

#16,741

July 13, 2020

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

FILED FOR RECORD  
 at 3:20 o'clock P M  
 APR 27 2021  
 JENNIFER LINDENZWEIG  
 County Clerk, Hunt County, TX  
 By: *Jennifer Lindenzweig*

RE: AGENDA REQUEST

Please place the following on your next agenda for consideration:  
 Consider acceptance of high bids received on Resale Properties as follows:

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
R70109 Property Description: HCAD Situs:	ESTEX HOMES INC S4380 ORIG TOWN OF COMMERCE BLK 64 LOT 1 ACRES .2686 1808 WASHINGTON ST COMMERCE, TX 75428	\$10,060.00
R106624 Property Description: HCAD Situs:	ESTEX HOMES INC S5090 SUNRISE ADDITION BLK 2 LOT 20-21 ACRES .1148 BOOKER ST COMMERCE, TX 75428	\$1,500.00
R79496 Property Description: HCAD Situs:	ESTEX HOMES INC S5090 SUNRISE ADDITION BLK 1 LOT 11-12 ACRES .1607 BOOKER ST COMMERCE, TX 75428	\$2,100.00
R79495 Property Description: HCAD Situs:	ESTEX HOMES INC S5090 SUNRISE ADDITION BLK 1 LOT 9-10 ACRES .1607 BOOKER ST COMMERCE, TX 75428	\$2,100.00
R113326 Property Description: HCAD Situs:	ESTEX HOMES INC S3952 MARSHALL OP ADDITION BLK 1E LOT 19-20 ACRES 0.1148 SEC II MOSLEY ST COMMERCE, TX 75428	\$1,500.00
R113325 Property Description: HCAD Situs:	ESTEX HOMES INC S3952 MARSHALL O P ADDITION BLK 1E LOT 15-16 ACRES 0.1148 SEC II S MOSLEY ST COMMERCE, TX 75428	\$1,500.00
R70325 Property Description: HCAD Situs:	NAI-YUAN S4380 ORIG TOWN OF COMMERCE BLK 80A LOT 5 ACRES .4362 ONEAL ST COMMERCE, TX 75428	\$2,000.00
R70326 Property Description: HCAD Situs:	NAI-YUAN S4380 ORIG TOWN OF COMMERCE BLK 80A LOT 6 ACRES .5361 ONEAL ST COMMERCE, TX 75428	\$2,000.00

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

We have attached the resolution, bid analysis, and the information we received from the Purchaser. We recommend that this proposal be accepted. Final approval is subject to acceptance by all taxing jurisdictions involved.

Please return the signed Resolution to our office by email to [sfleming@pbfc.com](mailto:sfleming@pbfc.com).

Thank you and please call if you have any questions!

Sincerely,

*Stacy Fleming*

Stacy Fleming

Legal Assistant to TAB BEALL

## BID ANALYSIS

Cause # TAX21535 COMMERCE ISD VS. WHARTON CAPITAL CORP., ET AL

**Bid Amount: \$10,060.00**  
Minimum Bid at Sale: \$9,590.00  
Date Bid Submitted: 8/24/2020

Acct#: R70109  
Judgment Date: 5/16/2019  
Property Value at Judgment: \$9,590.00  
Property Value today: \$10,060.00  
Date of Sale: 11/5/2019

Bidders Name: ESTEX HOMES INC.

Bidders Address: 3960 BROADWAY BLVD #201  
GARLAND TX 75043

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

### PROPERTY DESCRIPTION

TRACT 1: BEING LOT 1, BLOCK 64, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 171, PAGE 365, ON INSTRUMENT FILED APRIL 30, 1990 AND CONSTABLES DEED DOC#2019-13388 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 **R70109**.

SITUS/LOCATION PER HUNT CAD: 1808 WASHINGTON ST, COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2004-2018	\$5,043.28
CITY OF COMMERCE	2004-2018	\$2,463.14
HUNT COUNTY	2004-2018	\$1,732.28
HUNT MEMORIAL HD	2004-2018	\$705.17

TOTAL: \$9,943.87

### COSTS

Publication Fee: \$78.22 (Payable to Hunt County Treasurer)  
Court Costs: \$1,099.00 (Payable to Hunt County District Clerk)  
Constable's Fee: \$75.00 (Payable to the Hunt County Constable Pct. 1)  
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$1,290.74

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$10,060.00    Costs: \$1,290.74  
Net to Distribute: \$8,769.53

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(51%)\$4,472.46
CITY OF COMMERCE:	(25%)\$2,192.38
HUNT COUNTY:	(17%)\$1,490.82
HUNT MEMORIAL HD:	(7%)\$613.87

(These amounts are contingent on verification of cost)

**TOTAL: \$8,769.53**



P.O. Box 2007  
Tyler, Texas 75710  
P: 903-597-7664  
E: 903-597-6298  
W: www.pbfcml.com

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 70109 Address: 1808 Washington ST Commerce TX  
Bid Amount: \$ 10,060 75428

PRINT NAME: ESTex Homes inc

ADDRESS: 3960 Broadway Blvd #201

CITY: Garland STATE: TX ZIP: 75043

TELEPHONE: 214-541-2390

E-MAIL: Texrod.co@gmail.com

PURPOSE FOR PURCHASING PROPERTY:

Build a new Residential home

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: 8/14/20 SIGNATURE: 

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

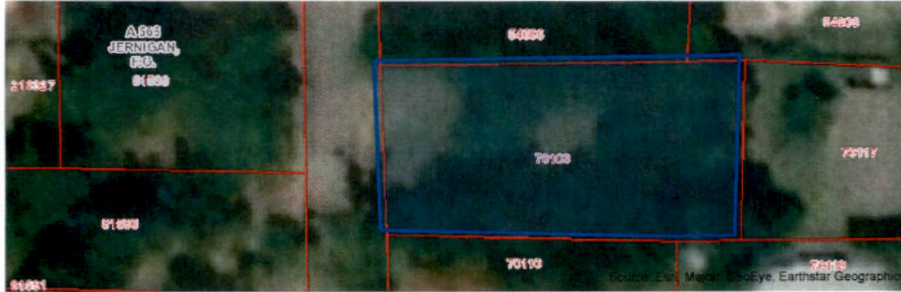
The information contained in this facsimile message is attorney privileged and confidential information; intended only for the use of the individual or agent responsible to deliver the facsimile message to the intended individual. You are hereby notified that any dissemination, distribution, or copying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

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

Hunt CAD Property Search

Property ID: 70109 For Year 2020

Map



Property Details

Account

**Property ID:** 70109  
**Legal Description:** S4380 ORIG TOWN OF COMMERCE BLK 64 LOT 1 ACRES .2686  
**Geographic ID:** 4380-0640-0010-31  
**Agent:**  
**Type:** Real  
**Location**  
**Address:** 1808 WASHINGTON ST COMMERCE, TX 75428  
**Map ID:** 1B-COMMERE  
**Neighborhood CD:** NSCO2  
**Owner**  
**Owner ID:** 21894  
**Name:** COMMERCE ISD  
**Mailing Address:** 3315 WASHINGTON ST COMMERCE, TX 75428  
**% Ownership:** 100.0%  
**Exemptions:** EX-XV - Other Exemptions (including public property, religious organizations, charitable organizations, and other property not reported elsewhere)  
 For privacy reasons not all exemptions are shown online.

Property Values

**Improvement Homesite Value:** \$0  
**Improvement Non-Homesite Value:** \$0  
**Land Homesite Value:** \$0  
**Land Non-Homesite Value:** \$10,060  
**Agricultural Market Valuation:** \$0  
  
**Market Value:** \$10,060  
**Ag Use Value:** \$0  
  
**Appraised Value:** \$10,060  
**Homestead Cap Loss:** \$0  
  
**Assessed Value:** \$10,060

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	\$10,060	\$0
CCO	COMMERCE, CITY	0.820000	\$10,060	\$0
GHT	HUNT COUNTY	0.467017	\$10,060	\$0
HHO	HUNT MEMORIAL HD	0.243815	\$10,060	\$0
SCO	COMMERCE ISD	1.359800	\$10,060	\$0
<b>Total Tax Rate: 2.890632</b>				

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.2888	11,700.00	78.00	150.00	\$10,060	\$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	\$0	\$10,060	\$0	\$10,060	\$0	\$10,060
2019	\$0	\$9,590	\$0	\$9,590	\$0	\$9,590
2018	\$0	\$5,030	\$0	\$5,030	\$0	\$5,030
2017	\$0	\$5,030	\$0	\$5,030	\$0	\$5,030
2016	\$0	\$5,030	\$0	\$5,030	\$0	\$5,030
2015	\$0	\$7,020	\$0	\$7,020	\$0	\$7,020
2014	\$0	\$7,020	\$0	\$7,020	\$0	\$7,020
2013	\$0	\$7,020	\$0	\$7,020	\$0	\$7,020
2012	\$0	\$7,020	\$0	\$7,020	\$0	\$7,020
2011	\$0	\$7,020	\$0	\$7,020	\$0	\$7,020

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page Number
9/6/2019	CN	CONSTABLES DEED	WHARTON CAPITOL CORP	COMMERCE ISD	2019	13388
4/30/1990	WD	WARRANTY DEED	ASLAN FARHAD & GLORIA	WHARTON CAPITOL CORP	171	365
11/2/1989	SWD	SPECIAL WARRANTY DEED	HANCOCK CAPITAL CORPORATION	ASLAN FARHAD & GLORIA	156	64
9/5/1989	GWD	GENERAL WARRANTY DEED	ASLAN FARHAD & GLORIA	HANCOCK CAPITAL CORPORATION	150	183
6/12/1989	WD	WARRANTY DEED	DANIELS MARY L	ASLAN FARHAD & GLORIA	142	518
12/1/1987	WD	WARRANTY DEED	DANIELS MARY/WARWICK ENT INC	DANIELS MARY L	85	374
3/16/1987	WDVL	WARRANTY DEED WITH VENDORS LIEN	ASLAND FARHAD / GLORIA	DANIELS MARY/WARWICK ENT INC	55	409
1/1/1984	WDVL	WARRANTY DEED WITH VENDORS LIEN	HEILMANPRICE/THOMAS	ASLAND FARHAD / GLORIA	935	561

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.

#16,741

**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 **TAX21535 COMMERCE ISD VS. WHARTON CAPITAL CORP., ET AL (R70109)**; 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;

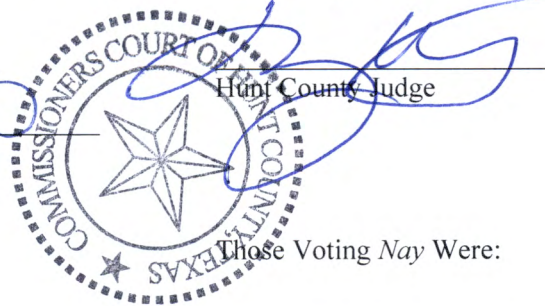
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **ESTEX HOMES INC** for and in consideration of the cash sum of **TEN THOUSAND SIXTY DOLLARS AND NO/100 (\$10,060.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 27<sup>th</sup> day of April, 2021.

Attest:

Jennifer Lindenzweig  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

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

Those Voting *Nay* Were:

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

FILED FOR RECORD  
at 3:56 o'clock P M

APR 27 2021

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





**" EXHIBIT A "**

Property Description:

TRACT 1: BEING LOT 1, BLOCK 64, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 171, PAGE 365, ON INSTRUMENT FILED APRIL 30, 1990 AND CONSTABLES DEED DOC#2019-13388 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 **R70109**.

SITUS/LOCATION PER HUNT CAD: 1808 WASHINGTON ST, COMMERCE TX 75428

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

## BID ANALYSIS

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

<b>Bid Amount: \$1,500.00</b>	Acct#: R106624
Minimum Bid at Sale: \$1,500.00	Judgment Date: 5/16/2019
Date Bid Submitted: 8/24/2020	Property Value at Judgment: \$1,500.00
	Property Value today: \$1,500.00
	Date of Sale: 1/3/2017

Bidders Name: ESTEX HOMES INC.

Bidders Address: PO BOX 393  
ROWLETT TX 75030-0393

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

### PROPERTY DESCRIPTION

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

SITUS/LOCATION PER HUNT CAD: BOOKER ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2007-2015	\$760.96
CITY OF COMMERCE	2007-2015	\$399.37
HUNT COUNTY	2007-2015	\$269.45
HUNT MEMORIAL HD	2007-2015	\$112.40

TOTAL: \$1,542.19

### 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: \$1,500.00      Costs: \$280.99  
Net to Distribute: \$1,219.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(49%)\$597.32
CITY OF COMMERCE:	(26%)\$316.94
HUNT COUNTY:	(17%)\$207.23
HUNT MEMORIAL HD:	(8%)\$97.52

(These amounts are contingent on verification of cost)

**TOTAL: \$1,219.01**



P.O. Box 2007  
Tyler, Texas 75710  
P: 903-597-7664  
F: 903-597-6298  
W: www.pbfcml.com

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 106624 Address: Booker St Commerce TX 75429

Bid Amount: \$ 1,500

PRINT NAME: ESTEX HOMES INC.

ADDRESS: 3960 Broadway Blvd #201

CITY: Garland STATE: TX ZIP: 75043

TELEPHONE: 214-541-2390

E-MAIL: Texrod.co@gmail.com

PURPOSE FOR PURCHASING PROPERTY:

Build New residential home

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: 8/24/20 SIGNATURE: [Signature]

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

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

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

Hunt CAD Property Search

Property ID: 106624 For Year 2020

Map



Property Details

Account

**Property ID:** 106624  
**Legal Description:** S5090 SUNRISE ADDITION BLK 2 LOT 20-21 ACRES .1148  
**Geographic ID:** 5090-0020-0200-31  
**Agent:**  
**Type:** Real  
**Location**  
**Address:** BOOKER 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>	\$0
<b>Improvement Non-Homesite Value:</b>	\$0
<b>Land Homesite Value:</b>	\$0
<b>Land Non-Homesite Value:</b>	\$1,500
<b>Agricultural Market Valuation:</b>	\$0
<b>Market Value:</b>	\$1,500
<b>Ag Use Value:</b>	\$0
<b>Appraised Value:</b>	\$1,500
<b>Homestead Cap Loss:</b>	\$0
<b>Assessed Value:</b>	\$1,500

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	\$1,500	\$0
CCO	COMMERCE, CITY	0.820000	\$1,500	\$0
GHT	HUNT COUNTY	0.487017	\$1,500	\$0
HHO	HUNT MEMORIAL HD	0.243815	\$1,500	\$0
SCO	COMMERCE ISD	1.359800	\$1,500	\$0
<b>Total Tax Rate: 2.890632</b>				

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.1148	5,000.00	50.00	100.00	\$1,500	\$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	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2019	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2018	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2017	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2016	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2015	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2014	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2013	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2012	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2011	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/11/2017	CN	CONSTABLES DEED	PANNELL NORMAN & MARY DEAN	COMMERCE ISD	2017	1562	
12/4/1996	DEED	DEED	COMMERCE ISD	PANNELL NORMAN & MARY DEAN	423	669	
3/28/1996	SHER	SHERRIFF'S DEED	HINES CURTIS	COMMERCE ISD	392	258	
9/8/1960	WD	WARRANTY DEED	SAMPSON HENRY	HINES CURTIS	590	492	
1/1/1948	Conv	CONVERSION	BLIZZARD GANOR EST *TX*	SAMPSON HENRY			

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.

# 16,741

**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 AND MARY DEAN (R106624)**; 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;

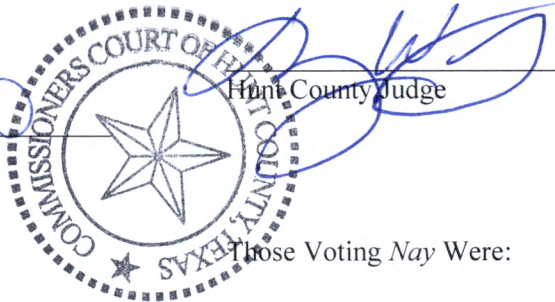
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **ESTEX HOMES INC** for and in consideration of the cash sum of **ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$1,500.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 27 day of April, 2021.

Attest:

Jennifer Lindenzweig  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Hutchins  
Strait  
Marti  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

FILED FOR RECORD  
at 3:26 o'clock P M  
**APR 27 2021**  
JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By J. Lindenzweig



In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 27 day of April, 2021.

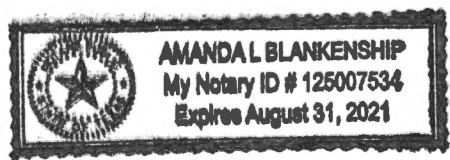
Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 27<sup>th</sup> day of April, 2021 by Bobby W. Stewall,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.

[Signature]  
Notary Public, State of Texas



**" EXHIBIT A "**

Property Description:

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

SITUS/LOCATION PER HUNT CAD: BOOKER ST COMMERCE TX 75428

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

## BID ANALYSIS

Cause # TAX20954 COMMERCE ISD VS. AMBER REBECCA LEE

<b>Bid Amount: \$2,000.00</b>	Acct#: R70325
Minimum Bid at Sale: \$2,577.29	Judgment Date: 11/19/2015
Date Bid Submitted: 9/20/2020	Property Value at Judgment: \$14,250.00
	Property Value today: \$14,250.00
	Date of Sale: 4/5/2016

Bidders Name: NAI-YUAN SHEU

Bidders Address: 5328 GATESWORTH LN  
DALLAS TX 75287

Sale Deed Filed:	4/15/2016
Redemption Expires:	10/15/2016

### PROPERTY DESCRIPTION

TRACT 1: BEING LOT 5, BLOCK 80A, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED ON DOCUMENT NUMBER 2013-12950, ON INSTRUMENT FILED OCTOBER 15, 2013 AND CONSTABLES DEED, DOC# 2016-4694 FILED APRIL 15, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70325**.

SITUS/LOCATION PER HUNT CAD: ONEAL ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2013-2014	\$703.37
CITY OF COMMERCE	2013-2014	\$358.97
HUNT COUNTY	2013-2014	\$233.12
HUNT MEMORIAL HD	2013-2014	\$102.29

TOTAL: \$1,397.75

### COSTS

Court Costs:	\$306.50 (Payable to Hunt County District Clerk)
Publication Fee:	\$174.00 (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: \$578.75

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,000.00      Costs: \$578.75  
Net to Distribute: \$1,421.25

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$710.63
CITY OF COMMERCE:	(26%)\$369.52
HUNT COUNTY:	(17%)\$241.61
HUNT MEMORIAL HD:	(7%)\$99.49

(These amounts are contingent on verification of cost)

**TOTAL: \$1,421.25**



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

### RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 70325 Address: ONeal St.

Bid Amount: \$ 2,000

PRINT NAME: Nai-Yuan Sheu

ADDRESS: 5328 Gatesworth Ln

CITY: Dallas STATE: TX ZIP: 75287

TELEPHONE: 972 742-9992

E-MAIL: ndsheu@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

Hold for future development

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: 11/19/2020 SIGNATURE: S. Nai

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@pbfcm.com](mailto:sfleming@pbfcm.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 CORNDE EDINBURG GARLAND  
HOUSTON LUBBECK MIDLAND SAN ANTONIO TYLER WICHITA FALLS

Property ID: 70325 For Year 2021

Map



Property Details

Account

**Property ID:** 70325  
**Legal Description:** S4380 ORIG TOWN OF COMMERCE BLK 80A LOT 5 ACRES .4362  
**Geographic ID:** 4380-080A-0050-31

Agent:

**Type:** Real

Location

**Address:** ONEAL ST COMMERCE, TX 75428  
**Map ID:** EXM-CO  
**Neighborhood CD:** EXM-CO

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

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

### Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	N/A	N/A	N/A
CCO	COMMERCE, CITY	N/A	N/A	N/A
GHT	HUNT COUNTY	N/A	N/A	N/A
HHO	HUNT MEMORIAL HD	N/A	N/A	N/A
SCO	COMMERCE ISD	N/A	N/A	N/A

Total Tax Rate: N/A

### Property Improvement - Building

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CC	COMMERCIAL, CITY	0.4362	19,000.00	100.00	190.00	N/A	N/A

### 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	\$0	\$14,250	\$0	\$14,250	\$0	\$14,250
2019	\$0	\$14,250	\$0	\$14,250	\$0	\$14,250
2018	\$0	\$14,250	\$0	\$14,250	\$0	\$14,250
2017	\$0	\$14,250	\$0	\$14,250	\$0	\$14,250
2016	\$0	\$14,250	\$0	\$14,250	\$0	\$14,250
2015	\$0	\$14,250	\$0	\$14,250	\$0	\$14,250
2014	\$0	\$14,250	\$0	\$14,250	\$0	\$14,250
2013	\$0	\$14,250	\$0	\$14,250	\$0	\$14,250
2012	\$0	\$14,250	\$0	\$14,250	\$0	\$14,250
2011	\$0	\$14,250	\$0	\$14,250	\$0	\$14,250

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page Number
4/11/2016	CN	CONSTABLES DEED	LEE AMBER REBECCA	COMMERCE ISD	2016	4694
10/15/2013	GWD	GENERAL WARRANTY DEED	COVINGTON PEGGY Y	LEE AMBER REBECCA	2013	12950
7/16/2013	HEIR	HEIRSHIP AFFIDAVIT OR DEED	COVINGTON CLYDE E & PEGGY Y	COVINGTON PEGGY Y	2013	12293
8/22/2003	SWD	SPECIAL WARRANTY DEED	CITY OF COMMERCE	COVINGTON CLYDE E & PEGGY Y	1056	618
8/30/2002	SHER	SHERRIFF'S DEED	UNKNOWN *S*	CITY OF COMMERCE	912	567
	Conv	CONVERSION	NICHOLSON	UNKNOWN *S*		

### 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.

#16,741

**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 **TAX20954 COMMERCE ISD VS. AMBER REBECCA LEE (R70325)**; 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;

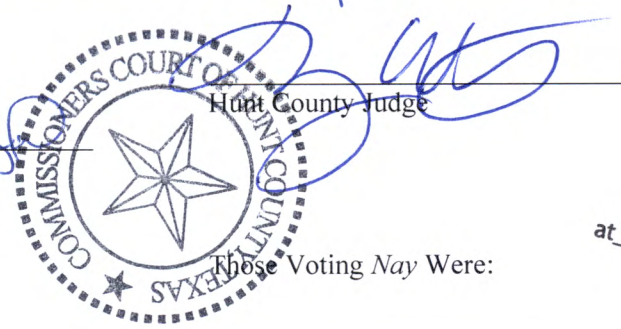
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **NAI-YUAN SHEU** for and in consideration of the cash sum of **TWO THOUSAND DOLLARS AND NO/100 (\$2,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 27<sup>th</sup> day of April, 2021.

Attest:

Jennifer Lindenzweig  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

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

Those Voting *Nay* Were:

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

FILED FOR RECORD  
at 3:56 o'clock P M  
**APR 27 2021**  
JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By [Signature]





**" EXHIBIT A "**

Property Description:

TRACT 1: BEING LOT 5, BLOCK 80A, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED ON DOCUMENT NUMBER 2013-12950, ON INSTRUMENT FILED OCTOBER 15, 2013 AND CONSTABLES DEED, DOC# 2016-4694 FILED APRIL 15, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70325**.

SITUS/LOCATION PER HUNT CAD: ONEAL ST COMMERCE TX 75428

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

## BID ANALYSIS

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

**Bid Amount: \$2,100.00**  
Minimum Bid at Sale: \$2,100.00  
Date Bid Submitted: 8/24/2020

Acct#: R79495  
Judgment Date: 8/8/2016  
Property Value at Judgment: \$2,100.00  
Property Value today: \$2,100.00  
Date of Sale: 1/3/2017

Bidders Name: ESTEX HOMES INC.

Bidders Address: PO BOX 393  
ROWLETT TX 75030-0393

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

### PROPERTY DESCRIPTION

TRACT 9: BEING BLOCK 1, LOT 9,10, PART OF THE SUNRISE ADDITION, AS DESCRIBED IN DEED RECORDED IN VOLUME 983, PAGE 500 ON INSTRUMENT FILED MARCH 10, 2003 AND CONSTABLES DEED DOC#2017-1562 FILED FEBRUARY 17, 2017 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R79495**.

SITUS/LOCATION PER HUNT CAD: BOOKER ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2008-2015	\$632.18
CITY OF COMMERCE	2008-2015	\$328.26
HUNT COUNTY	2008-2015	\$215.05
HUNT MEMORIAL HD	2008-2015	\$91.99

TOTAL: \$1,267.48

### 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: \$2,100.00      Costs: \$280.99  
Net to Distribute: \$1,819.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$909.51
CITY OF COMMERCE:	(26%)\$472.94
HUNT COUNTY:	(17%)\$309.23
HUNT MEMORIAL HD:	(7%)\$127.33

(These amounts are contingent on verification of cost)

**TOTAL: \$1,819.01**



P.O. Box 2007  
Tyler, Texas 75710  
P: 903-597-7664  
F: 903-597-6298  
w: www.pbfcml.com

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 79495 Address: Booker ST Commerce TX 75428

Bid Amount: \$ 2,100

PRINT NAME: ESTEX HOMES INC.

ADDRESS: 3960 Broadway Blvd #201

CITY: Garland STATE: TX ZIP: 75043

TELEPHONE: 214-541-2390

E-MAIL: Texrod.co@gmail.com

PURPOSE FOR PURCHASING PROPERTY:

Build a new residential home.

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: 8-14-20 SIGNATURE: [Signature]

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

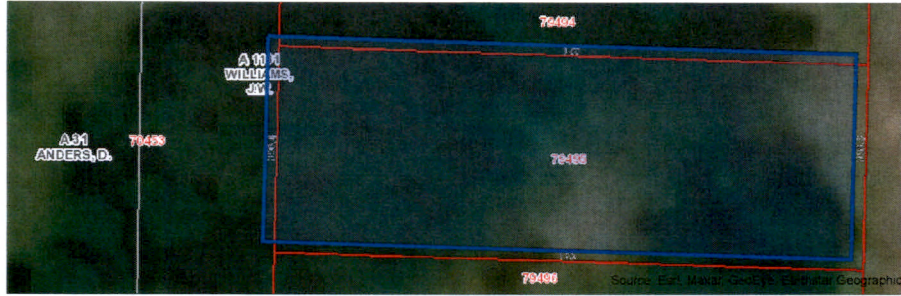
The information contained in this facsimile message is attorney privileged and confidential information; intended only for the use of the individual or agent responsible to deliver the facsimile message to the intended individual. You are hereby notified that any dissemination, distribution, or copying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

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

Hunt CAD Property Search

Property ID: 79495 For Year 2020

Map



Property Details

Account

**Property ID:** 79495  
**Legal Description:** S5090 SUNRISE ADDITION BLK 1 LOT 9-10 ACRES .1807  
**Geographic ID:** 5090-0010-0090-31

Agent:

**Type:** Real

Location

**Address:** BOOKER 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>	\$0
<b>Improvement Non-Homesite Value:</b>	\$0
<b>Land Homesite Value:</b>	\$0
<b>Land Non-Homesite Value:</b>	\$2,100
<b>Agricultural Market Valuation:</b>	\$0
<b>Market Value:</b>	\$2,100
<b>Ag Use Value:</b>	\$0
<b>Appraised Value:</b>	\$2,100
<b>Homestead Cap Loss:</b> ☺	\$0
<b>Assessed Value:</b>	\$2,100

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	\$2,100	\$0
CCO	COMMERCE, CITY	0.820000	\$2,100	\$0
GHT	HUNT COUNTY	0.467017	\$2,100	\$0
HHO	HUNT MEMORIAL HD	0.243815	\$2,100	\$0
SCO	COMMERCE ISD	1.359800	\$2,100	\$0

Total Tax Rate: 2.890632

**Property Improvement - Building**

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.1607	7,000.00	50.00	140.00	\$2,100	\$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	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2019	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2018	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2017	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2016	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2015	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2014	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2013	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2012	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2011	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100

**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/11/2017	CN	CONSTABLES DEED	PANNELL NORMAN	COMMERCE ISD	2017	1582	
3/10/2003	DEED	DEED	CITY OF COMMERCE	PANNELL NORMAN	983	500	
6/27/2000	CN	CONSTABLES DEED	PETTY AUGUSTUS	CITY OF COMMERCE	664	383	
4/28/1919	WD	WARRANTY DEED	DAVIS G A	PETTY AUGUSTUS	256	466	

**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.

#16,741

**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 AND MARY DEAN (R79495)**; 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;

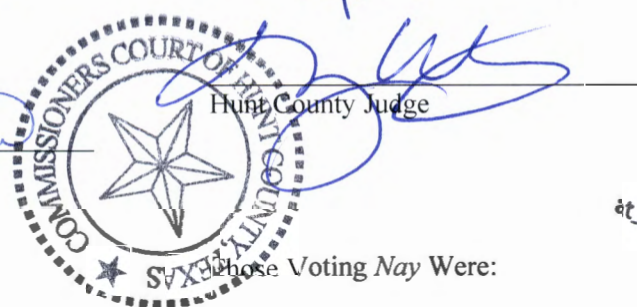
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **ESTEX HOMES INC** for and in consideration of the cash sum of **TWO THOUSAND ONE HUNDRED DOLLARS AND NO/100 (\$2,100.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 27<sup>th</sup> day of April, 2021.

Attest:

Jennifer Lindenzweig  
County Clerk



Hunt County Judge

Those Voting Aye Were:

Hutchins  
Strait  
Martin  
Hansen

Those Voting Nay Were:

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

FILED FOR RECORD  
at 3:20 o'clock P M  
**APR 27 2021**  
JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By Jennifer Lindenzweig



In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 27 day of April, 2021.

Hunt County Commissioners Court

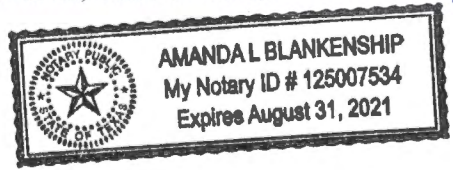
BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 27<sup>th</sup> day of April, 2021 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 9: BEING BLOCK 1, LOT 9,10, PART OF THE SUNRISE ADDITION, AS DESCRIBED IN DEED RECORDED IN VOLUME 983, PAGE 500 ON INSTRUMENT FILED MARCH 10, 2003 AND CONSTABLES DEED DOC#2017-1562 FILED FEBRUARY 17, 2017 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R79495**.

SITUS/LOCATION PER HUNT CAD: BOOKER ST COMMERCE TX 75428

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

## BID ANALYSIS

Cause # TAX21329 COMMERCE ISD VS. RUTH PRITCHARD AKA PRICHARD

**Bid Amount: \$1,500.00**  
Minimum Bid at Sale: \$1,500.00  
Date Bid Submitted: 8/24/2020

Acct#: R113325  
Judgment Date: 8/15/2019  
Property Value at Judgment: \$1,500.00  
Property Value today: \$1,500.00  
Date of Sale: 11/5/2019

Bidders Name: ESTEX HOMES INC.

Bidders Address: PO BOX 393  
ROWLETT TX 75030-0393

Sale Deed Filed: 11/21/2019  
Redemption Expires: 5/21/2020

### PROPERTY DESCRIPTION

TRACT 2: BEING LOT 15, 16, BLOCK 1E, SECTION 2, PART OF THE O P MARSHALL ADDITION, AS DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 619, PAGE 539 ON INSTRUMENT FILED JANUARY 20, 1964 AND CONSTABLES DEED DOC# 2019-17469 FILED NOVEMBER 21, 2019 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R113325**.

SITUS/LOCATION PER HUNT CAD: S MOSLEY ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1996-2018	\$1,503.35
CITY OF COMMERCE	1996-2018	\$668.01
HUNT COUNTY	1996-2018	\$513.49
HUNT MEMORIAL HD	1996-2018	\$205.30

TOTAL: \$2,890.15

### COSTS

Court Costs: \$274.60 (Payable to Hunt County District Clerk)  
Publication Fee: \$102.34 (Payable to Hunt County Treasurer)  
Constable's Fee: \$75.00 (Payable to the Hunt County Constable Pct. 1)  
Deed Recording Fee: \$38.50 (Payable to Hunt County Clerk)

TOTAL: \$490.44

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$1,500.00      Costs: \$490.44  
Net to Distribute: \$1,009.56

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(52%)\$524.97
CITY OF COMMERCE:	(23%)\$232.20
HUNT COUNTY:	(18%)\$181.72
HUNT MEMORIAL HD:	(7%)\$70.67

(These amounts are contingent on verification of cost)

**TOTAL: \$1,009.56**



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 #: 113325 Address: S Mosley St Commerce TX 75428

Bid Amount: \$ 1,500

PRINT NAME: ESTEX HOMES INC.

ADDRESS: 3960 Broadway blvd #201

CITY: Garland STATE: TX ZIP: 75043

TELEPHONE: 214-541-2390

E-MAIL: texrod.co@gmail.com

PURPOSE FOR PURCHASING PROPERTY:

Build a New Residential Home.

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: 8-24-20 SIGNATURE: [Signature]

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)

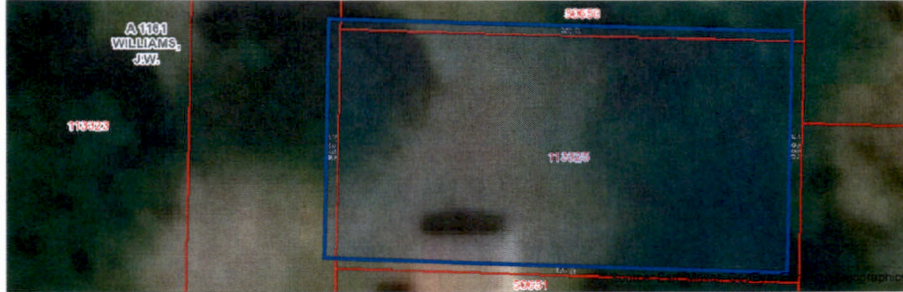
The information contained in this facsimile message is attorney privileged and confidential information; intended only for the use of the individual or agent responsible to deliver the facsimile message to the intended individual. You are hereby notified that any dissemination, distribution, or copying 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

Hunt CAD Property Search

Property ID: 113325 For Year 2020

Map



Property Details

Account

Property ID: 113325  
 Legal Description: S3952 MARSHALL O P ADDITION BLK 1E  
 LOT 15-16 ACRES 0.1148 SEC II BLK 1E  
 (EAST SIDE)

Geographic ID: 3952-001E-0150-31

Agent:

Type: Real

Location

Address: S MOSLEY ST COMMERCE, TX 75428

Map ID: 1B-COMMERA

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

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$1,500
Agricultural Market Valuation:	\$0
Market Value:	\$1,500
Ag Use Value:	\$0
Appraised Value:	\$1,500
Homestead Cap Loss: ☺	\$0
Assessed Value:	\$1,500

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	\$1,500	\$0
CCO	COMMERCE, CITY	0.820000	\$1,500	\$0
GHT	HUNT COUNTY	0.487017	\$1,500	\$0
HHO	HUNT MEMORIAL HD	0.243815	\$1,500	\$0
SCO	COMMERCE ISD	1.359800	\$1,500	\$0

Total Tax Rate: 2.890632

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.1148	5,000.00	50.00	100.00	\$1,500	\$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	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2019	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2018	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2017	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2016	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2015	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2014	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2013	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2012	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2011	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/12/2019	CN	CONSTABLES DEED	PRICHARD RUTH	COMMERCE ISD	2019	17469	
1/20/1964	WD	WARRANTY DEED	WILSON MYRA	PRICHARD RUTH	619	539	

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.

# 16,741

**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 **TAX21329 COMMERCE ISD VS. RUTH PRITCHARD AKA PRICHARD (R113325)**; 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;

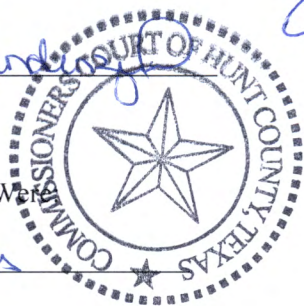
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **ESTEX HOMES INC** for and in consideration of the cash sum of **ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$1,500.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 27<sup>th</sup> day of April, 2021.

Attest:

Jennifer Lindenzweig  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Hutchins  
Strait  
Martin  
Hanson

Those Voting *Nay* Were:

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

FILED FOR RECORD  
at 3:26 o'clock P M  
APR 27 2021  
By JENNIFER LINDENZWEIG  
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 27 day of April, 2021.

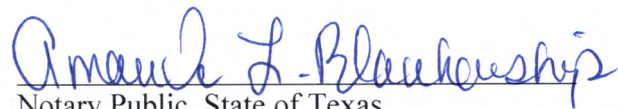
Hunt County Commissioners Court

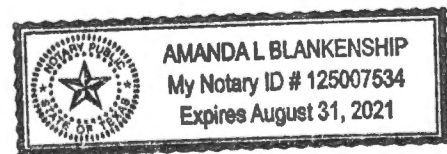
BY:   
Hunt County Judge

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

This instrument was acknowledged before me on this the 27<sup>th</sup> day of April, 2021 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 15, 16, BLOCK 1E, SECTION 2, PART OF THE O P MARSHALL ADDITION, AS DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 619, PAGE 539 ON INSTRUMENT FILED JANUARY 20, 1964 AND CONSTABLES DEED DOC# 2019-17469 FILED NOVEMBER 21, 2019 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R113325**.

SITUS/LOCATION PER HUNT CAD: S MOSLEY ST COMMERCE TX 75428

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

## BID ANALYSIS

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

<b>Bid Amount: \$2,100.00</b>	Acct#: R79496
Minimum Bid at Sale: \$2,100.00	Judgment Date: 8/8/2016
Date Bid Submitted: 8/24/2020	Property Value at Judgment: \$2,100.00
	Property Value today: \$2,100.00
	Date of Sale: 1/3/2017

Bidders Name: ESTEX HOMES INC.

Bidders Address: PO BOX 393  
ROWLETT TX 75030-0393

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

### PROPERTY DESCRIPTION

TRACT 4: BEING BLOCK 1, LOT 11, 12, PART OF THE SUNRISE ADDITION, AS DESCRIBED IN DEED RECORDED IN VOLUME 456 PAGE 66, ON INSTRUMENT FILED ON AUGUST 19, 1997 AND CONSTABLES DEED DOC# 2017-1562 FILED 2/7/2017 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R79496**.

SITUS/LOCATION PER HUNT CAD: BOOKER ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2002-2015	\$1,602.64
CITY OF COMMERCE	2002-2015	\$749.54
HUNT COUNTY	2002-2015	\$558.39
HUNT MEMORIAL HD	2002-2015	\$224.25

TOTAL: \$3,134.82

### 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: \$2,100.00      Costs: \$280.99  
Net to Distribute: \$1,819.01

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(51%)\$927.70
CITY OF COMMERCE:	(24%)\$436.56
HUNT COUNTY:	(18%)\$327.42
HUNT MEMORIAL HD:	(7%)\$127.33

(These amounts are contingent on verification of cost)

**TOTAL: \$1,819.01**



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 #: 79496 Address: Booker St Commerce TX 75428

Bid Amount: \$ 2,100

PRINT NAME: ESTEX HOMES INC.

ADDRESS: 3960 Broadway Blvd #201

CITY: Garland STATE: TX ZIP: 75043

TELEPHONE: 214-541-2390

E-MAIL: Texrod.co@gmail.com

PURPOSE FOR PURCHASING PROPERTY:

Build New residential Home

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: 8-14-20 SIGNATURE: [Signature]

ALL BIDS MUST BE SIGNED BY HAND

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

OR

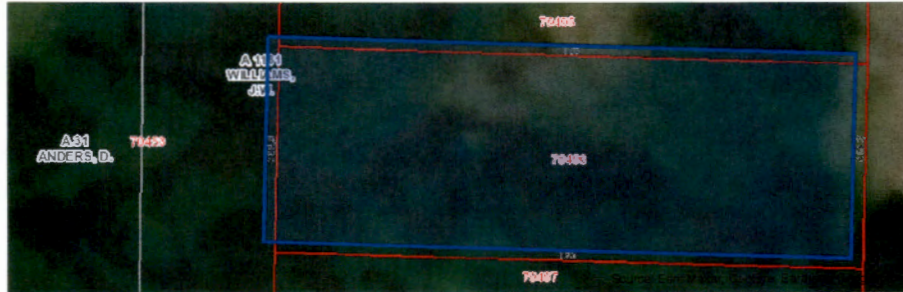
E-MAIL TO: Stacy Fleming at [sfleming@pbfc.com](mailto:sfleming@pbfc.com)

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

Property ID: 79496 For Year 2020

Map



Property Details

Account

Property ID: 79496  
 Legal Description: S5090 SUNRISE ADDITION BLK 1 LOT 11-12 ACRES .1807  
 Geographic ID: 5090-0010-0110-31

Agent:

Type: Real

Location

Address: BOOKER 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

Improvement Homesite Value:	\$0
Improvement Non-Homesite Value:	\$0
Land Homesite Value:	\$0
Land Non-Homesite Value:	\$2,100
Agricultural Market Valuation:	\$0
Market Value:	\$2,100
Ag Use Value:	\$0
Appraised Value:	\$2,100
Homestead Cap Loss: Ⓞ	\$0
Assessed Value:	\$2,100

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	\$2,100	\$0
CCO	COMMERCE, CITY	0.820000	\$2,100	\$0
GHT	HUNT COUNTY	0.487017	\$2,100	\$0
HHO	HUNT MEMORIAL HD	0.243815	\$2,100	\$0
SCO	COMMERCE ISD	1.359800	\$2,100	\$0

Total Tax Rate: 2.890632

### Property Improvement - Building

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.1807	7,000.00	50.00	140.00	\$2,100	\$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	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2019	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2018	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2017	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2016	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2015	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2014	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2013	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2012	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100
2011	\$0	\$2,100	\$0	\$2,100	\$0	\$2,100

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
1/11/2017	CN	CONSTABLES DEED	PANNELL MARY DEAN-NORMAN	COMMERCE ISD	2017	1562	
8/19/1997	DEED	DEED	CITY OF COMMERCE	PANNELL MARY DEAN-NORMAN	456	66	
11/6/1996	SHER	SHERRIFF'S DEED	SAVAGE RUBE (DECEASED)	CITY OF COMMERCE	421	41	
10/3/1986	DEED	DEED	STATE OF TEXAS	SAVAGE RUBE (DECEASED)	648	416	
5/14/1985	SHER	SHERRIFF'S DEED	SAVAGE RUBE	STATE OF TEXAS	633	147	
1/31/1961	WD	WARRANTY DEED	SMITH CLAUD ETUX LOTTIE	SAVAGE RUBE	593	488	

### 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.

#16,741

**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 AND MARY DEAN (R79496)**; 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 **ESTEX HOMES INC** for and in consideration of the cash sum of **TWO THOUSAND ONE HUNDRED DOLLARS AND NO/100 (\$2,100.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 27<sup>th</sup> day of April, 2021.

Attest:

Jennifer Lindenzweig  
County Clerk

[Signature]  
Hunt County Judge



Those Voting Aye Were:

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

Those Voting Nay Were:

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

FILED FOR RECORD  
at 3:20 o'clock P M

APR 27 2021

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



In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 27 day of April, 2021.

Hunt County Commissioners Court

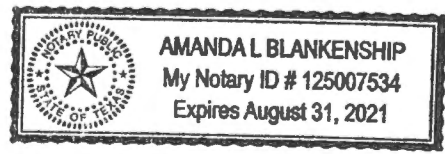
BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 27<sup>th</sup> day of April, 2021 by Bobby W. Howell,

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

[Signature]  
Notary Public, State of Texas



**" EXHIBIT A "**

Property Description:

TRACT 4: BEING BLOCK 1, LOT 11, 12, PART OF THE SUNRISE ADDITION, AS DESCRIBED IN DEED RECORDED IN VOLUME 456 PAGE 66, ON INSTRUMENT FILED ON AUGUST 19, 1997 AND CONSTABLES DEED DOC# 2017-1562 FILED 2/7/2017 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R79496**.

SITUS/LOCATION PER HUNT CAD: BOOKER ST COMMERCE TX 75428

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

## BID ANALYSIS

Cause # TAX21329 COMMERCE ISD VS. RUTH PRITCHARD AKA PRICHARD

**Bid Amount: \$1,500.00**  
Minimum Bid at Sale: \$1,500.00  
Date Bid Submitted: 8/24/2020

Acct#: R113326  
Judgment Date: 8/15/2019  
Property Value at Judgment: \$1,500.00  
Property Value today: \$1,500.00  
Date of Sale: 11/5/2019

Bidders Name: ESTEX HOMES INC.

Bidders Address: PO BOX 393  
ROWLETT TX 75030-0393

Sale Deed Filed: 11/21/2019  
Redemption Expires: 5/21/2020

### PROPERTY DESCRIPTION

TRACT 1: BEING LOT 19, 20, BLOCK 1E, SECTION 2, PART OF THE O P MARSHALL ADDITION, AS DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 619, PAGE 539 ON INSTRUMENT FILED JANUARY 20, 1964 AND CONSTABLES DEED DOC#2019-17469 FILED NOVEMBER 21, 2019 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R113326**.

SITUS/LOCATION PER HUNT CAD: MOSLEY ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1996-2018	\$1,503.35
CITY OF COMMERCE	1996-2018	\$668.01
HUNT COUNTY	1996-2018	\$513.49
HUNT MEMORIAL HD	1996-2018	\$205.30

TOTAL: \$2,890.15

### COSTS

Court Costs: \$274.60 (Payable to Hunt County District Clerk)  
Publication Fee: \$102.34 (Payable to Hunt County Treasurer)  
Constable's Fee: \$75.00 (Payable to the Hunt County Constable Pct. 1)  
Deed Recording Fee: \$38.50 (Payable to Hunt County Clerk)

TOTAL: \$490.44

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$1,500.00      Costs: \$490.44  
Net to Distribute: \$1,009.56

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(52%)\$524.97
CITY OF COMMERCE:	(23%)\$232.20
HUNT COUNTY:	(18%)\$181.72
HUNT MEMORIAL HD:	(7%)\$70.67

(These amounts are contingent on verification of cost)

**TOTAL: \$1,009.56**



P.O. Box 2007  
Tyler, Texas 75710  
P: 903-597-7664  
F: 903-597-6298  
w: www.pbfcml.com

### RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 113326 Address: Mosley ST Commerce TX 75428

Bid Amount: \$ 1,500

PRINT NAME: ESTEX HOMES INC.

ADDRESS: 3960 Broadway blvd #201

CITY: Garland STATE: TX ZIP: 75043

TELEPHONE: 214-541-2390

E-MAIL: Texrod.co@gmail.com

PURPOSE FOR PURCHASING PROPERTY:

build new residential home

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: 8-14-20 SIGNATURE: [Signature]

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

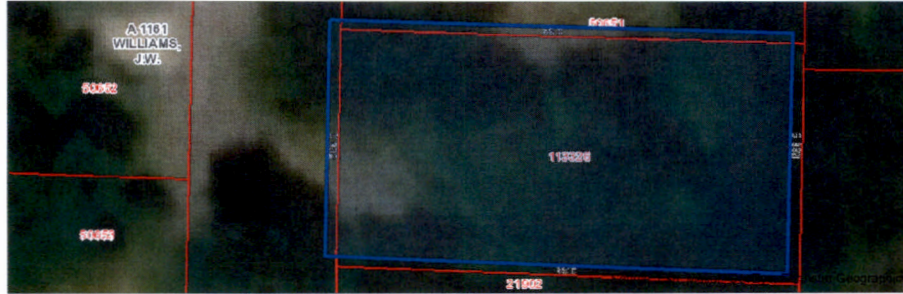
The information contained in this facsimile message is attorney privileged and confidential information; intended only for the use of the individual or agent responsible to deliver the facsimile message to the intended individual. You are hereby notified that any dissemination, distribution, or copying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

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

Hunt CAD Property Search

Property ID: 113326 For Year 2020

Map



Property Details

Account

Property ID: 113326

Legal Description: S3952 MARSHALL O P ADDITION BLK 1E LOT 19-20 ACRES 0.1148 SEC II BLK 1E (EAST SIDE)

Geographic ID: 3952-001E-0190-31

Agent:

Type: Real

Location

Address: MOSLEY ST COMMERCE, TX 75428

Map ID: 1B-COMMERA

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

Improvement Homesite Value: \$0

Improvement Non-Homesite Value: \$0

Land Homesite Value: \$0

Land Non-Homesite Value: \$1,500

Agricultural Market Valuation: \$0

Market Value: \$1,500

Ag Use Value: \$0

Appraised Value: \$1,500

Homestead Cap Loss: \$0

Assessed Value: \$1,500

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	\$1,500	\$0
CGO	COMMERCE, CITY	0.820000	\$1,500	\$0
GHT	HUNT COUNTY	0.487017	\$1,500	\$0
HHO	HUNT MEMORIAL HD	0.243815	\$1,500	\$0
SCO	COMMERCE ISD	1.359800	\$1,500	\$0

Total Tax Rate: 2.890632

**Property Improvement - Building**

**Property Land**

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.1148	5,000.00	50.00	100.00	\$1,500	\$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	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2019	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2018	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2017	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2016	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2015	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2014	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2013	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2012	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500
2011	\$0	\$1,500	\$0	\$1,500	\$0	\$1,500

**Property Deed History**

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/12/2019	CN	CONSTABLES DEED	PRICHARD RUTH	COMMERCE ISD	2019	17489	
1/20/1964	WD	WARRANTY DEED	WILSON MYRA	PRICHARD RUTH	619	539	

**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.

#16.741

**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 **TAX21329 COMMERCE ISD VS. RUTH PRITCHARD AKA PRICHARD (R113326)**; 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;

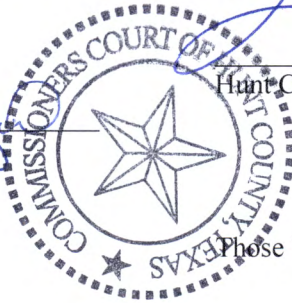
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **ESTEX HOMES INC** for and in consideration of the cash sum of **ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$1,500.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 27<sup>th</sup> day of April, 2021.

Attest:

Jennifer Lindenzweig  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

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

Those Voting *Nay* Were:

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

FILED FOR RECORD  
at 3:25 o'clock P  
**APR 27 2021**  
By Jennifer Lindenzweig  
JENNIFER LINDENZWEIG  
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 27 day of April, 2021.

Hunt County Commissioners Court

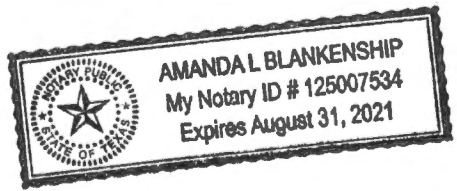
BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 27<sup>th</sup> day of April, 2021 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 19, 20, BLOCK 1E, SECTION 2, PART OF THE O P MARSHALL ADDITION, AS DESCRIBED IN WARRANTY DEED, RECORDED IN VOLUME 619, PAGE 539 ON INSTRUMENT FILED JANUARY 20, 1964 AND CONSTABLES DEED DOC#2019-17469 FILED NOVEMBER 21, 2019 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R113326**.

SITUS/LOCATION PER HUNT CAD: MOSLEY ST COMMERCE TX 75428

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

## BID ANALYSIS

Cause # TAX20954 COMMERCE ISD VS. AMBER REBECCA LEE

<b>Bid Amount: \$2,000.00</b>	Acct#: R70326
Minimum Bid at Sale: \$3,034.06	Judgment Date: 11/19/2015
Date Bid Submitted: 9/20/2020	Property Value at Judgment: \$17,510.00
	Property Value today: \$14,890.00
	Date of Sale: 4/5/2016

Bidders Name: NAI-YUAN SHEU

Bidders Address: 5328 GATESWORTH LN  
DALLAS TX 75287

Sale Deed Filed:	4/15/2016
Redemption Expires:	10/15/2016

### PROPERTY DESCRIPTION

TRACT 2: BEING LOT 6, BLOCK 80A, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED ON DOCUMENT NUMBER 2013-12950, ON INSTRUMENT FILED OCTOBER 15, 2013 AND CONSTABLES DEED, DOC# 2016-4694 FILED APRIL 15, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70326**.

SITUS/LOCATION PER HUNT CAD: ONEAL ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2013-2014	\$864.26
CITY OF COMMERCE	2013-2014	\$441.08
HUNT COUNTY	2013-2014	\$286.42
HUNT MEMORIAL HD	2013-2014	\$125.65

TOTAL: \$1,717.41

### COSTS

Court Costs:	\$306.50 (Payable to Hunt County District Clerk)
Publication Fee:	\$174.00 (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: \$578.75

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,000.00      Costs: \$578.75

Net to Distribute: \$1,421.25

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$710.63
CITY OF COMMERCE:	(26%)\$369.52
HUNT COUNTY:	(17%)\$241.61
HUNT MEMORIAL HD:	(7%)\$99.49

(These amounts are contingent on verification of cost)

**TOTAL: \$1,421.25**

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 70326 Address: Oneal St.

Bid Amount: \$ 2,000

PRINT NAME: Net-Yuan Shou

ADDRESS: 5328 Gatesworth Ln.

CITY: Dallas STATE: TX ZIP: 75287

TELEPHONE: 472 742 9592


E-MAIL: ndsheu@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:  
Hold for future development

~~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: 11/19/2020 SIGNATURE: 

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)

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

Property ID: 70326 For Year 2021

Map



Property Details

Account

Property ID: 70326  
 Legal Description: S4380 ORIG TOWN OF COMMERCE BLK 80A LOT 6 ACRES .5361  
 Geographic ID: 4380-080A-0060-31

Agent:

Type: Real

Location

Address: ONEAL ST COMMERCE, TX 75428  
 Map ID: EXM-CO  
 Neighborhood CD: EXM-CO

Owner

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

% Ownership: 100.0%

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

Property Values

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

Information provided for research purposes only. Legal descriptions and acreage amounts are for appraisal district use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

---

### Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	N/A	N/A	N/A
CCO	COMMERCE, CITY	N/A	N/A	N/A
GHT	HUNT COUNTY	N/A	N/A	N/A
HHO	HUNT MEMORIAL HD	N/A	N/A	N/A
SCO	COMMERCE ISD	N/A	N/A	N/A

Total Tax Rate: N/A

---

### Property Improvement - Building

---

### Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CC	COMMERCIAL, CITY	0.5361	23,352.00	0.00	0.00	N/A	N/A

---

### 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	\$0	\$14,890	\$0	\$14,890	\$0	\$14,890
2019	\$0	\$14,890	\$0	\$14,890	\$0	\$14,890
2018	\$0	\$17,510	\$0	\$17,510	\$0	\$17,510
2017	\$0	\$17,510	\$0	\$17,510	\$0	\$17,510
2016	\$0	\$17,510	\$0	\$17,510	\$0	\$17,510
2015	\$0	\$17,510	\$0	\$17,510	\$0	\$17,510
2014	\$0	\$17,510	\$0	\$17,510	\$0	\$17,510
2013	\$0	\$17,510	\$0	\$17,510	\$0	\$17,510
2012	\$0	\$17,510	\$0	\$17,510	\$0	\$17,510
2011	\$0	\$17,510	\$0	\$17,510	\$0	\$17,510

---

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page Number
4/11/2016	CN	CONSTABLES DEED	LEE AMBER REBECCA	COMMERCE ISD	2016	4694
10/15/2013	GWD	GENERAL WARRANTY DEED	COVINGTON PEGGY Y	LEE AMBER REBECCA	2013	12950
7/16/2013	HEIR	HEIRSHIP AFFIDAVIT OR DEED	COVINGTON CLYDE E & PEGGY Y	COVINGTON PEGGY Y	2013	12293
8/22/2003	SWD	SPECIAL WARRANTY DEED	CITY OF COMMERCE	COVINGTON CLYDE E & PEGGY Y	1056	618
8/30/2002	SHER	SHERRIFF'S DEED	UNKNOWN *S*	CITY OF COMMERCE	912	567

---

### 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.

# 16,741

**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 **TAX20954 COMMERCE ISD VS. AMBER REBECCA LEE (R70326)**; 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;

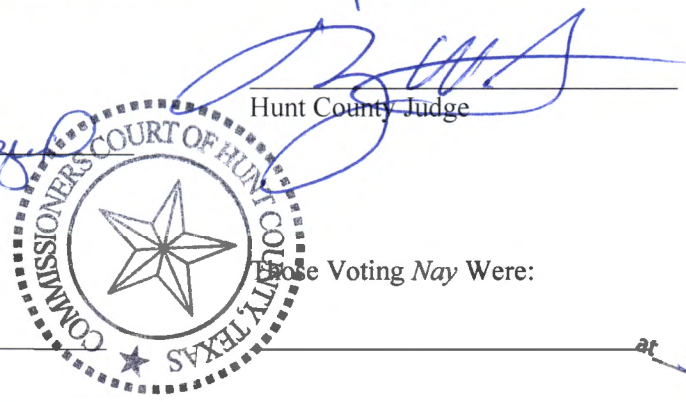
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **NAI-YUAN SHEU** for and in consideration of the cash sum of **TWO THOUSAND DOLLARS AND NO/100 (\$2,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 27<sup>th</sup> day of April, 2021.

Attest:

Jennifer Lindenzweig  
County Clerk



[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

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

Those Voting *Nay* Were:

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

FILED FOR RECORD  
at 3:26 o'clock P M  
**APR 27 2021**  
By Jennifer Lindenzweig  
JENNIFER LINDENZWEIG  
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 27 day of April, 2021.

Hunt County Commissioners Court

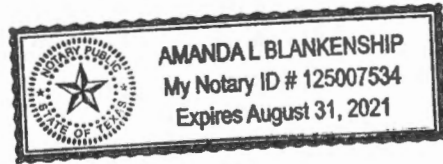
BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 27<sup>th</sup> day of April, 2021 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 2: BEING LOT 6, BLOCK 80A, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN GENERAL WARRANTY DEED, RECORDED ON DOCUMENT NUMBER 2013-12950, ON INSTRUMENT FILED OCTOBER 15, 2013 AND CONSTABLES DEED, DOC#2016-4694 FILED APRIL 15, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70326**.

SITUS/LOCATION PER HUNT CAD: ONEAL ST COMMERCE TX 75428

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