

#16,575

**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 PANNELL & 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;

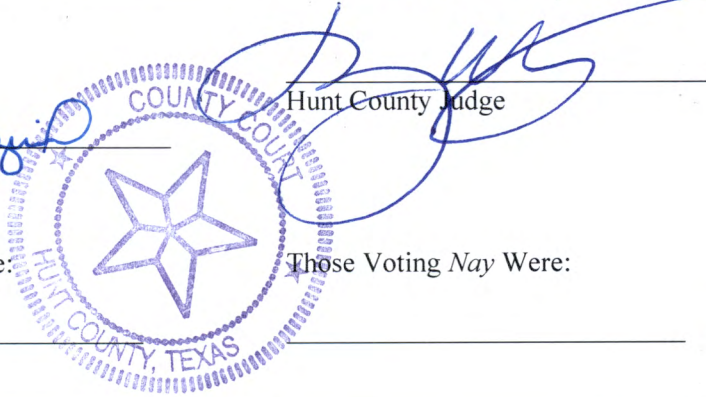
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **SYNOPTIC SF** for and in consideration of the cash sum of **ONE THOUSAND DOLLARS AND 00/00 (\$1,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020. 2021

Attest:

Jennifer Lindzey  
County Clerk



Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

21 JAN 14 AM 9:31  
JENNIFER LINDZEY  
COUNTY CLERK

FILE FOR RECORD  
JENNIFER LINDZEY  
COUNTY CLERK



**• EXHIBIT A •**

**Property Description:**

**TRACT 14: BEING BLOCK 81, LOT 4A, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 423, PAGE 147, ON INSTRUMENT FILED NOVEMBER 27, 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 **R70337**.**

**SITUS OR LOCATION PER HUNT CAD: 105 BUFFINGTON ST, COMMERCE TX 75428**

**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  
 E: 903-597-6298  
 W: www.pbfc.com

**RESALE PROPERTY BID**

I hereby submit my bid for the purchase of:

Property Account #: 70337 Address: 105 Buffington

Bid Amount: \$ 1000

PRINT NAME: CHICAGO Legacy Group

ADDRESS: 3308 Preston Rd, STE 350, #153

CITY: PLANO STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Tax case 20064 1-70337  
TO BUILD SINGLE FAMILY HOME

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

DATE: 1/29/19 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](mailto:sfleming@pbfc.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.

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

## BID ANALYSIS

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

<b>Bid Amount: \$1,000.00</b>	Acct#: R70337
Minimum Bid at Sale: \$1,340.93	Judgment Date: 8/18/2016
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$2,160.00
	Property Value today: \$2,160.00
	Date of Sale: 1/3/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	2/7/2017
Redemption Expires:	8/7/2017

### PROPERTY DESCRIPTION

TRACT 14: BEING BLOCK 81, LOT 4A, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 423, PAGE 147, ON INSTRUMENT FILED NOVEMBER 27, 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 **R70337**.

SITUS OR LOCATION PER HUNT CAD: 105 BUFFINGTON ST, COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2008-2015	\$515.06
CITY OF COMMERCE	2008-2015	\$266.35
HUNT COUNTY	2008-2015	\$172.79
HUNT MEMORIAL HD	2008-2015	\$74.15

TOTAL: \$1,028.35

### COSTS

Court Costs:	\$91.85 (Payable to Hunt County District Clerk)
Publication Fee:	\$90.64 (Payable to Hunt County Treasurer)
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:	(50%)\$359.51
CITY OF COMMERCE:	(26%)\$186.94
HUNT COUNTY:	(17%)\$122.23
HUNT MEMORIAL HD:	(7%)\$50.33

(These amounts are contingent on verification of cost)

**TOTAL: \$719.01**

# 16,575

**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 PANNELL & 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 **SYNOPTIC SF** for and in consideration of the cash sum of **ONE THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS AND 00/00 (\$1,175.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12<sup>th</sup> day of January, 2020.

Attest:

[Signature]  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

FILE FOR RECORD  
RECORDED  
21 JAN 14 AM 9:31  
[Signature]  
COUNTY CLERK

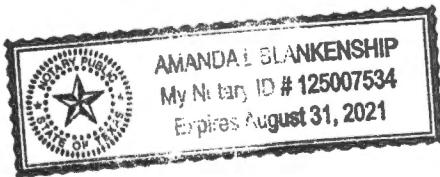
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020 21

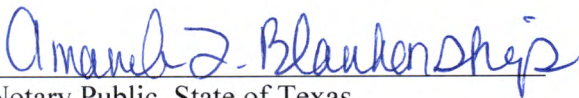
Hunt County Commissioners Court

BY:   
Hunt County Judge

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

This instrument was acknowledged before me on this the 12<sup>th</sup> day of January, 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 12: BEING BLOCK 81, LOT 29, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 451, PAGE 843, ON INSTRUMENT FILED JULY 21, 1997 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 **R70366**.

SITUS/LOCATION PER HUNT CAD: 106 BUFFINGTON ST COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70366 Property Address: 106 Buffington St  
Bid Amount: \$ 1175  
PRINT NAME: Chicago Legacy Group  
ADDRESS: 3308 Preston Rd Ste 350 #153  
CITY: Plano STATE: TX ZIP: 75093  
TELEPHONE: 4698787927  
E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Case 20064 (70366)  
To Build Single Family Home

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

SYNOPTIC SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

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

<b>Bid Amount: \$1,175.00</b>	Acct#: R70366
Minimum Bid at Sale: \$1,552.13	Judgment Date: 8/18/2016
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$2,590.00
	Property Value today: \$2,590.00
	Date of Sale: 1/3/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	2/7/2017
Redemption Expires:	8/7/2017

### PROPERTY DESCRIPTION

TRACT 12: BEING BLOCK 81, LOT 29, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 451, PAGE 843, ON INSTRUMENT FILED JULY 21, 1997 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 **R70366**.

SITUS/LOCATION PER HUNT CAD: 106 BUFFINGTON ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2008-2015	\$617.67
CITY OF COMMERCE	2008-2015	\$319.31
HUNT COUNTY	2008-2015	\$207.12
HUNT MEMORIAL HD	2008-2015	\$88.97

TOTAL: \$1,233.07

### COSTS

Court Costs:	\$91.85 (Payable to Hunt County District Clerk)
Publication Fee:	\$90.64 (Payable to Hunt County Treasurer)
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: \$1,175.00      Costs: \$280.99

Net to Distribute: \$894.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$447.01
CITY OF COMMERCE:	(26%)\$232.44
HUNT COUNTY:	(17%)\$151.98
HUNT MEMORIAL HD:	(7%)\$62.58

(These amounts are contingent on verification of cost)

**TOTAL: \$894.01**

#16,575

**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 **Cause No. TAX21057 COMMERCE ISD VS. DARYL MARTIN**; 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;

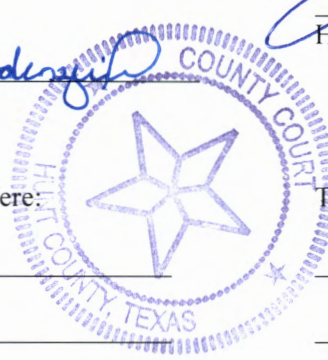
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **RAMIRO REYES & MARIA I REYES** for and in consideration of the cash sum of **SIX THOUSAND ONE HUNDRED DOLLARS AND NO/100 (\$6,100.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 12 day of January, 2020<sup>21</sup>

Attest:

[Signature]  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK OF DISTRICT COURT  
HUNT COUNTY, TEXAS  
21 JAN 14 AM 9:31  
BY: [Signature]

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020<sup>21</sup>

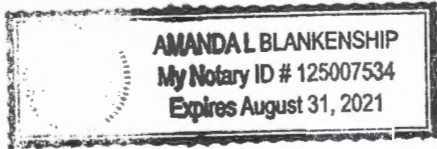
Hunt County Commissioners Court

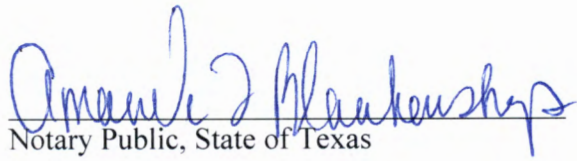
BY:  \_\_\_\_\_  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of January, 2020<sup>21</sup> 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 BLOCK 1, LOT 16, 17, S 15' OF 18 PART OF THE P. A. NORRIS ADDITION, SURVEY NUMBER S4205, AS DESCRIBED IN GENERAL WARRANTY GIFT DEED OF LIFE ESTATE TO JAMES MARTIN, RECORDED IN VOLUME 1434, PAGE 435, ON INSTRUMENT FILED JANUARY 5, 2006 AND CONSTABLES DEED DOC#2017-11573 FILED AUGUST 22, 2017 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R52669**

SITUS OR LOCATION PER HUNT CAD: 114 NORRIS ST, COMMERCE TX 75428

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

**RESALE PROPERTY BID**

I hereby submit my bid for the purchase of:

Property Account #: 52669 Address: 114 Harris St. Commerce, TX

Bid Amount: \$ 6,100.00

PRINT NAME: Ramiro Reyes & Maria I. Reyes

ADDRESS: 603 S. Creek Dr

CITY: Roysse City STATE: TX ZIP: 75189

TELEPHONE: 972-217-5522 TX

E-MAIL: MariaChabelita@yahoo.com

PURPOSE FOR PURCHASING PROPERTY:

Renovate

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

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

I AGREE TO PAY ANY MOWING, DEMOLITION, ETC LIENS FILED BY THE CITY OF GREENVILLE ON THIS PROPERTY IF APPLICABLE.

DATE: 6/24/20 SIGNATURE: Ramiro Reyes Maria I. Reyes

ALL BIDS MUST BE SIGNED BY HAND

Please mail to PERDUE, BRANDON LAW FIRM/ HUNT RESALE at the address listed above

OR

E-MAIL TO: Stacy Fleming at [sfleming@pbfc.com](mailto:sfleming@pbfc.com)

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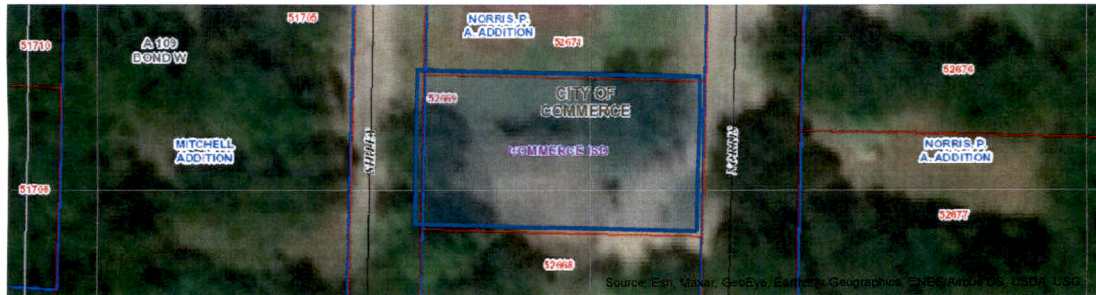
AMARILLO ARLINGTON AUSTIN CONROE EDINBURG GARLAND  
HOUSTON LUBBOCK MIDLAND SAN ANTONIO TYLER WICHITA FALLS



Hunt CAD Property Search

Property ID: 52669 For Year 2020

Map



Property Details

Account

**Property ID:** 52669  
**Legal Description:** S4205 NORRIS, P. A. ADDITION BLK 1 LOT 18-17 & S15 OF 18 ACRES .1806  
**Geographic ID:** 4205-0010-0160-31  
**Agent:**  
**Type:** Real  
**Location**  
**Address:** 114 NORRIS ST COMMERCE, TX 75428  
**Map ID:** 1B-COMMERF  
**Neighborhood CD:** NSCO9  
**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

<b>Improvement Homesite Value:</b>	\$29,690
<b>Improvement Non-Homesite Value:</b>	\$0
<b>Land Homesite Value:</b>	\$2,360
<b>Land Non-Homesite Value:</b>	\$0
<b>Agricultural Market Valuation:</b>	\$0
<b>Market Value:</b>	\$32,050
<b>Ag Use Value:</b>	\$0
<b>Appraised Value:</b>	\$32,050
<b>Homestead Cap Loss: @</b>	\$0
<b>Assessed Value:</b>	\$32,050

**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	\$32,050	\$0
CCO	COMMERCE, CITY	0.820000	\$32,050	\$0
GHT	HUNT COUNTY	0.508512	\$32,050	\$0
HIHO	HUNT MEMORIAL HD	0.230000	\$32,050	\$0
SCO	COMMERCE ISD	1.443280	\$32,050	\$0

Total Tax Rate: 3.001792

**Property Improvement - Building**

Description: GRAY/RED TRIM Type: Residential State Code: A1 Living Area: 1,504.00sqft Value: \$26,340

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	2F	MS	1966	1,504.00
CP	CARPORT	*		1966	252.00
SR	STOREROOM	*		1966	54.00
PS	SCREEN PORCH/PATIO	*		1966	90.00
PO	OPEN PORCH W/ROOF	*		1966	24.00

Description: PM Type: Misc Imp State Code: A3 Living Area: 0.00sqft Value: \$3,350

Type	Description	Class CD	Year Built	SQFT
PMA	METAL BUILDING (AVERAGE)	*	1995	400.00

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.1806	7,865.00	0.00	0.00	\$2,360	\$0

**Property Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$29,690	\$2,360	\$0	\$32,050	\$0	\$32,050
2019	\$28,370	\$2,360	\$0	\$30,730	\$0	\$30,730
2018	\$21,650	\$2,360	\$0	\$24,010	\$0	\$24,010
2017	\$22,410	\$2,360	\$0	\$24,770	\$0	\$24,770
2016	\$21,730	\$2,360	\$0	\$24,090	\$0	\$24,090
2015	\$19,390	\$2,360	\$0	\$21,750	\$0	\$21,750
2014	\$19,390	\$2,360	\$0	\$21,750	\$0	\$21,750
2013	\$19,160	\$2,360	\$0	\$21,520	\$0	\$21,520
2012	\$17,750	\$2,360	\$0	\$20,110	\$0	\$20,110
2011	\$16,470	\$2,360	\$0	\$18,830	\$0	\$18,830

**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/9/2017	CN	CONSTABLES DEED	MARTIN DARYL A	COMMERCE ISD	2017	11573	
1/5/2006	WD	WARRANTY DEED	MARTIN JAMES C (DECEASED)	MARTIN DARYL A	1434	435	
2/4/2004	Conv	CONVERSION	MARTIN JAMES C & BARBARA	MARTIN JAMES C (DECEASED)			
3/25/1966	WD	WARRANTY DEED	SMITH MABEL	MARTIN JAMES C & BARBARA	642	582	

**DISCLAIMER**

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.

## BID ANALYSIS

Cause # TAX21057 COMMERCE ISD VS. DARYL MARTIN

<b>Bid Amount: \$6,100.00</b>	Acct#: R52669
Minimum Bid at Sale: \$6,017.57	Judgment Date: 10/20/2016
Date Bid Submitted: 6/24/2020	Property Value at Judgment: \$24,090.00
	Property Value today: \$32,050.00
	Date of Sale: 8/1/2017

Bidders Name: RAMIRO REYES MARIA I REYES

Bidders Address: 603 S CREEK DR  
ROYSE CITY TX 75189

Sale Deed Filed:	8/22/2017
Redemption Expires:	3/22/2018

### PROPERTY DESCRIPTION

TRACT 1: BEING BLOCK 1, LOT 16, 17, S 15' OF 18 PART OF THE P. A. NORRIS ADDITION, SURVEY NUMBER S4205, AS DESCRIBED IN GENERAL WARRANTY GIFT DEED OF LIFE ESTATE TO JAMES MARTIN, RECORDED IN VOLUME 1434, PAGE 435, ON INSTRUMENT FILED JANUARY 5, 2006 AND CONSTABLES DEED DOC#2017-11573 FILED AUGUST 22, 2017 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R52669**

SITUS OR LOCATION PER HUNT CAD: 114 NORRIS ST, COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2013-2015	\$1,647.98
CITY OF COMMERCE	2011-2015	\$1,268.69
HUNT COUNTY	2011-2015	\$818.74
HUNT MEMORIAL HD	2011-2015	\$358.76

TOTAL: \$4,094.17

### COSTS

Court Costs:	\$588.00 (Payable to Hunt County District Clerk)
Publication Fee:	\$156.43 (Payable to Hunt County Treasurer)
Constable's Fee:	\$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee:	\$38.50 (Payable to Hunt County Clerk)

TOTAL: \$842.93

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$6,100.00      Costs: \$842.93

Net to Distribute: \$5,257.07

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(40%)\$2,102.83
CITY OF COMMERCE:	(31%)\$1,629.69
HUNT COUNTY:	(20%)\$1,051.41
HUNT MEMORIAL HD:	(9%)\$473.14

(These amounts are contingent on verification of cost)

**TOTAL: \$5,257.07**

#16,575

**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 **TAX20195 COMMERCE ISD VS. DELISA ANN ALLEN AKA DELISA A MARSH**; 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;

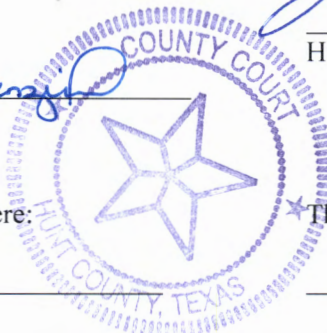
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **SYNOPTIC SF** for and in consideration of the cash sum of **ONE THOUSAND FOUR HUNDRED DOLLARS AND 00/00 (\$1,400.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2021.

Attest:

*Stacy Lindenberg*  
County Clerk



*[Signature]*  
Hunt County Judge

Those Voting *Aye* Were:

*Strait*  
*Martin*  
*Harrison*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

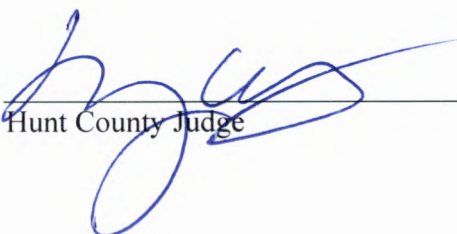
BY: *[Signature]*  
DEPUTY

21 JAN 14 AM 9:31

FILE FOR RECORD  
JENNIFER LINDENBERG  
COUNTY CLERK  
HUNT COUNTY, TEXAS

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020<sup>21</sup>

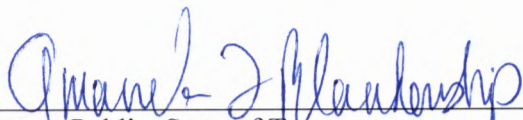
Hunt County Commissioners Court

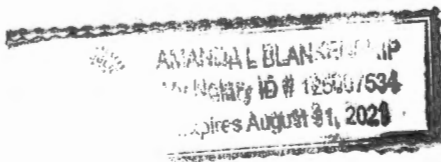
BY:   
Hunt County Judge

State of Texas            }  
                                  }  
County of Hunt         }

This instrument was acknowledged before me on this the 12 day of January, 2020<sup>21</sup> by Bobby W. Stovall,

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

  
Notary Public, State of Texas



**' EXHIBIT A '**

**Property Description:**

TRACT 2: BEING LOT 8A, BLOCK 1, IN THE MITCHELL ADDITION AS DESCRIBED IN DEED RECORDED IN VOLUME 803, PAGE 653 ON INSTRUMENT FILED OCTOBER 17, 2001 AND CONSTABLES DEED DOC# 2013-11179 FILED SEPTEMBER 10, 2013 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R51714**.

SITUS/LOCATION PER HUNT CAD: (AC 0.1854) CHAMPION LANE COMMERCE TX 75428

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



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 # 51714 Property Address: Champion Lane

Bid Amount: \$ 1400

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd Ste 350 #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Tax case 20195 R51714  
To Build Single Family Home

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

SYNOPTICS SF

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

DATE: 7/9/2020 SIGNATURE: [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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

Cause # TAX20195 COMMERCE ISD VS. DELISA ANN ALLEN AKA DELISA A MARSH

<b>Bid Amount: \$1,400.00</b>	Acct#: R51714
Minimum Bid at Sale: \$1,902.68	Judgment Date: 6/20/2013
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$2,420.00
	Property Value today: \$2,420.00
	Date of Sale: 9/3/2013

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	9/10/2013
Redemption Expires:	3/10/2014

### PROPERTY DESCRIPTION

TRACT 2: BEING LOT 8A, BLOCK 1, IN THE MITCHELL ADDITION AS DESCRIBED IN DEED RECORDED IN VOLUME 803, PAGE 653 ON INSTRUMENT FILED OCTOBER 17, 2001 AND CONSTABLES DEED DOC# 2013-11179 FILED SEPTEMBER 10, 2013 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R51714**.

SITUS/LOCATION PER HUNT CAD: (AC 0.1854) CHAMPION LANE COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2003-2012	\$673.53
CITY OF COMMERCE	2003-2012	\$329.22
HUNT COUNTY	2003-2012	\$233.05
HUNT MEMORIAL HD	2003-2012	\$93.43

TOTAL: \$1,329.23

### COSTS

Court Costs:	\$274.00 (Payable to Hunt County District Clerk)
Publication Fee:	\$180.96 (Payable to Hunt County Treasurer)
Constable's Fee:	\$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee:	\$38.50 (Payable to Hunt County Clerk)

TOTAL: \$553.46

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$1,400.00      Costs: \$553.46

Net to Distribute: \$846.54

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(51%)\$431.74
CITY OF COMMERCE:	(25%)\$211.63
HUNT COUNTY:	(17%)\$143.91
HUNT MEMORIAL HD:	(7%)\$59.26

(These amounts are contingent on verification of cost)

**TOTAL: \$846.54**

#16,575

**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 PANNELL & 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 **SYNOPTIC SF** for and in consideration of the cash sum of **ONE THOUSAND ONE HUNDRED SEVENTY-FIVE DOLLARS AND 00/00 (\$1,175.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020<sup>21</sup>

Attest:

Jeanette Lindenzweig  
County Clerk

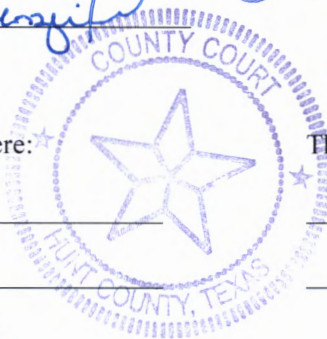
[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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



FILE FOR RECORD  
JEANETTE LINDENZWEIG  
COUNTY CLERK  
21 JAN 14 AM 9:31  
DEPUTY: [Signature]

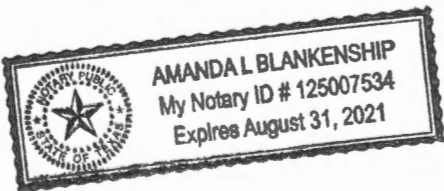
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020<sup>21</sup>

Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of  
January, 2020<sup>21</sup> by Bobby W. Stovall,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



Amanda L. Blankenship  
Notary Public, State of Texas

**• EXHIBIT A •**

**Property Description:**

TRACT 13: BEING BLOCK 81, LOT 4F, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 451, PAGE 837 ON INSTRUMENT FILED JULY 21, 1997 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 **R70341**.

SITUS/LOCATION PER HUNT CAD: 104 BUFFINGTON ST COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70341 Property Address: 104 Buffington

Bid Amount: \$ 1175

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd Ste 350 #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

To close 2006 (70341)  
To Build Single Family Home

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

SYNOPTIC SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

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

<b>Bid Amount: \$1,175.00</b>	Acct#: R70341
Minimum Bid at Sale: \$1,552.13	Judgment Date: 8/18/2016
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$2,590.00
	Property Value today: \$2,590.00
	Date of Sale: 1/3/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	2/7/2017
Redemption Expires:	8/7/2017

### PROPERTY DESCRIPTION

TRACT 13: BEING BLOCK 81, LOT 4F, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 451, PAGE 837 ON INSTRUMENT FILED JULY 21, 1997 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 **R70341**.

SITUS/LOCATION PER HUNT CAD: 104 BUFFINGTON ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2008-2015	\$617.67
CITY OF COMMERCE	2008-2015	\$319.31
HUNT COUNTY	2008-2015	\$207.12
HUNT MEMORIAL HD	2008-2015	\$88.97

TOTAL: \$1,233.07

### COSTS

Court Costs:	\$91.85 (Payable to Hunt County District Clerk)
Publication Fee:	\$90.64 (Payable to Hunt County Treasurer)
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: \$1,175.00      Costs: \$280.99

Net to Distribute: \$894.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$447.01
CITY OF COMMERCE:	(26%)\$232.44
HUNT COUNTY:	(17%)\$151.98
HUNT MEMORIAL HD:	(7%)\$62.58

(These amounts are contingent on verification of cost)

**TOTAL: \$894.01**



#16,575

**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 PANNELL & 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 **SYNOPTIC SF** for and in consideration of the cash sum of **ONE THOUSAND ONE HUNDRED DOLLARS AND 00/00 (\$1,100.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

Jennifer Lindenzweig  
County Clerk

[Signature]  
Hunt County Judge

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK  
21 JAN 14 AM 9:32  
DEPUTY: [Signature]

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

\_\_\_\_\_  
\_\_\_\_\_  
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In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020/21

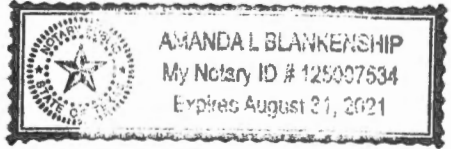
Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of January, 2020/21 by Bobby W. Stovall,

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



Amanda L. Blankenship  
Notary Public, State of Texas

**• EXHIBIT A •**

**Property Description:**

TRACT 11: BEING BLOCK 81, LOT 30 PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 451, PAGE 849, ON INSTRUMENT FILED JULY 21, 1997 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 **R70367**

SITUS/LOCATION PER HUNT CAD: 108 BUFFINGTON ST COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70367 Property Address: 108 Buffington St

Bid Amount: \$ 1100 -

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd Ste 350 #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Tax case 20064 (70367)  
To Build Single Family Home

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

SYNOPTICS SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

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

<b>Bid Amount: \$1,100.00</b>	Acct#: R70367
Minimum Bid at Sale: \$1,458.95	Judgment Date: 8/18/2016
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$2,400.00
	Property Value today: \$2,400.00
	Date of Sale: 1/3/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	2/7/2017
Redemption Expires:	8/7/2017

### PROPERTY DESCRIPTION

TRACT 11: BEING BLOCK 81, LOT 30 PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 451, PAGE 849, ON INSTRUMENT FILED JULY 21, 1997 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 **R70367**

SITUS/LOCATION PER HUNT CAD: 108 BUFFINGTON ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2008-2015	\$572.33
CITY OF COMMERCE	2008-2015	\$295.99
HUNT COUNTY	2008-2015	\$192.01
HUNT MEMORIAL HD	2008-2015	\$82.41

TOTAL: \$1,142.74

### COSTS

Court Costs:	\$91.85 (Payable to Hunt County District Clerk)
Publication Fee:	\$90.64 (Payable to Hunt County Treasurer)
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: \$1,100.00      Costs: \$280.99

Net to Distribute: \$819.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$409.51
CITY OF COMMERCE:	(26%)\$212.94
HUNT COUNTY:	(17%)\$139.23
HUNT MEMORIAL HD:	(7%)\$57.33

(These amounts are contingent on verification of cost)

**TOTAL: \$819.01**

#16,575

**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 **TAX20633 CITY OF GREENVILLE VS. WILL JACKSON, 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 **ROBERTO PENA** for and in consideration of the cash sum of **THREE THOUSAND SIX HUNDRED TEN DOLLARS AND 00/00 (\$3,610.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

Christine Lindenzweig  
County Clerk

[Signature]  
Hunt County Judge



Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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


BY: [Signature]  
DEPUTY

21 JAN 14 AM 9:32

FILE FOR RECORD  
CHRISTINE LINDENZWEIG  
COUNTY CLERK

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 202~~0~~<sup>1</sup>

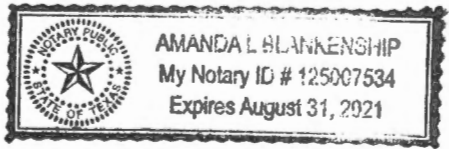
Hunt County Commissioners Court

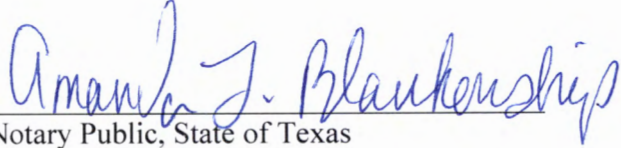
BY:   
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of  
January, 202~~0~~<sup>1</sup> 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 BLOCK 1, LOT 7, HOMESTEAD ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 448, PAGE 76, FILED NOVEMBER 16, 1944 AND CONSTABLES DEED DOC# 2018-13937 FILED AUGUST 15, 2018 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF CITY OF GREENVILLE AND RECORDS OF THE HUNT COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBER **R47398**

SITUS OR LOCATION PER HUNT CAD: 3109 SIMPSON ST GREENVILLE, TX 75401

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: TAX20633/47398 Address: 3109 Simpson St. Greenville TX

Bid Amount: \$ 3,610.00

PRINT NAME: Roberto Pena

ADDRESS: 2401 W. Sam Houston Parkway N. #1231

CITY: Houston STATE: TX ZIP: 77043

TELEPHONE: 346-228-9711

E-MAIL: robertopenadesigns@gmail.com

PURPOSE FOR PURCHASING PROPERTY: Build a house for me.

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

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

I AGREE TO PAY ANY MOWING, DEMOLITION, ETC LIENS FILED BY THE CITY OF GREENVILLE ON THIS PROPERTY IF APPLICABLE.

DATE: 8/6/2020 SIGNATURE: Roberto Pena

ALL BIDS MUST BE SIGNED BY HAND

Please mail to PERDUE, BRANDON LAW FIRM/ HUNT RESALE at the address listed above

OR

E-MAIL TO: Stacy Fleming at [sfleming@pbfc.com](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

Cause # TAX20633 CITY OF GREENVILLE VS. WILL JACKSON, DECEASED

<b>Bid Amount: \$3,610.00</b>	Acct#: R47398
<b>City of Greenville Liens \$</b>	Judgment Date: 1/18/2018
Minimum Bid at Sale: \$17,250.00	Property Value at Judgment: \$17,250.00
Date Bid Submitted: 8/6/2020	Property Value today: \$3,610.00
	Date of Sale: 8/7/2018

Bidders Name: ROBERTO PENA  
Bidders Address: 2401 W SAM HOUSTON PKWY N #1231  
HOUSTON TX 77043  
(346) 228--9711

Sale Deed Filed:	8/15/2018
Redemption Expires:	2/15/2019

### PROPERTY DESCRIPTION

TRACT 1: BEING BLOCK 1, LOT 7, HOMESTEAD ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 448, PAGE 76, FILED NOVEMBER 16, 1944 AND CONSTABLES DEED DOC# 2018-13937 FILED AUGUST 15, 2018 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF CITY OF GREENVILLE AND RECORDS OF THE HUNT COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBER **R47398**

SITUS OR LOCATION PER HUNT CAD: 3109 SIMPSON ST GREENVILLE, TX 75401

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2002-2005, 2007-2016	\$4,705.59
GREENVILLE ISD	2002-2005, 2007-2016	\$8,594.71
HUNT COUNTY	2002-2016	\$3,437.19
HUNT MEMORIAL HD	2002-2016	\$1,425.31

TOTAL: \$18,162.80

### COSTS

Publication Fee:	\$153.50 (Payable to Hunt County Treasurer)
Court Costs:	\$2,729.04 (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: \$2,980.79

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$3,610.00      Costs: \$2,980.79  
Net to Distribute: \$629.21

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(26%) \$163.59
GREENVILLE ISD:	(47%) \$295.73
HUNT COUNTY:	(19%) \$119.55
HUNT MEMORIAL HD:	(8%) \$50.34

(These amounts are contingent on verification of cost)

**TOTAL: \$629.21**

#16,575

**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 PANNELL & 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;

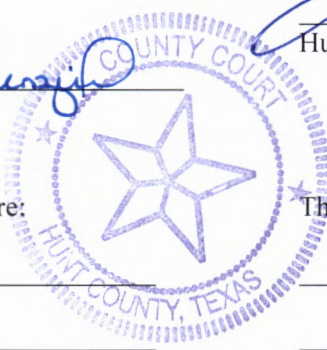
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **SYNOPTIC SF** for and in consideration of the cash sum of **THREE THOUSAND NINE HUNDRED DOLLARS AND 00/00 (\$3,900.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2021.

Attest:

George Henderson  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

FILE FOR RECORD  
JANUARY 14, 2021  
21 JAN 14 AM 9:32  
BY: [Signature]  
DEPUTY CLERK

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020/21

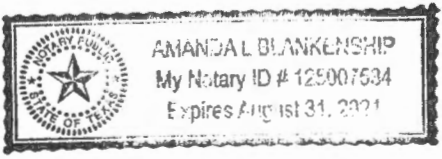
Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of  
January, 2020 by Bobby W. Stewart,

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



[Signature]  
Notary Public, State of Texas

**• EXHIBIT A •**

**Property Description:**

TRACT 5: BEING BLOCK 81, LOT 3, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 423, PAGE 141, ON INSTRUMENT FILED JULY 21, 1997 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 NUMBER **R70336**.

SITUS/LOCATION PER HUNT CAD: 105 BUFFINGTON (same as R70337) COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70336 Property Address: 105 Buffington St

Bid Amount: \$ 3900 -

PRINT NAME: CHICAGO Legacy Group

ADDRESS: 3308 Pieston Rd Ste 350 #153

CITY: PLANO STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Tax case 20064 A 70336  
To Build Single Family Home

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

SYNOPTICS SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

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

<b>Bid Amount: \$3,900.00</b>	Acct#: R70336
Minimum Bid at Sale: \$5,237.15	Judgment Date: 8/18/2016
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$9,540.00
	Property Value today: \$9,540.00
	Date of Sale: 1/3/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	2/7/2017
Redemption Expires:	8/7/2017

### PROPERTY DESCRIPTION

TRACT 5: BEING BLOCK 81, LOT 3, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 423, PAGE 141, ON INSTRUMENT FILED JULY 21, 1997 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 NUMBER **R70336**.

SITUS/LOCATION PER HUNT CAD: 105 BUFFINGTON ST (same as R70337) COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2007-2015	\$2,402.85
CITY OF COMMERCE	2007-2015	\$1,245.34
HUNT COUNTY	2007-2015	\$813.47
HUNT MEMORIAL HD	2007-2015	\$346.95

TOTAL: \$4,808.61

### COSTS

Court Costs:	\$91.85 (Payable to Hunt County District Clerk)
Publication Fee:	\$90.64 (Payable to Hunt County Treasurer)
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: \$3,900.00      Costs: \$280.99

Net to Distribute: \$3,619.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$1,809.51
CITY OF COMMERCE:	(26%)\$940.94
HUNT COUNTY:	(17%)\$615.23
HUNT MEMORIAL HD:	(7%)\$253.33

(These amounts are contingent on verification of cost)

**TOTAL: \$3,619.01**

#14,575

**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 PANNELL & 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 **SYNOPTIC SF** for and in consideration of the cash sum of **THREE THOUSAND NINE HUNDRED SEVENTY-FIVE DOLLARS AND 00/00 (\$3,975.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

[Signature]  
County Clerk

[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

\_\_\_\_\_  
\_\_\_\_\_  
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FILE FOR RECORD  
JAN 14 2020 9:32 AM  
BY: [Signature]  
COUNTY CLERK

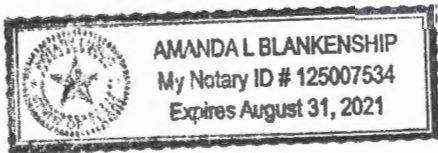
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020/21

Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of January, 2020<sup>th</sup> by Bobby W. Howell,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



Amanda L. Blankenship  
Notary Public, State of Texas

**• EXHIBIT A •**

Property Description:

TRACT 8: BEING BLOCK 81, LOT 11A, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 423 PAGE 165, INSTRUMENT FILED ON NOVEMBER 27, 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 **R70360**.

SITUS/LOCATION PER HUNT CAD: (AC 0.4339) JOHNSON ST COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70360 Property Address: Johnson St

Bid Amount: \$ 3975

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd Ste 350 #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:  
Tax case 20064 (70360)  
To Build Single Family Home

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

Synoptic SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

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

<b>Bid Amount: \$3,975.00</b>	Acct#: R70360
Minimum Bid at Sale: \$5,299.70	Judgment Date: 8/18/2016
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$9,640.00
	Property Value today: \$9,640.00
	Date of Sale: 1/3/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	2/7/2017
Redemption Expires:	8/7/2017

### PROPERTY DESCRIPTION

TRACT 8: BEING BLOCK 81, LOT 11A, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 423 PAGE 165, INSTRUMENT FILED ON NOVEMBER 27,1996 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 **R70360**.

SITUS/LOCATION PER HUNT CAD: (AC 0.4339) JOHNSON ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2007-2015	\$2,433.01
CITY OF COMMERCE	2007-2015	\$1,261.00
HUNT COUNTY	2007-2015	\$823.92
HUNT MEMORIAL HD	2007-2015	\$351.38

TOTAL: \$4,869.31

### COSTS

Court Costs:	\$91.85 (Payable to Hunt County District Clerk)
Publication Fee:	\$90.64 (Payable to Hunt County Treasurer)
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: \$3,975.00      Costs: \$280.99

Net to Distribute: \$3,694.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$1,847.01
CITY OF COMMERCE:	(26%)\$960.44
HUNT COUNTY:	(17%)\$627.98
HUNT MEMORIAL HD:	(7%)\$258.58

(These amounts are contingent on verification of cost)

**TOTAL: \$3,694.01**



#16,575

**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 PANNELL & 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 **SYNOPTIC SF** for and in consideration of the cash sum of **ONE THOUSAND ONE HUNDRED DOLLARS AND 00/00 (\$1,100.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

[Signature]  
County Clerk

[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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



BY: [Signature]  
DEPUTY

21 JAN 14 AM 9:32

FILE FOR RECORD  
JENNIFER LINDENBERG  
COUNTY CLERK HUNT COUNTY

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020<sup>21</sup>

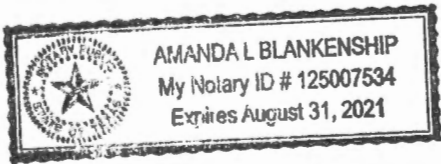
Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

State of Texas {}  
County of Hunt {}

This instrument was acknowledged before me on this the 12 day of January, 2020<sup>21</sup> by Bobby W. Stovall,

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



Amanda L. Blankenship  
Notary Public, State of Texas

**• EXHIBIT A •**

**Property Description:**

**TRACT 10: BEING BLOCK 81, LOT 31, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 423, PAGE 171, ON INSTRUMENT FILED NOVEMBER 27, 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 **R70368**.**

**SITUS/LOCATION PER HUNT CAD: 110 BUFFINGTON ST COMMERCE TX 75428**

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70368 Property Address: 110 Buffington St

Bid Amount: \$ 1100

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd Ste 350 #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

To close 20064 (70368)  
To Build Single Family Home

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

SYNOPTIC SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

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

<b>Bid Amount: \$1,100.00</b>	Acct#: R70368
Minimum Bid at Sale: \$1,458.95	Judgment Date: 8/18/2016
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$2,400.00
	Property Value today: \$2,400.00
	Date of Sale: 1/3/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	2/7/2017
Redemption Expires:	8/7/2017

### PROPERTY DESCRIPTION

TRACT 10: BEING BLOCK 81, LOT 31, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 423, PAGE 171, ON INSTRUMENT FILED NOVEMBER 27, 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 **R70368**.

SITUS/LOCATION PER HUNT CAD: 110 BUFFINGTON ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2008-2015	\$572.33
CITY OF COMMERCE	2008-2015	\$295.99
HUNT COUNTY	2008-2015	\$192.01
HUNT MEMORIAL HD	2008-2015	\$82.41

TOTAL: \$1,142.74

### COSTS

Court Costs:	\$91.85 (Payable to Hunt County District Clerk)
Publication Fee:	\$90.64 (Payable to Hunt County Treasurer)
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: \$1,100.00      Costs: \$280.99

Net to Distribute: \$819.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$409.51
CITY OF COMMERCE:	(26%)\$212.94
HUNT COUNTY:	(17%)\$139.23
HUNT MEMORIAL HD:	(7%)\$57.33

(These amounts are contingent on verification of cost)

**TOTAL: \$819.01**

#14,575

**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 PANNELL & 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 **SYNOPTIC SF** for and in consideration of the cash sum of **ONE THOUSAND THREE HUNDRED DOLLARS AND 00/00 (\$1,300.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

Jennifer Lindenzweig  
County Clerk

[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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



FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK  
21 JAN 14 AM 9:32  
DEPUTY  
[Signature]

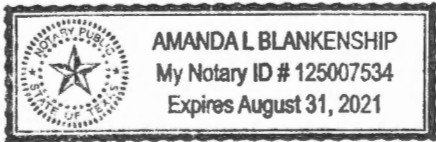
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020<sup>21</sup>

Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of January, 2020<sup>21</sup> by Bobby W. Stovall,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



Amanda L. Blankenship  
Notary Public, State of Texas



**· EXHIBIT A ·**

**Property Description:**

TRACT 3: BEING BLOCK 81, LOT 32, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 423, PAGE 120, ON INSTRUMENT FILED NOVEMBER 27, 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 **R70369**

SITUS/LOCATION PER HUNT CAD: 112 BUFFINGTON ST COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70369 Property Address: 112 Buffington

Bid Amount: \$ 1300

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd Ste 350 #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Tax case 20064 (R70369)  
To Build Single Family Home

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

SYNOPTIC SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

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

<b>Bid Amount: \$1,300.00</b>	Acct#: R70369
Minimum Bid at Sale: \$1,737.85	Judgment Date: 8/18/2016
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$2,400.00
	Property Value today: \$2,400.00
	Date of Sale: 1/3/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	2/7/2017
Redemption Expires:	8/7/2017

### PROPERTY DESCRIPTION

TRACT 3: BEING BLOCK 81, LOT 32, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 423, PAGE 120, ON INSTRUMENT FILED NOVEMBER 27, 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 **R70369**

SITUS/LOCATION PER HUNT CAD: 112 BUFFINGTON ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2004-2015	\$710.74
CITY OF COMMERCE	2004-2015	\$362.31
HUNT COUNTY	2004-2015	\$241.40
HUNT MEMORIAL HD	2004-2015	\$101.20

TOTAL: \$1,414.95

### COSTS

Court Costs:	\$91.85 (Payable to Hunt County District Clerk)
Publication Fee:	\$90.64 (Payable to Hunt County Treasurer)
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: \$1,300.00      Costs: \$280.99

Net to Distribute: \$1,019.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$509.51
CITY OF COMMERCE:	(26%)\$264.94
HUNT COUNTY:	(17%)\$173.23
HUNT MEMORIAL HD:	(7%)\$71.33

(These amounts are contingent on verification of cost)

**TOTAL: \$1,019.01**

#16,575

**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 **TAX21213 COMMERCE ISD VS. TAMMIE PANNELL NKA TAMMIE L NELSON**; 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 **SYNOPTIC SF** for and in consideration of the cash sum of **FIVE THOUSAND FOUR HUNDRED DOLLARS AND 00/00 (\$5,400.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

[Signature]  
County Clerk

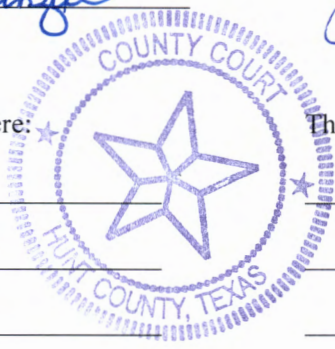
[Signature]  
Hunt County Judge

FILED  
COUNTY CLERK  
21 JAN 14 AM 9:32  
[Signature]

FILE FOR RECORD  
EMILY LINDENHART  
COUNTY CLERK  
HUNT COUNTY, TX

Those Voting *Aye* Were:

Strait  
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 12 day of January, 2020<sup>21</sup>

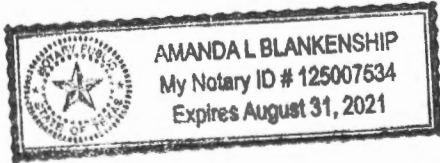
Hunt County Commissioners Court

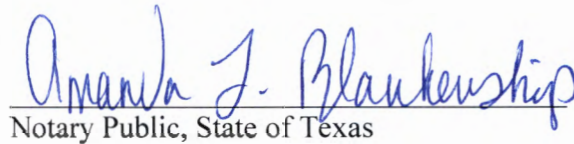
BY:   
Hunt County Judge

State of Texas                      {  
   {  
County of Hunt                    {

This instrument was acknowledged before me on this the 12 day of  
January, 2020<sup>21</sup> 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 LOT 3, BLOCK 81A, ORG TOWN OF COMMERCE AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 173, PAGE 602 FILED MAY 23, 1990 AND CONSTABLES DEED DOC# 2018-00117 FILED JANUARY 3, 2018 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70376**.

SITUS/LOCATION PER HUNT CAD: (AC 0.2769) BOATLEY ST COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70376 Property Address: Boatney

Bid Amount: \$ 5400

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd Ste 350 #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

For case 21213 R 70376  
To Build Single Family Home

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

SYNOPTIC SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.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.



## BID ANALYSIS

Cause # TAX21213 COMMERCE ISD VS. TAMMIE PANNELL NKA TAMMIE L NELSON

<b>Bid Amount: \$5,400.00</b>	Acct#: R70376
Minimum Bid at Sale: \$7,240.00	Judgment Date: 4/20/2017
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$7,240.00
	Property Value today: \$7,240.00
	Date of Sale: 12/5/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	1/3/2018
Redemption Expires:	7/3/2018

### PROPERTY DESCRIPTION

TRACT 1: BEING LOT 3, BLOCK 81A, ORG TOWN OF COMMERCE AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 173, PAGE 602 FILED MAY 23, 1990 AND CONSTABLES DEED DOC# 2018-00117 FILED JANUARY 3, 2018 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70376**.

SITUS/LOCATION PER HUNT CAD: (AC 0.2769) BOATLEY ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2001-2015	\$4,172.76
CITY OF COMMERCE	2001-2015	\$1,937.45
HUNT COUNTY	2001-2015	\$1,438.22
HUNT MEMORIAL HD	2001-2015	\$574.85

TOTAL: \$8,123.28

### COSTS

Court Costs:	\$638.00 (Payable to Hunt County District Clerk)
Publication Fee:	\$125.53 (Payable to Hunt County Treasurer)
Constable's Fee:	\$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee:	\$38.50 (Payable to Hunt County Clerk)

TOTAL: \$862.03

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$5,400.00      Costs: \$862.03

Net to Distribute: \$4,537.97

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(51%) \$2,314.36
CITY OF COMMERCE:	(24%) \$1,089.11
HUNT COUNTY:	(18%) \$816.83
HUNT MEMORIAL HD:	(7%) \$317.67

(These amounts are contingent on verification of cost)

**TOTAL: \$4,537.97**

#16,575

**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 **SYNOPTIC SF** for and in consideration of the cash sum of **FOUR THOUSAND ONE HUNDRED DOLLARS AND 00/00 (\$4,100.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

[Signature]  
County Clerk

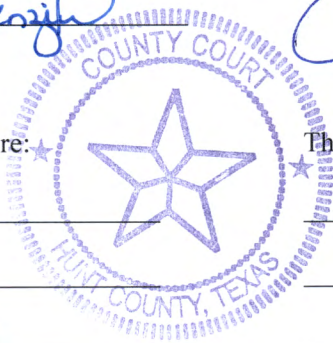
[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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



BY [Signature]  
DEPUTY

21 JAN 14 AM 9:32

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK HUNT CO. TX

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020/21

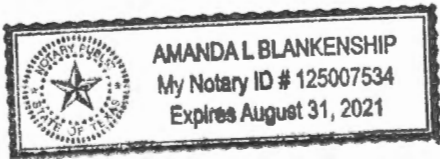
Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of  
January, 2020<sup>21</sup> by Bobby W. Stovall,

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



Amanda L. Blankenship  
Notary Public, State of Texas

**• EXHIBIT A •**

Property Description:

TRACT 7: BEING BLOCK 81A, LOT 4, PART OF THE ORIGINAL TOWN OF COMMERCE AS DESCRIBED IN DEED RECORDED IN VOLUME 567, PAGE 17, ON INSTRUMENT FILED MAY 14, 1999 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 **R70377**.

SITUS OR LOCATION PER HUNT CAD: 903 BOATLEY ST, COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70377 Property Address: 903 Bracey

Bid Amount: \$ 4100

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Road Sec. 350, #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 469 878 7927

E-MAIL: Phguess@hotmail.com

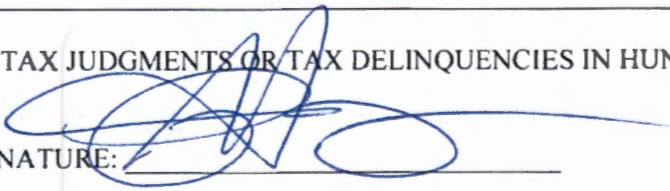
PURPOSE FOR PURCHASING PROPERTY:

Tax case 20128 R 70377 To Build  
Single family home

Synopsis SF

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

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.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.

## BID ANALYSIS

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

<b>Bid Amount: \$4,100.00</b>	Acct#: R70377
Minimum Bid at Sale: \$5,467.15	Judgment Date: 5/17/2017
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$8,280.00
	Property Value today: \$8,280.00
	Date of Sale: 9/3/2019

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

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

### PROPERTY DESCRIPTION

TRACT 7: BEING BLOCK 81A, LOT 4, PART OF THE ORIGINAL TOWN OF COMMERCE AS DESCRIBED IN DEED RECORDED IN VOLUME 567, PAGE 17, ON INSTRUMENT FILED MAY 14, 1999 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 **R70377**.

SITUS OR LOCATION PER HUNT CAD: 903 BOATLEY ST, COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2010-2017	\$1,984.28
CITY OF COMMERCE	2009-2017	\$1,172.16
HUNT COUNTY	2009-2017	\$749.21
HUNT MEMORIAL HD	2009-2017	\$327.70

TOTAL: \$4,233.35

### COSTS

Court Costs:	\$198.70 (Payable to Hunt County District Clerk)
Publication Fee:	\$78.22 (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: \$390.17

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$4,100.00      Costs: \$390.17

Net to Distribute: \$3,709.83

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(47%)\$1,743.62
CITY OF COMMERCE:	(27 %) \$1,001.65
HUNT COUNTY:	(18%)\$667.77
HUNT MEMORIAL HD:	(8%)\$296.79

(These amounts are contingent on verification of cost)

**TOTAL: \$3,709.83**



#16.575

**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 **TAX21287 COMMERCE ISD VS. FLOYD HODGES JR;** 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 **SYNOPTIC SF** for and in consideration of the cash sum of **THREE THOUSAND ONE HUNDRED DOLLARS AND 00/00 (\$3,100.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

Jennifer Lindenzweig  
County Clerk

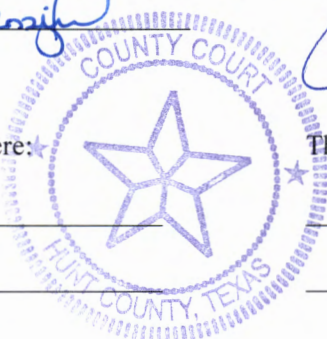
[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Master  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK  
HUNT COUNTY, TEXAS  
21 JAN 14 AM 9:32  
BY: Jennifer Lindenzweig

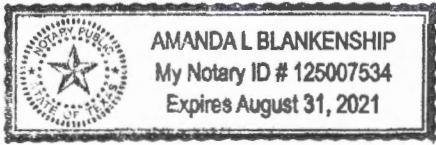
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020<sup>21</sup>

Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of January, 2020<sup>21</sup> by Bobby W. Stovael,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



Amanda L. Blankenship  
Notary Public, State of Texas

**· EXHIBIT A ·**

**Property Description:**

TRACT 2: BEING BLOCK 82, LOT 12, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 454, PAGE 390, ON INSTRUMENT FILED AUGUST 7, 1997, AND CONSTABLES DEED DOC# 2018-00118 FILED JANUARY 3, 2018 IN HUNT COUNTY TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70402**.

SITUS/LOCATION PER HUNT CAD: (AC 0.241) KING ST COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70402 Property Address: King St

Bid Amount: \$ 3100

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd Ste 350, #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: phguess@hotmail.com

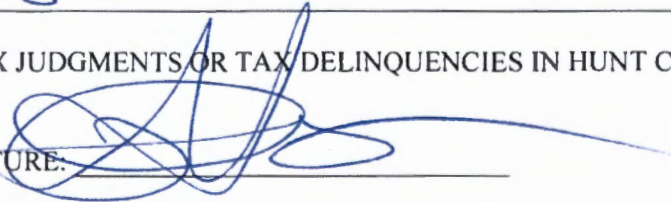
PURPOSE FOR PURCHASING PROPERTY:

TX case 21277  
To build single family homes

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

Synoptic SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

Cause # TAX21287 COMMERCE ISD VS. FLOYD HODGES JR

<b>Bid Amount: \$3,100.00</b>	Acct#: R70402
Minimum Bid at Sale: \$5,558.66	Judgment Date: 4/20/2017
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$6,300.00
	Property Value today: \$8,800.00
	Date of Sale: 12/5/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	1/3/2018
Redemption Expires:	7/3/2018

### PROPERTY DESCRIPTION

TRACT 2: BEING BLOCK 82, LOT 12, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 454, PAGE 390, ON INSTRUMENT FILED AUGUST 7, 1997, AND CONSTABLES DEED DOC# 2018-00118 FILED JANUARY 3, 2018 IN HUNT COUNTY TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70402**.

SITUS/LOCATION PER HUNT CAD: (AC 0.241) KING ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2008-2016	\$1,701.74
CITY OF COMMERCE	2008-2016	\$873.03
HUNT COUNTY	2008-2016	\$564.86
HUNT MEMORIAL HD	2008-2016	\$244.25

TOTAL: \$3,383.88

### COSTS

Court Costs:	\$319.00 (Payable to Hunt County District Clerk)
Publication Fee:	\$125.54 (Payable to Hunt County Treasurer)
Constable's Fee:	\$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee:	\$38.25 (Payable to Hunt County Clerk)

TOTAL: \$542.79

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$3,100.00      Costs: \$542.79

Net to Distribute: \$2,557.21

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$1,278.61
CITY OF COMMERCE:	(26%)\$664.87
HUNT COUNTY:	(17%)\$434.73
HUNT MEMORIAL HD:	(7%)\$179.00

(These amounts are contingent on verification of cost)

**TOTAL: \$2,557.21**

#16,575

**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;

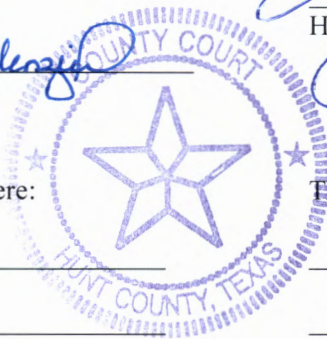
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **SYNOPTIC SF** for and in consideration of the cash sum of **ONE THOUSAND DOLLARS AND 00/00 (\$1,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

Jennifer Lindenzweig  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

BY: Jennifer Lindenzweig  
DEPUTY  
21 JAN 14 AM 9:32

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
CLERK OF COUNTY CLERK  
HUNT COUNTY, TEXAS

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020<sup>21</sup>

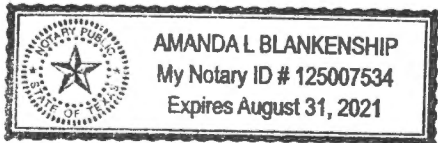
Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of January, 2020<sup>21</sup> by Bobby W. Stovall,

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



Amanda L. Blankenship  
Notary Public, State of Texas



**• EXHIBIT A •**

**Property Description:**

**TRACT 3: BEING BLOCK 82, LOT 12I, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 566, PAGE 669, ON INSTRUMENT FILED MAY 14, 1999 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 **R70411**.**

**SITUS OR LOCATION PER HUNT CAD: (0.0574 AC) BOATLEY ST, COMMERCE TX 75428**

**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 #: 70411 Address: BOATLEY ST

Bid Amount: \$ 1000

PRINT NAME: CHICAGO LEGACY GROUP

ADDRESS: 3308 PRESTON RD STE 350, #153

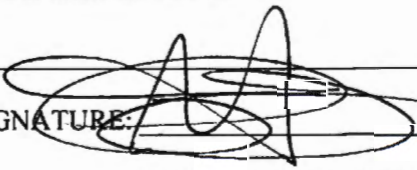
CITY: PLANO STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:  
CASE # 20928 (70411) To build single family home

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

DATE: 11/20/19 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](mailto:sfleming@pbfc.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.

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

## BID ANALYSIS

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

<b>Bid Amount: \$1,000.00</b>	Acct#: R70411
Minimum Bid at Sale: \$1,311.34	Judgment Date: 5/17/2017
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$1,500.00
	Property Value today: \$1,500.00
	Date of Sale: 9/3/2019

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

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

### PROPERTY DESCRIPTION

TRACT 3: BEING BLOCK 82, LOT 12I, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 566, PAGE 669, ON INSTRUMENT FILED MAY 14, 1999 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 **R70411**.

SITUS OR LOCATION PER HUNT CAD: (0.0574 AC) BOATLEY ST, COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2009-2017	\$359.49
CITY OF COMMERCE	2009-2017	\$212.34
HUNT COUNTY	2009-2017	\$135.73
HUNT MEMORIAL HD	2009-2017	\$59.36

TOTAL: \$766.92

### COSTS

Court Costs:	\$198.70 (Payable to Hunt County District Clerk)
Publication Fee:	\$78.22 (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: \$390.17

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$1,000.00      Costs: \$390.17

Net to Distribute: \$609.83

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(47%)\$286.62
CITY OF COMMERCE:	(27 %) \$164.65
HUNT COUNTY:	(18%)\$109.77
HUNT MEMORIAL HD:	(8%)\$48.79

(These amounts are contingent on verification of cost)

**TOTAL: \$609.83**

#16,575

**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 **TAX21098 COMMERCE ISD VS. GRIFFTH CHAPEL CME CHURCH**; 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 **SYNOPTIC SF** for and in consideration of the cash sum of **SIX HUNDRED DOLLARS AND 00/00 (\$600.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

Jennifer Linderzweig  
County Clerk

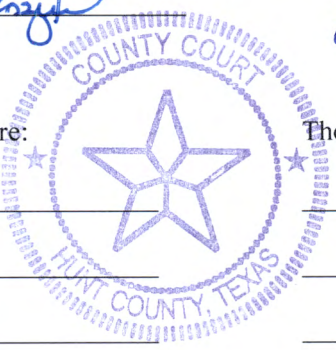
[Signature]  
Hunt County Judge

Those Voting Aye Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting Nay Were:

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



BY: Jennifer Linderzweig  
DEPUTY CLERK  
21 JAN 14 AM 9:32

FILE FOR RECORD  
JENNIFER LINDERZWEIG  
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 12 day of January, 2020<sup>21</sup>

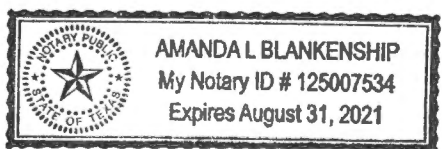
Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of  
January, 2020<sup>21</sup> by Bobby A. Stovall,

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



[Signature]  
Notary Public, State of Texas

**\* EXHIBIT A \***

**Property Description:**

TRACTS 4: BEING LOT 12M, BLOCK 82, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 542, PAGE 227, ON INSTRUMENT FILED FEBRUARY 10, 1999 AND CONSTABLES DEED DOC# 2018-00116 FILED JANUARY 3, 2018 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R117348**.

SITUS/LOCATION PER HUNT CAD: (AC 0.0468) M L KING DR COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 117348 Property Address: ML King Drive

Bid Amount: \$ 600 -

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd STE 350, #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Jac Case 21098  
To build Single Family Homes

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

SYNOPSIS SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

Cause # TAX21098 COMMERCE ISD VS. GRIFFTH CHAPEL CME CHURCH

<b>Bid Amount: \$600.00</b>	Acct#: R117348
Minimum Bid at Sale: \$793.58	Judgment Date: 5/18/2017
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$1,220.00
	Property Value today: \$1,220.00
	Date of Sale: 12/5/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	1/3/2018
Redemption Expires:	7/3/2018

### PROPERTY DESCRIPTION

TRACTS 4: BEING LOT 12M, BLOCK 82, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 542, PAGE 227, ON INSTRUMENT FILED FEBRUARY 10, 1999 AND CONSTABLES DEED DOC# 2018-00116 FILED JANUARY 3, 2018 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R117348**.

SITUS/LOCATION PER HUNT CAD: (AC 0.0468) M L KING DR COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2011-2016	\$202.35
CITY OF COMMERCE	2011-2016	\$102.53
HUNT COUNTY	2011-2016	\$66.56
HUNT MEMORIAL HD	2011-2016	\$28.84

TOTAL: \$400.28

### COSTS

Court Costs:	\$142.50 (Payable to Hunt County District Clerk)
Publication Fee:	\$125.54 (Payable to Hunt County Treasurer)
Constable's Fee:	\$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee:	\$38.25 (Payable to Hunt County Clerk)

TOTAL: \$366.29

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$600.00      Costs: \$366.29

Net to Distribute: \$233.71

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%) \$116.86
CITY OF COMMERCE:	(26%) \$60.76
HUNT COUNTY:	(17%) \$39.73
HUNT MEMORIAL HD:	(7%) \$16.36

(These amounts are contingent on verification of cost)

**TOTAL: \$233.71**

#16,575

**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;

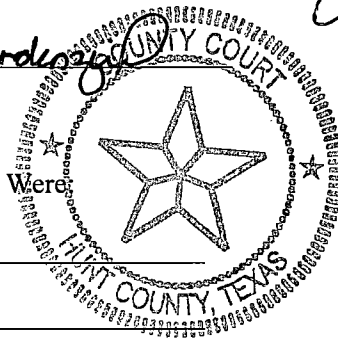
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **SYNOPTIC SF** for and in consideration of the cash sum of **ONE THOUSAND THREE HUNDRED FIFTY DOLLARS AND 00/00 (\$1,350.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020<sup>21</sup>.

Attest:

Jennifer Lindenzweig  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT CO. TX  
21 JAN 14 AM 9:32  
BY: [Signature]

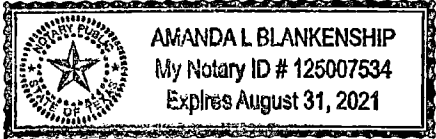
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020<sup>21</sup>

Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of  
January, 2020<sup>21</sup> by Bobby W. Stovall,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



Amanda L. Blankenship  
Notary Public, State of Texas

**“ EXHIBIT A ”**

**Property Description:**

**TRACT 6: BEING LOT 4A, BLOCK 81 A, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 567, PAGE 9 ON INSTRUMENT FILED MAY 17, 1999 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 R70378.**

**SITUS OR LOCATION PER HUNT CAD: 304 M L KING DR, COMMERCE TX 75428**

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70378 Property Address: 304 ML King

Bid Amount: \$ 1350

PRINT NAME: CHICAGO Legacy Group

ADDRESS: 3308 PIRESTON Rd Ste 350 #155

CITY: PLANO STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Case # 20928 (70378)  
To Build Single Family Home

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

SYNOPTIC SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

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

<b>Bid Amount: \$1,350.00</b>	Acct#: R70378
Minimum Bid at Sale: \$1,771.05	Judgment Date: 5/17/2017
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$2,250.00
	Property Value today: \$2,250.00
	Date of Sale: 9/3/2019

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

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

### PROPERTY DESCRIPTION

TRACT 6: BEING LOT 4A, BLOCK 81 A, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 567, PAGE 9 ON INSTRUMENT FILED MAY 17, 1999 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 **R70378**.

SITUS OR LOCATION PER HUNT CAD: 304 M L KING DR, COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2010-2017	\$539.29
CITY OF COMMERCE	2009-2017	\$318.53
HUNT COUNTY	2009-2017	\$203.58
HUNT MEMORIAL HD	2009-2017	\$89.04

TOTAL: \$1,150.44

### COSTS

Court Costs:	\$198.70 (Payable to Hunt County District Clerk)
Publication Fee:	\$78.22 (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: \$390.17

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$1,350.00      Costs: \$390.17

Net to Distribute: \$959.83

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(47%)\$451.12
CITY OF COMMERCE:	(27 %) \$259.15
HUNT COUNTY:	(18%)\$172.77
HUNT MEMORIAL HD:	(8%)\$76.79

(These amounts are contingent on verification of cost)

**TOTAL: \$959.83**



#16,575

**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 **TAX21072 COMMERCE ISD VS. JAMES A REYNOLDS**; 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 **SYNOPTIC SF** for and in consideration of the cash sum of **TWO THOUSAND FOUR HUNDRED DOLLARS AND 00/00 (\$2,400.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020<sup>21</sup>.

Attest:

Jennifer Lindenzweig  
County Clerk

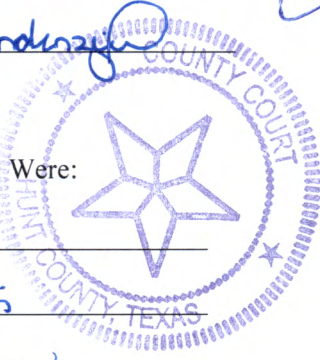
[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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



FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK  
21 JAN 14 AM 9:32  
BY: JLindenzweig

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020/21

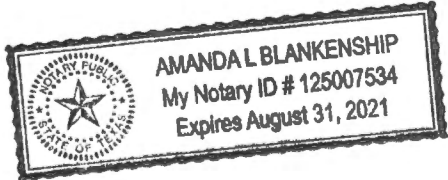
Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of January, 2020 by Bobby W. Stovall,

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



Amanda L. Blankenship  
Notary Public, State of Texas

**· EXHIBIT A ·**

**Property Description:**

TRACT 1: BEING LOT 12D, BLOCK 82, PART OF THE ORIG TOWN OF COMMERCE AS DESCRIBED IN DEED RECORDED IN VOLUME 942, PAGE 133 ON INSTRUMENT FILED NOVEMBER 19, 2002 AND CONSTABLES DEED DOC# 2018-00114 FILED JANUARY 3, 2018 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70406**.

SITUS/LOCATION PER HUNT CAD: 109 BOATLEY ST COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70406

Property Address: 109 Boatey

Bid Amount: \$ 2400

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd Ste 350, #152

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 7698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

FOR CASE # 21072  
To build single family home

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

Synopri SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

Cause # TAX21072 COMMERCE ISD VS. JAMES A REYNOLDS

<b>Bid Amount: \$2,400.00</b>	Acct#: R70406
Minimum Bid at Sale: \$7,410.00	Judgment Date: 12/15/2016
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$7,410.00
	Property Value today: \$2,400.00
	Date of Sale: 12/5/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	1/3/2018
Redemption Expires:	7/3/2018

### PROPERTY DESCRIPTION

TRACT 1: BEING LOT 12D, BLOCK 82, PART OF THE ORIG TOWN OF COMMERCE AS DESCRIBED IN DEED RECORDED IN VOLUME 942, PAGE 133 ON INSTRUMENT FILED NOVEMBER 19, 2002 AND CONSTABLES DEED DOC# 2018-00114 FILED JANUARY 3, 2018 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70406**.

SITUS/LOCATION PER HUNT CAD: 109 BOATLEY ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2001-2015	\$4,605.01
CITY OF COMMERCE	2001-2015	\$2,199.98
HUNT COUNTY	2001-2015	\$1,588.89
HUNT MEMORIAL HD	2001-2015	\$645.64

TOTAL: \$9,039.52

### COSTS

Court Costs:	\$578.00 (Payable to Hunt County District Clerk)
Publication Fee:	\$125.54 (Payable to Hunt County Treasurer)
Constable's Fee:	\$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee:	\$38.25 (Payable to Hunt County Clerk)

TOTAL: \$801.79

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,400.00      Costs: \$801.79

Net to Distribute: \$1,598.21

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(51%) \$815.09
CITY OF COMMERCE:	(24%) \$383.57
HUNT COUNTY:	(18%) \$287.68
HUNT MEMORIAL HD:	(7%) \$111.87

(These amounts are contingent on verification of cost)

**TOTAL: \$1,598.21**

#16.575

**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 PANNELL & 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

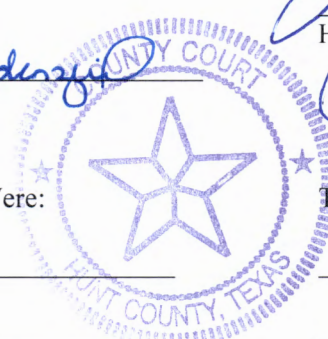
That the sale of the hereinabove described real property to **SYNOPTIC SF** for and in consideration of the cash sum of **TWO THOUSAND TWO HUNDRED DOLLARS AND 00/00 (\$2,200.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

[Signature]  
County Clerk

[Signature]  
Hunt County Judge



Those Voting *Aye* Were:

Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

21 JAN 14 AM 9:32  
[Signature]

FILE FOR RECORD  
COMMISSIONER LINNENZWEIG  
COUNTY CLERK  
HUNT COUNTY, TEXAS

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020<sup>21</sup>

Hunt County Commissioners Court

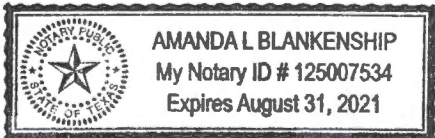
BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of  
January, 2020<sup>21</sup> 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 7: BEING BLOCK 82, LOT 15A, BEING THE E 40' OF 15, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED ON DEED RECORDED IN VOLUME 803 PAGE 669, ON INSTRUMENT FILED OCTOBER 17, 2001 AND CONSTABLES DEED DOC#2017-1562 FILED FEBRUARY 7, 2017 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70415**.**

**SITUS/LOCATION PER HUNT CAD: 307 WILLIAMS DR COMMERCE TX 75428**

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70415 Property Address: 307 Williams

Bid Amount: \$ 0000 -

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 PASTON RD, STE 350, #153

CITY: PLANO STATE: TX ZIP: 75093

TELEPHONE: 469 878 7927

E-MAIL: Phguess@hotmail.com

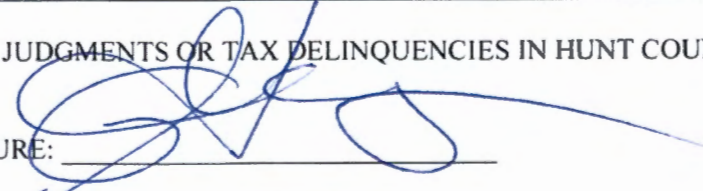
PURPOSE FOR PURCHASING PROPERTY:

For case 20064  
To build single family home

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

Synoptic SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.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.

## BID ANALYSIS

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

<b>Bid Amount: \$2,200.00</b>	Acct#: R70415
Minimum Bid at Sale: \$2,906.37	Judgment Date: 8/18/2016
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$4,800.00
	Property Value today: \$4,800.00
	Date of Sale: 1/3/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	2/7/2017
Redemption Expires:	8/7/2017

### PROPERTY DESCRIPTION

TRACT 7: BEING BLOCK 82, LOT 15A, BEING THE E 40' OF 15, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED ON DEED RECORDED IN VOLUME 803 PAGE 669, ON INSTRUMENT FILED OCTOBER 17, 2001 AND CONSTABLES DEED DOC#2017-1562 FILED FEBRUARY 7, 2017 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70415**.

SITUS/LOCATION PER HUNT CAD: 307 WILLIAMS DR COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2007-2015	\$1,270.80
CITY OF COMMERCE	2007-2015	\$659.94
HUNT COUNTY	2007-2015	\$433.65
HUNT MEMORIAL HD	2007-2015	\$183.98

TOTAL: \$2,548.37

### COSTS

Court Costs:	\$91.85 (Payable to Hunt County District Clerk)
Publication Fee:	\$90.64 (Payable to Hunt County Treasurer)
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: \$2,200.00      Costs: \$280.99

Net to Distribute: \$1,919.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$959.51
CITY OF COMMERCE:	(26%)\$498.94
HUNT COUNTY:	(17%)\$326.23
HUNT MEMORIAL HD:	(7%)\$134.33

(These amounts are contingent on verification of cost)

**TOTAL: \$1,919.01**

#16,575

**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 **SYNOPTIC SF** for and in consideration of the cash sum of **TWO THOUSAND EIGHT HUNDRED DOLLARS AND 00/00 (\$2,800.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

Jennifer Lindenzweig  
County Clerk

[Signature]  
Hunt County Judge

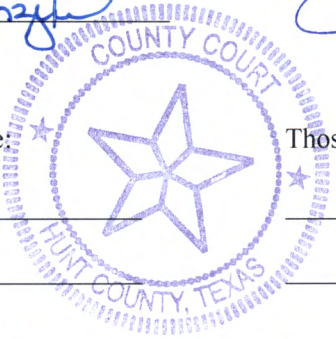
FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT COUNTY, TX  
21 JAN 14 AM 9:32  
BY: J. Lindenzweig  
DEPUTY

Those Voting *Aye* Were:

Strait  
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 12 day of January, 2020<sup>21</sup>

Hunt County Commissioners Court

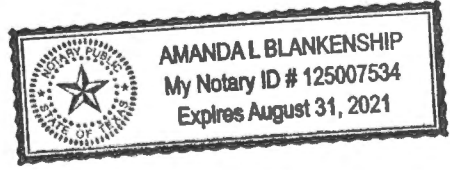
BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of January, 2020<sup>21</sup> 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 BLOCK 82, LOT 11, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 383, PAGE 290, ON INSTRUMENT FILED JANUARY 9, 1996 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 THE ACCOUNT **R70401****

**SITUS OR LOCATION PER HUNT CAD: M L KING DR, COMMERCE TX 75428**

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70401 Property Address: ML King

Bid Amount: \$ 2800

PRINT NAME: CHICAGO Legacy Group

ADDRESS: 3308 PRESTON Rd STE 350 #158

CITY: PLANO STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:  
Case # 20928 (70401) To build  
Single family home

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

Synoptic SF

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

DATE: 7/9/2009 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

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

<b>Bid Amount: \$2,800.00</b>	Acct#: R70401
Minimum Bid at Sale: \$3,719.76	Judgment Date: 5/17/2017
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$6,210.00
	Property Value today: \$6,210.00
	Date of Sale: 9/3/2019

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

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

### PROPERTY DESCRIPTION

TRACT 1: BEING BLOCK 82, LOT 11, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 383, PAGE 290, ON INSTRUMENT FILED JANUARY 9, 1996 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 THE ACCOUNT **R70401**

SITUS OR LOCATION PER HUNT CAD: M L KING DR, COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2009-2017	\$1,286.71
CITY OF COMMERCE	2009-2017	\$755.83
HUNT COUNTY	2009-2017	\$482.76
HUNT MEMORIAL HD	2009-2017	\$211.68

TOTAL: \$2,736.98

### COSTS

Court Costs:	\$198.70 (Payable to Hunt County District Clerk)
Publication Fee:	\$78.22 (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: \$390.17

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,800.00      Costs: \$390.17

Net to Distribute: \$2,409.83

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(47%)\$1,132.62
CITY OF COMMERCE:	(27 %) \$650.65
HUNT COUNTY:	(18%)\$433.77
HUNT MEMORIAL HD:	(8%)\$192.79

(These amounts are contingent on verification of cost)

**TOTAL: \$2,409.83**

#16.575

**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 **TAX21287 COMMERCE ISD VS. FLOYD HODGES JR;** 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 **SYNOPTIC SF** for and in consideration of the cash sum of **FOUR THOUSAND TWO HUNDRED DOLLARS AND 00/00 (\$4,200.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 12 day of January, 2020.

Attest:

*Janifer Lindenzweig*  
County Clerk

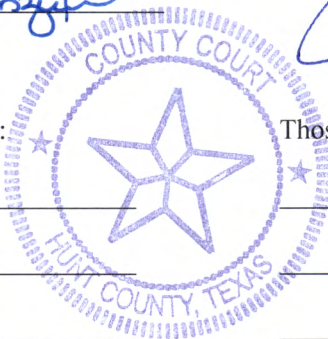
*[Signature]*  
Hunt County Judge

Those Voting *Aye* Were:

*Strait*  
*Martin*  
*Harrison*  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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



FILE FOR RECORD  
JANIFER LINDENZWEIG  
COUNTY CLERK  
21 JAN 14 AM 9:32  
*[Signature]*

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020<sup>21</sup>

Hunt County Commissioners Court

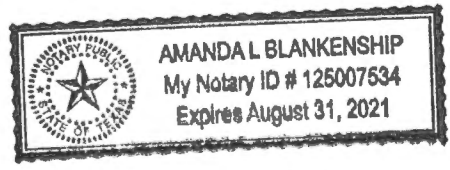
BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of January, 2020<sup>21</sup> 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 BLOCK 82, LOT 12H, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED ON VOLUME 566, PAGE 677, ON INSTRUMENT FILED MAY 14, 1999, AND CONSTABLES DEED DOC# 2018-00118 FILED JANUARY 3, 2018 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70410**.

SITUS/LOCATION PER HUNT CAD: (AC 0.3673) KING ST COMMERCE TX 75428

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 70910

Property Address: King St

Bid Amount: \$ 4200

PRINT NAME: Chicago Legacy Group LP

ADDRESS: 3308 Preston Rd, Ste 350, #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 469 878 7927

E-MAIL: Phgves@home.com

PURPOSE FOR PURCHASING PROPERTY:

Job case #21287  
To build single family home

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

SYNOPTIC SF

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

DATE: 7/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

Cause # TAX21287 COMMERCE ISD VS. FLOYD HODGES JR

<b>Bid Amount: \$4,200.00</b>	Acct#: R70410
Minimum Bid at Sale: \$5,558.66	Judgment Date: 4/20/2017
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$8,800.00
	Property Value today: \$8,800.00
	Date of Sale: 12/5/2017

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	1/3/2018
Redemption Expires:	7/3/2018

### PROPERTY DESCRIPTION

TRACT 1: BEING BLOCK 82, LOT 12H, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED ON VOLUME 566, PAGE 677, ON INSTRUMENT FILED MAY 14, 1999, AND CONSTABLES DEED DOC# 2018-00118 FILED JANUARY 3, 2018 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70410**.

SITUS/LOCATION PER HUNT CAD: (AC 0.3673) KING ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2008-2016	\$2,377.02
CITY OF COMMERCE	2008-2016	\$1,219.49
HUNT COUNTY	2008-2016	\$789.13
HUNT MEMORIAL HD	2008-2016	\$341.15

TOTAL: \$4,726.79

### COSTS

Court Costs:	\$319.00 (Payable to Hunt County District Clerk)
Publication Fee:	\$125.54 (Payable to Hunt County Treasurer)
Constable's Fee:	\$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee:	\$38.25 (Payable to Hunt County Clerk)

TOTAL: \$542.79

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$4,200.00      Costs: \$542.79

Net to Distribute: \$3,657.21

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$1,828.61
CITY OF COMMERCE:	(26%)\$950.87
HUNT COUNTY:	(17%)\$621.73
HUNT MEMORIAL HD:	(7%)\$256.00

(These amounts are contingent on verification of cost)

**TOTAL: \$3,657.21**



#16,575

**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 **TAX20741 COMMERCE ISD VS. JOHN KNIGHT, 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 **SYNOPTIC SF** for and in consideration of the cash sum of **TWO THOUSAND ONE HUNDRED DOLLARS AND 00/00 (\$2,100.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

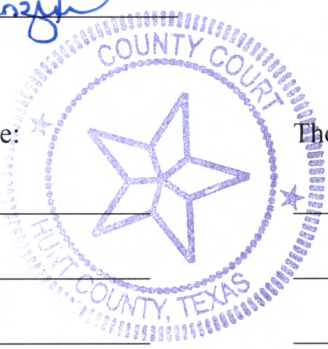
Resolved this the 12 day of January, 2020.

Attest:  
Jennifer Lindenzweig  
County Clerk

[Signature]  
Hunt County Judge

Those Voting *Aye* Were:  
Strait  
Martin  
Harrison

Those Voting *Nay* Were:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



FILE FOR RECORD  
JENNIFER LINDENZWEIG  
COUNTY CLERK HUNT COUNTY  
21 JAN 14 AM 9:33  
BY: Jennifer Lindenzweig  
CLERK

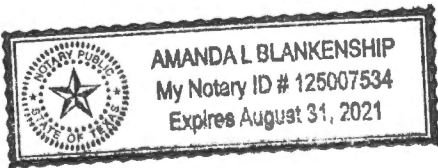
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of January, 2020~~0~~<sup>21</sup>

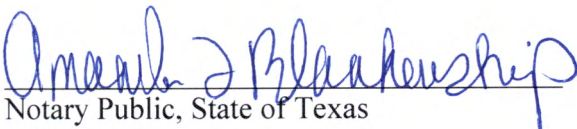
Hunt County Commissioners Court

BY:   
Hunt County Judge

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

This instrument was acknowledged before me on this the 12 day of January, 2020<sup>21</sup> by Bobby W. Fovell,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



  
Notary Public, State of Texas

**• EXHIBIT A •**

**Property Description:**

**TRACT 1: BEING BLOCK 1, LOT 8,9. OF THE JOHN KNIGHT ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 90, PAGE 60, ON INSTRUMENT FILED JUNE 27, 1896, AND DESCRIBED ON PLAT RECORD, MAP C-172, FILED MARCH 16, 1950 AND CONSTABLES DEED DOC# 2016-4693 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER THE ACCOUNT NUMBER **R108995**.**

**SITUS OR LOCATION PER HUNT CAD: (.2296 AC) BLACKBURN ST COMMERCE TX 75428**

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 108995 Property Address: Blackburn St

Bid Amount: \$ 2100

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd STE 350, #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Tax case # 20741  
To build single family homes

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

Synopne SF

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

DATE: 2/9/2020 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](mailto:sfleming@pbfc.com)

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## BID ANALYSIS

Cause # TAX20741 COMMERCE ISD VS. JOHN KNIGHT, DECEASED

<b>Bid Amount: \$2,100.00</b>	Acct#: R108995
Minimum Bid at Sale: \$3,000.00	Judgment Date: 8/20/2015
Date Bid Submitted: 7/9/2020	Property Value at Judgment: \$3,000.00
	Property Value today: \$3,000.00
	Date of Sale: 4/5/2016

Bidders Name: CHICAGO LEGACY GROUP/SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350, #153  
PLANO TX 75093

Sale Deed Filed:	4/11/2016
Redemption Expires:	10/11/2016

### PROPERTY DESCRIPTION

TRACT 1: BEING BLOCK 1, LOT 8,9. OF THE JOHN KNIGHT ADDITION, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 90, PAGE 60, ON INSTRUMENT FILED JUNE 27, 1896, AND DESCRIBED ON PLAT RECORD, MAP C-172, FILED MARCH 16, 1950 AND CONSTABLES DEED DOC# 2016-4693 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER THE ACCOUNT NUMBER **R108995**.

SITUS OR LOCATION PER HUNT CAD: (.2296 AC) BLACKBURN ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1993-2014	\$2,624.02
CITY OF COMMERCE	1993-2014	\$1,115.52
HUNT COUNTY	1993-2014	\$900.86
HUNT MEMORIAL HD	1993-2014	\$365.78

TOTAL: \$5,006.18

### COSTS

Court Costs:	\$534.52 (Payable to Hunt County District Clerk)
Publication Fee:	\$174 (Payable to Hunt County Treasurer)
Constable's Fee:	\$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee:	\$38.25 (Payable to Hunt County Clerk)

TOTAL: \$806.77

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,100.00      Costs: \$806.77

Net to Distribute: \$1,293.23

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(53%)\$685.41
CITY OF COMMERCE:	(22 %) \$284.51
HUNT COUNTY:	(18%)\$232.78
HUNT MEMORIAL HD:	(7%)\$90.53

(These amounts are contingent on verification of cost)

**TOTAL: \$1,293.23**