID MCDONALD, ET AL
Acct#: R72318

Bid Amount: \$8,320.00
Minimum Bid at Sale: \$20,373.03
Date Bid Submitted: 1/27/2020

Judgment Date: 7/21/2016
Property Value at Judgment: \$38,380.00
Property Value today: \$8,320.00
Date of Sale: 11/1/2016

City of Greenville Lien Amount at time of Sale: \$1,570.53

Bidders Name: MARIO R PIEDRASANTA SOTO and MELISSA J GARCIA MARTINEZ
Bidders Address: 1708 FRED ST
GREENVILLE TX 75401
(214) 783-9662

Sale Deed Filed: 11/14/2016
Redemption Expires: 5/15/2017

PROPERTY DESCRIPTION

TRACT 1: BLOCK 310, LOT 3 & 4, PART OF THE ORIGINAL TOWN OF GREENVILLE, AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 733, PAGE 513, ON INSTRUMENT FILED AUGUST 6, 1973; WARRANTY DEED RECORDED IN VOLUME 778, PAGE 228, ON INSTRUMENT FILED MAY 18, 1976 AND CONSTABLES DEED DOC# 2016-15027 FILED NOVEMBER 14, 2016 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND THE GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R72318.

SITUS OR LOCATION PER HUNT CAD: 3915 LEE ST GREENVILLE, TX 75401

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	1993-1997,1999-2005,2007-2015	\$7,416.56
GREENVILLE ISD	1993-1997,1999-2005,2007, 2010-2015	\$7,168.47
HUNT COUNTY	1993-1997,1999-2005,2007-2015	\$2,756.44
HUNT MEMORIAL HD	1993-1997,1999-2005,2007-2015	\$1,185.30
	TOTAL:	\$18,526.77

COSTS

Publication Fee: \$199.90 (Payable to Hunt County Treasurer)
Court Costs: \$1,1153.00 (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: \$1,451.40

PROPOSED TAX DISTRIBUTION

Bid Amount: \$8,320.00 Costs: \$1,451.40
Net to Distribute: \$6,868.60

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(40%) \$2,747.44
GREENVILLE ISD:	(39%)\$2,678.75
HUNT COUNTY:	(15%)\$1,030.29
HUNT MEMORIAL HD:	(6%)\$412.12

(These amounts are contingent on verification of cost)

TOTAL: \$6,868.60

Hunt CAD Property Search

Property ID: 72318 For Year 2020

Map



Property Details

Account

Property ID: 72318
 Legal Description: S4385 ORIG TOWN OF GREENVILLE BLK 310 LOT 3-4 ACRES .2617
 Geographic ID: 4385-3100-0030-41
 Agent Code:

Type: Real

Location

Address: 3915 LEE ST GREENVILLE, TX 75401
 Map ID: 5A-5410
 Neighborhood CD: NCGR07

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:	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
CGR	GREENVILLE, 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
SGR	GREENVILLE 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	0.2617	11,400.00	100.00	114.00	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	\$8,320	\$0	\$8,320	\$0	\$8,320
2018	\$0	\$7,180	\$0	\$7,180	\$0	\$7,180
2017	\$36,560	\$3,990	\$0	\$40,550	\$0	\$40,550
2016	\$34,850	\$3,530	\$0	\$38,380	\$0	\$38,380
2015	\$22,530	\$3,530	\$0	\$26,060	\$0	\$26,060
2014	\$40,030	\$3,530	\$0	\$43,560	\$0	\$43,560
2013	\$39,250	\$3,530	\$0	\$42,780	\$0	\$42,780
2012	\$32,970	\$3,530	\$0	\$36,500	\$0	\$36,500
2011	\$32,840	\$3,530	\$0	\$36,370	\$0	\$36,370

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/7/2016	CN	CONSTABLES DEED	MCDONALD DAVID & VIOLA	CITY OF GREENVILLE	2016	15027	
8/29/1998	WD	WARRANTY DEED	MCDONALD DAVID & VIOLA	MCDONALD DAVID & VIOLA	511	921	
7/12/1988	CS	CONTRACT FOR SALE	PRICE VIRGINIA	MCDONALD DAVID & VIOLA	108	113	
4/7/1988	WD	WARRANTY DEED	MCDONALD DAVID	PRICE VIRGINIA	97	762	

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