

16,936

# PB | PERDUE BRANDON

ATTORNEYS AT LAW

305 S Broadway Ste. 200  
Tyler, Texas 75702  
p: 903-597-7664  
f: 903-597-6298  
w: www.pbfc.com

July 29, 2021

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

**FILED FOR RECORD**  
at 2:30 o'clock P M  
**AUG 10 2021**  
BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
By [Signature]

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>
R113323 Property Description: HCAD Situs:	ELITE PROPERTY INVESTMENTS & CONSULTANTS LLC S3952 MARSHALL O P ADDITION BLK 1W LOT 14-16 ACRES .1722 SEC I BLK 1W (WEST SIDE) MOSLEY ST COMMERCE, TX 75428	\$2,250.00
R95646 Property Description: HCAD Situs:	BOBBY JOE FULTS S4380 ORIG TOWN OF COMMERCE BLK 46 LOT 2 ACRES .2 HENRY ST COMMERCE, TX 75428	\$1,000.00
R70459 Property Description: HCAD Situs:	SYNOPTIC SF S4380 ORIG TOWN OF COMMERCE BLK 85 LOT 5C ACRES .1093 CHAMPION LN COMMERCE, TX 75428	\$2,860.00
R113320 Property Description: HCAD Situs:	SYNOPTIC SF S3952 MARSHALL O P ADD BLK 1W LOT 10 ACRES .0574 SEC I W MOSLEY ST COMMERCE, TX 75428	\$950.00
R27361 Property Description: HCAD Situs:	GARY RAGAN AND ELSA RAGAN A0502 HASE P, TRACT 10, ACRES 5.0 OFF HWY 24 (Landlocked) COMMERCE, TX 75428	\$2,500.00
R27362 Property Description: HCAD Situs:	GARY RAGAN AND ELSA RAGAN A0502 HASE P, TRACT 11, ACRES 5.0 OFF HWY 24 (Landlocked) COMMERCE, TX 75428	\$2,500.00

We have enclosed 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 email the signed Resolutions to me at [sfleming@pbfc.com](mailto:sfleming@pbfc.com).

Sincerely,

*Stacy Fleming*

Stacy Fleming

Legal Assistant to TAB BEALL, TAX ATTORNEY FOR COMMERCE ISD

[sfleming@pbfc.com](mailto:sfleming@pbfc.com) / (903) 597-7664 ext. 3204

16,936 (1)

# PERDUE BRANDON

ATTORNEYS AT LAW

FILED FOR RECORD  
at 2:30 o'clock P.M. Box 2007  
Tyler, Texas 75710  
AUG 10 2021 p: 903-597-7664  
f: 903-597-6298

RESALE PROPERTY BID  
By Becky Landrum Clerk, Hunt County, Tex.  
www.pbfc.com

I hereby submit my bid for the purchase of:

Property Account # 70459 Property Address: Champion Ln

Bid Amount: \$ 2860-

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd, Ste 350, #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 469 878 7927

E-MAIL: Phguess@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:  
Tax Case 20928 R 70459  
To build single family home

SYNOPTIC 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: 6/3/2021 SIGNATURE: 

ALL BIDS MUST BE SIGNED BY HAND

PLEASE MAIL TO: PERDUE, BRANDON LAW FIRM/ HUNT RESALE  
PO BOX 2007  
TYLER TX 75710-2007

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

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

**Bid Amount: \$2,860.00**  
Minimum Bid at Sale: \$2,002.84  
Date Bid Submitted: 6/3/2021

Acct#: R70459  
Judgment Date: 6/20/2013  
Property Value at Judgment: \$2,860.00  
Property Value today: \$2,860.00  
Date of Sale: 9/3/2013

Bidders Name: SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350 #153  
PLANO TX 75093  
(469) 878.7927

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

### PROPERTY DESCRIPTION

TRACT 1: BEING LOT 5C, BLOCK 85 IN THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 803, PAGE 677, ON DOCUMENT 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 **R70459**.

SITUS/LOCATION PER HUNT CAD: CHAMPION LN COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2003-2012	\$721.77
CITY OF COMMERCE	2003-2012	\$354.81
HUNT COUNTY	2003-2012	\$249.14
HUNT MEMORIAL HD	2003-2012	\$100.37

TOTAL: \$1,426.09

### 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: \$2,860.00      Costs: \$553.46  
Net to Distribute: \$2,306.54

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(51%)\$1,176.34
CITY OF COMMERCE:	( 25%)\$576.63
HUNT COUNTY:	(17%)\$392.11
HUNT MEMORIAL HD:	(7%)\$161.46

(These amounts are contingent on verification of cost)

**TOTAL: \$2,306.54**

**RESOLUTION OF THE HUNT COUNTY COMMISIONERS 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 **No. TAX20195 COMMERCE ISD VS. DELISA ANN ALLEN AKA DELISA A MARSH (R70459)**; 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;

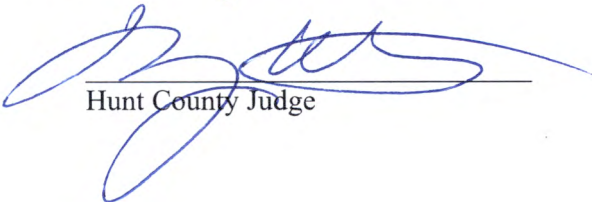
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

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 SIXTY DOLLARS AND NO/100 (\$2,860.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 10 day of August, 2021.

Attest:

  
\_\_\_\_\_  
County Clerk

  
\_\_\_\_\_  
Hunt County Judge

Those Voting *Aye* Were:

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
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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 10 day of August, 2021.

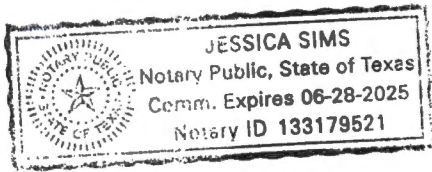
Hunt County Commissioners Court

BY: *[Signature]*  
Hunt County Judge

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

This instrument was acknowledged before me on this the 10<sup>th</sup> day of August, 2021 by Bobby W. Stovall,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.

*Jessica Sims*  
Notary Public, State of Texas



**“EXHIBIT A”**

Property Description:

TRACT 1: BEING LOT 5C, BLOCK 85 IN THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN DEED RECORDED IN VOLUME 803, PAGE 677, ON DOCUMENT 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 **R70459**.

SITUS/LOCATION PER HUNT CAD: CHAMPION LN COMMERCE TX 75428

RETURN TO: PERDUE, BRANDON LAW FIRM  
305 S BROADWAY STE 200  
TYLER TX 75702

14,936 (2)



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

**FILED FOR RECORD** P.O. Box 2007  
at 2:30 o'clock PM Tyler, Texas 75710  
p: 903-597-7664  
**AUG 10 2021** E 903-597-6298  
w: www.pbfc.com

**RESALE PROPERTY BID**  
By Becky Landrum  
County Clerk, Hunt County, Tex.

I hereby submit my bid for the purchase of:

Property Account #: 113323 Address: Nostey St. Commerce, TX 75428

Bid Amount: \$ +2250.00

PRINT NAME: LaToya Miles

ADDRESS: 1227 Lady Lane

CITY: Duncanville STATE: Tx ZIP: 75116

TELEPHONE: 214-796-2908

E-MAIL: latoyamiles18@gmail.com

PURPOSE FOR PURCHASING PROPERTY:

New construction

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

Eli & property Investments & Consultants, LLC

**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: 5.4.21 SIGNATURE: LaToya Miles

**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 bid is for informational purposes only and does not constitute an offer of any financial product or service. The information is provided for informational purposes only and does not constitute an offer of any financial product or service. The information is provided for informational purposes only and does not constitute an offer of any financial product or service.

AMARILLO ARLINGTON AUSTIN CORPUS CHRISTI EDINBURG GARLAND  
HOUSTON LUBBOCK MIDLAND SAN ANTONIO TYLER WICKITA FALLS



## BID ANALYSIS

Cause # TAX21329 COMMERCE ISD VS. RUTH PRITCHARD AKA RUTH PRICHARD

**Bid Amount: \$2,250.00**  
Minimum Bid at Sale: \$2,250.00  
Date Bid Submitted: 5/4/2021

Acct#: R113323  
Judgment Date: 8/15/2019  
Property Value at Judgment: \$2,250.00  
Property Value today: \$6,980.00  
Date of Sale: 11/5/2019

Bidders Name: ELITE PROPERTY INVESTMENTS & CONSULTANTS LLC  
LATOYA MILES

Bidders Address: 1227 LADY LOVE  
DUNCANVILLE TX 75116

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

### PROPERTY DESCRIPTION

TRACT 3: BEING LOT 14,15,16, BLOCK 1W, SECTION 1, 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 **R113323**.

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

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1996-2018	\$2,255.04
CITY OF COMMERCE	1996-2018	\$1,001.89
HUNT COUNTY	1996-2018	\$770.19
HUNT MEMORIAL HD	1996-2018	\$307.90

TOTAL: \$4,335.02

### 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: \$2,250.00      Costs: \$490.44  
Net to Distribute: \$1,759.56

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(52%)\$914.97
CITY OF COMMERCE:	(23%)\$404.70
HUNT COUNTY:	(18%)\$316.72
HUNT MEMORIAL HD:	(7%)\$123.17

(These amounts are contingent on verification of cost)

**TOTAL: \$1,759.56**

**RESOLUTION OF THE HUNT COUNTY COMMISIONERS 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. TAX21329 COMMERCE ISD VS. RUTH PRITCHARD AKA RUTH PRICHARD (R113323)**; 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

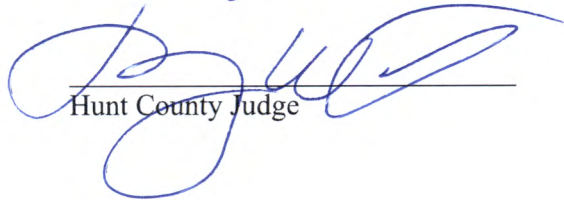
That the sale of the hereinabove described real property to **ELITE PROPERTY INVESTMENTS & CONSULTANTS LLC** for and in consideration of the cash sum of **TWO THOUSAND TWO HUNDRED FIFTY DOLLARS AND NO/100 (\$2,250.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 10 day of August, 2021.

Attest:



County Clerk

  
Hunt County Judge

Those Voting *Aye* Were:

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

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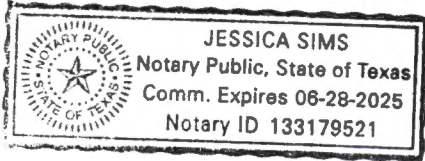
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 10 day of August, 2021.

Hunt County Commissioners Court

BY: *[Signature]*  
Hunt County Judge

State of Texas                      {  
  {  
County of Hunt                    {

This instrument was acknowledged before me on this the 10<sup>th</sup> day of August, 2021 by Bobby Stovall,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



*Jessica Sims*  
Notary Public, State of Texas



**“EXHIBIT A”**

**Property Description:**

**TRACT 3: BEING LOT 14,15,16, BLOCK 1W, SECTION 1, 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 **R113323**.**

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

**RETURN TO: PERDUE, BRANDON LAW FIRM  
305 S BROADWAY STE 200  
TYLER TX 75702**

16,936 (3)

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

FILED FOR RECORD  
at 2:30 o'clock PM

AUG 10 2021

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

By Becky Landrum  
County Clerk, Hunt County, Tex.

**RESALE PROPERTY BID**

I hereby submit my bid for the purchase of:

Property Address #: 27361 Address: \_\_\_\_\_

Bid Amount: \$2500.

PRINT NAME: Gary Ragan

ADDRESS: 3201 Kari Ln. Apt. 1413

CITY: Greenville STATE: TX ZIP: 75422

TELEPHONE: 903-458-5048

E-MAIL: crisragan5@gmail.com

PURPOSE FOR PURCHASING PROPERTY:

I would like to build weekend get away house or cabin if I can get a right away

Gary & Elsa Ragan

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 ON THIS PROPERTY IF APPLICABLE

DATE: 7/1/21 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 sflem1@acbt.com

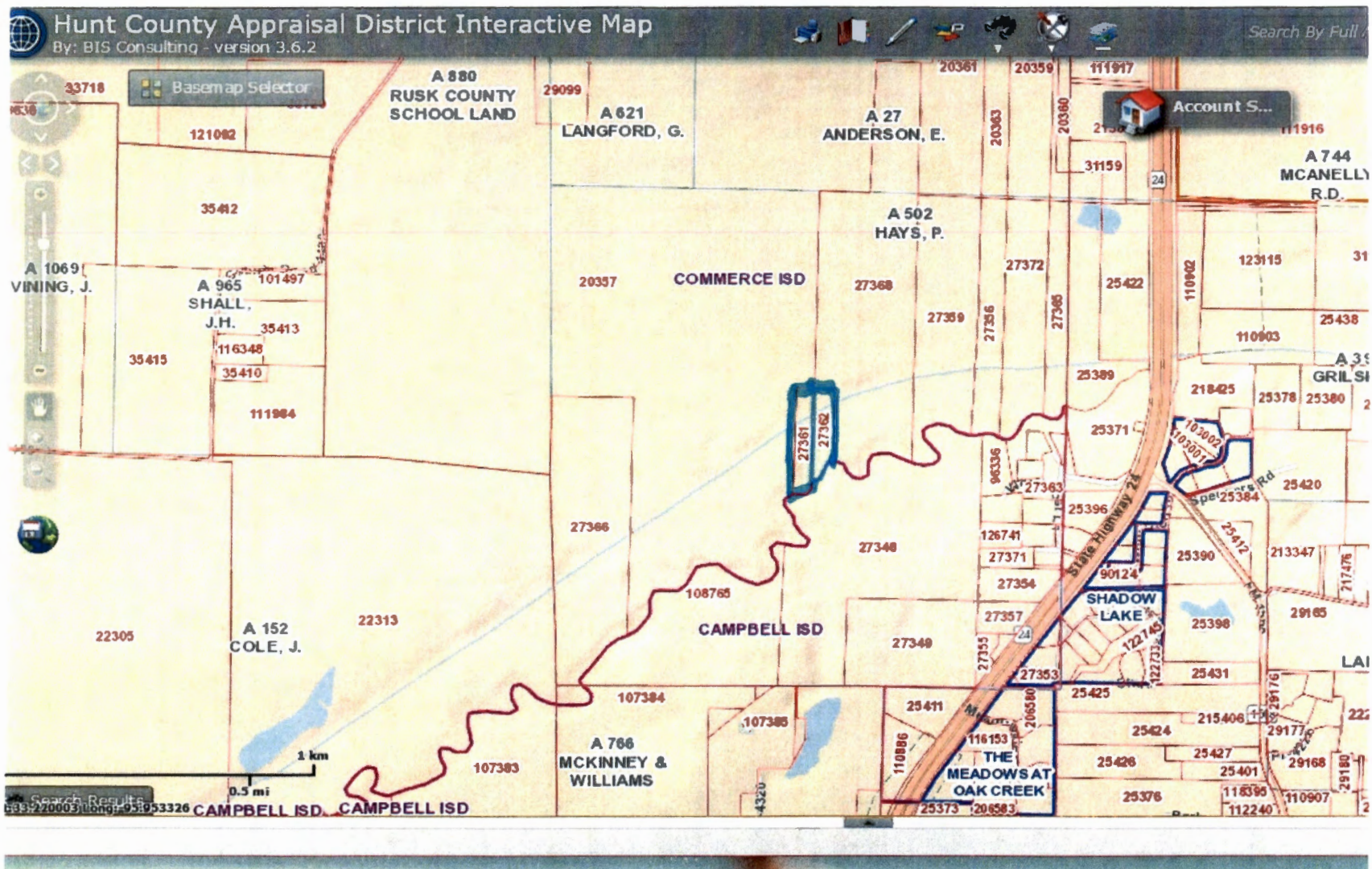
The information contained in this e-mail message is strictly privileged and confidential information. It is intended only for the use of the individual or entity responsible to deliver the e-mail message to the intended recipient. You are hereby notified that any dissemination, distribution, or copying 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 cooperation in this regard.

AMARILLO ARLINGTON AUSTIN CORPUS CHRISTI DALLAS DFW GARLAND  
HOUSTON LUBBOCK MIDLAND SAN ANTONIO TULSA WICHITA FALLS



R27361

R27362









Basemap Selector

Account S...



200 m

500 ft

Results  
Map ID: 05033360

## BID ANALYSIS

Cause # TAX20712 COMMERCE ISD VS. A M KELLY SR, DECEASED, ET AL

**Bid Amount: \$2,500.00**

Minimum Bid at Sale: \$21,913.25

Date Bid Submitted: 7/1/2021

Acct#: R27361

Judgment Date: 6/18/2015

Property Value at Judgment: \$23,380.00

Property Value today: \$44,100.00

Date of Sale: 7/5/2016

Bidders Name: GARY RAGAN & ELSA RAGAN

Bidders Address: 3201 KARI LN APT 1413  
GREENVILLE TX 75402  
(903) 458-5048

Sale Deed Filed: 8/1/2016

Redemption Expires: 3/1/2017

### PROPERTY DESCRIPTION

TRACT 1: BEING 5 ACRES, TRACT 10, PART OF THE HASE P SURVEY, ABSTRACT NUMBER A0502, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 112, PAGE 587, ON INSTRUMENT FILED OCTOBER 7, 1902 AND CONSTABLES DEED DOC#2016-9829 FILED AUGUST 1, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R27361**.

SITUS/LOCATION PER HUNT CAD: OFF HWY 24 COMMERCE TX 75428 (**LANDLOCKED**)

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1993-2014	\$12,685.40
HUNT COUNTY	1993-2014	\$4,370.58
HUNT MEMORIAL HD	1993-2014	\$1,766.57

TOTAL: \$18,822.55

### COSTS

Court Costs: \$835.00 (Payable to Hunt County District Clerk)  
Publication Fee: \$229.68 (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: \$1,162.93

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,500.00      Costs: \$1,162.93  
Net to Distribute: \$1,337.07

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(67%) \$895.84
HUNT COUNTY:	(23%) \$307.52
HUNT MEMORIAL HD:	(10%) \$133.71

(These amounts are contingent on verification of cost)

**TOTAL: \$1,337.07**



**RESOLUTION OF THE HUNT COUNTY COMMISIONERS 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 **TAX20712 COMMERCE ISD VS. A M KELLY, 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

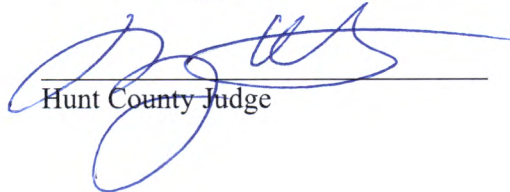
That the sale of the hereinabove described real property to **GARY RAGAN AND ELSA RAGAN** for and in consideration of the cash sum of **TWO THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$2,500.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 10 day of August, 2021

Attest:



County Clerk



Hunt County Judge

Those Voting *Aye* Were:

\_\_\_\_\_  
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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 10 day of August, 2021

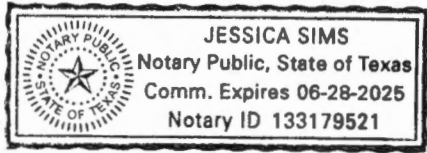
Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 10<sup>th</sup> day of  
August, 2021 by Bobby Stovall,

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



[Signature]  
Notary Public, State of Texas

**“EXHIBIT A”**

**Property Description:**

TRACT 1: BEING 5 ACRES, TRACT 10, PART OF THE HASE P SURVEY, ABSTRACT NUMBER A0502, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 112, PAGE 587, ON INSTRUMENT FILED OCTOBER 7, 1902 AND CONSTABLES DEED DOC#2016-9829 FILED AUGUST 1, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R27361**.

SITUS OR LOCATION PER HUNT CAD: OFF HWY 24 COMMERCE TX 75428  
(LANDLOCKED)

RETURN TO:           PERDUE, BRANDON LAW FIRM  
                          305 S BROADWAY STE 200  
                          TYLER TX 75702

**PERDUE BRANDON**  
ATTORNEYS AT LAW

16936(4)

FILED FOR RECORD P.O. Box 2007  
at 2:30 o'clock 7 Tyler Texas 75710  
p: 903-597-7664  
f: 903-597-6298  
w: www.pbfc.com  
AUG 10 2021

RESALE PROPERTY BID BECKY LANDRUM  
County Clerk, Hunt County, Tex.

By [Signature]

I hereby submit my bid for the purchase of:

Property Account # 113320

Property Address: W Mosley St

Bid Amount: \$ 950

PRINT NAME: Chicago Legacy Group

ADDRESS: 3308 Preston Rd Ste 350, #153

CITY: Plano STATE: TX ZIP: 75093

TELEPHONE: 4698787927

E-MAIL: phguss@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

TAX CASE ~~21329~~  
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: 6/16/2021

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)

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 # TAX21329 COMMERCE ISD VS. RUTH PRITCHARD AKA RUTH PRICHARD

**Bid Amount: \$950.00**  
Minimum Bid at Sale: \$750.00  
Date Bid Submitted: 6/3/2021

Acct#: R113320  
Judgment Date: 8/15/2019  
Property Value at Judgment: \$750.00  
Property Value today: \$2,500.00  
Date of Sale: 11/5/2019

Bidders Name: SYNOPTIC SF

Bidders Address: 3308 PRESTON RD STE 350 #153  
PLANO TX 75093  
(469) 878.7927

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

### PROPERTY DESCRIPTION

TRACT 4: BEING LOT 10, BLOCK 1W, SECTION 1, 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 **R113320**.

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

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1996-2018	\$751.78
CITY OF COMMERCE	1996-2018	\$334.02
HUNT COUNTY	1996-2018	\$256.75
HUNT MEMORIAL HD	1996-2018	\$102.67

TOTAL: \$1,445.22

### 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: \$950.00      Costs: \$490.44  
Net to Distribute: \$459.56

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(52%)\$238.97
CITY OF COMMERCE:	( 23%)\$105.70
HUNT COUNTY:	(18%)\$82.72
HUNT MEMORIAL HD:	(7%)\$32.17

(These amounts are contingent on verification of cost)

**TOTAL: \$459.56**



**RESOLUTION OF THE HUNT COUNTY COMMISIONERS 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 **No. TAX21329 COMMERCE ISD VS. RUTH PRITCHARD AKA RUTH PRICHARD (R113320)**; 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 **NINE HUNDRED FIFTY DOLLARS AND NO/100 (\$950.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 10 day of August, 2021.

Attest:



County Clerk

  
Hunt County Judge

Those Voting *Aye* Were:

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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 10 day of August, 2021.

Hunt County Commissioners Court

BY:

  
Hunt County Judge

State of Texas

{}

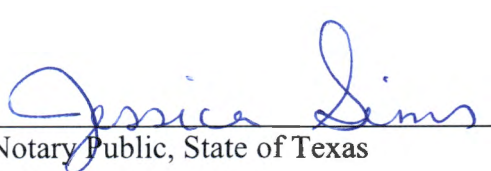
County of Hunt

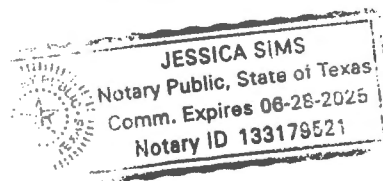
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This instrument was acknowledged before me on this the 10<sup>th</sup> day of

August, 2021 by Bobby Stovall,

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

  
Notary Public, State of Texas



**“EXHIBIT A”**

Property Description:

TRACT 4: BEING LOT 10, BLOCK 1W, SECTION 1, 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 **R113320**.

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

RETURN TO: PERDUE, BRANDON LAW FIRM  
305 S BROADWAY STE 200  
TYLER TX 75702



16,936 (5)

FILED FOR RECORD  
at 2:30 o'clock P.M. Box 2007  
Tyler, Texas 75710  
903-597-7664  
903-597-6298  
www.pbfcml.com

BECKY LANDRUM  
County Clerk, Hunt County, Tex.

**RESALE PROPERTY B/D**

I hereby submit my bid for the purchase of:

Property Account #: 27362 Address: \_\_\_\_\_

Bid Amount: \$2500.

PRINT NAME: Gary Ragan

ADDRESS: 3201 Kari Ln. Apt. 1413

CITY: Greenville STATE: TX ZIP: 75422

TELEPHONE: 903-458-5048

E-MAIL: CRISRagan5@gmail.com

**PURPOSE FOR PURCHASING PROPERTY:**

I would like to build weekend get way house or cabin  
Maybe shop if I can get right away

~~How do I get to appear in deed if date is not arrive~~

Gary & Elsa Ragan

**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 ON THIS PROPERTY IF APPLICABLE.**

DATE: 7/1/21 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 sflem1@pbfcml.com

The information contained in this e-mail message is strictly privileged and confidential information; intended only for the use of the individual or entity responsible to deliver the e-mail message to the intended recipient. You are hereby notified that any disclosure, distribution, or copying of this message is strictly prohibited. If you have received this e-mail in error, please notify us immediately by e-mail and delete this e-mail message. Thank you for your cooperation in this matter.

SHARILLO JELINGTON ANSTIN COHEN | HENRICH GARLAND  
BRISTON LURBCK HIRLAND SAN ANTONIO TYLER WICHITA FALLS



## BID ANALYSIS

Cause # TAX20711 COMMERCE ISD VS. CHARLOTTE N KELLY, DECEASED

**Bid Amount: \$2,500.00**

Minimum Bid at Sale: \$16,582.56

Date Bid Submitted: 7/1/2021

Acct#: R27362

Judgment Date: 5/21/2015

Property Value at Judgment: \$23,380.00

Property Value today: \$44,100.00

Date of Sale: 7/5/2016

Bidders Name: GARY RAGAN & ELSA RAGAN

Bidders Address: 3201 KARI LN APT 1413  
GREENVILLE TX 75402  
(903) 458-5048

Sale Deed Filed: 8/1/2016

Redemption Expires: 3/1/2017

### PROPERTY DESCRIPTION

TRACT 1: BEING 5 ACRES, TRACT 11, PART OF THE HASE P SURVEY, ABSTRACT NUMBER A0502, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 112, PAGE 587, ON INSTRUMENT FILED OCTOBER 7, 1902 AND CONSTABLES DEED DOC#2016-9830 FILED AUGUST 1, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R27362**.

SITUS/LOCATION PER HUNT CAD: OFF HWY 24 COMMERCE TX 75428 (**LANDLOCKED**)

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1993-2014	\$9,023.65
HUNT COUNTY	1993-2014	\$3,084.43
HUNT MEMORIAL HD	1993-2014	\$1,283.31

TOTAL: \$13,391.39

### COSTS

Court Costs: \$1,157.00 (Payable to Hunt County District Clerk)  
Publication Fee: \$229.68 (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: \$1,484.93

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,500.00      Costs: \$1,484.93  
Net to Distribute: \$1,015.07

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(67%) \$680.10
HUNT COUNTY:	(23%) \$233.46
HUNT MEMORIAL HD:	(10%) \$101.51

(These amounts are contingent on verification of cost)

**TOTAL: \$1,015.07**

**RESOLUTION OF THE HUNT COUNTY COMMISIONERS 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 **TAX20711 COMMERCE ISD VS. CHARLOTTE N KELLY, 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 **GARY RAGAN AND ELSA RAGAN** for and in consideration of the cash sum of **TWO THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$2,500.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 10 day of August, 2021

Attest:



\_\_\_\_\_  
County Clerk

  
\_\_\_\_\_  
Hunt County Judge

Those Voting *Aye* Were:

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Those Voting *Nay* Were:

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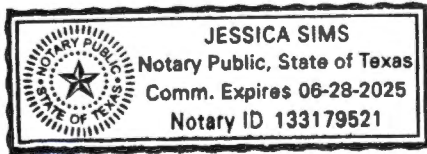
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 10 day of August, 2021.

Hunt County Commissioners Court

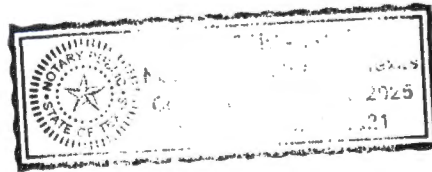
BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 10<sup>th</sup> day of  
August, 2021 by Bobby Stovall,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



[Signature]  
Notary Public, State of Texas





**“EXHIBIT A”**

**Property Description:**

TRACT 1: BEING 5 ACRES, TRACT 11, PART OF THE HASE P SURVEY, ABSTRACT NUMBER A0502, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 112, PAGE 587, ON INSTRUMENT FILED OCTOBER 7, 1902 AND CONSTABLES DEED DOC#2016-9830 FILED AUGUST 1, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R27362**.

SITUS OR LOCATION PER HUNT CAD: OFF HWY 24 COMMERCE TX 75428  
(LANDLOCKED)

RETURN TO: PERDUE, BRANDON LAW FIRM  
305 S BROADWAY STE 200  
TYLER TX 75702

16,936 (6)



PERDUE BRANDON  
FIELDER COLLINS & MOTT LLP  
ATTORNEYS AT LAW

FILED FOR RECORD  
at 2:30 o'clock

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

AUG 10 2021

BECKY LANDRUM  
County Clerk, Hunt County, Tex.  
RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 95646 Address: Henry St. Commerce, Tx.

Bid Amount: \$ 1,000.00

PRINT NAME: Bobby Fults

ADDRESS: 1605 Divison St.

CITY: Commerce STATE: Tx ZIP: 75428

TELEPHONE: 903 274 6672

E-MAIL: C.fults 1231 @ gmail.com

PURPOSE FOR PURCHASING PROPERTY:

Adjoining property

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: May 12, 21 SIGNATURE: Bobby Fults

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

## BID ANALYSIS

Cause # TAX21332 COMMERCE ISD VS. OREN HASKELL HARVEY

**Bid Amount: \$1,000.00**  
Minimum Bid at Sale: \$3,557.61  
Date Bid Submitted: 5/12/2021

Acct#: R95646  
Judgment Date: 8/19/2019  
Property Value at Judgment: \$8,630.00  
Property Value today: \$9,060.00  
Date of Sale: 11/5/2019

Bidders Name: BOBBY JOE FULTS

Bidders Address: 1605 DIVISION ST  
COMMERCE TX 75428

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

### PROPERTY DESCRIPTION

TRACT 1: BEING LOT 2, BLOCK 46, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 287, PAGE 146 ON INSTRUMENT FILED SEPTEMBER 8, 1993 AND CONSTABLES DEED, DOC # 2019-17466 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 **R95646**.

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

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2010-2018	\$1,406.35
CITY OF COMMERCE	2010-2018	\$726.27
HUNT COUNTY	2010-2018	\$460.73
HUNT MEMORIAL HD	2010-2018	\$203.05

TOTAL: \$2,796.40

### COSTS

Court Costs: \$494.50 (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: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$710.09

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$1,000.00      Costs: \$710.09

Net to Distribute: \$289.91

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(50%)\$144.96
CITY OF COMMERCE:	(26%)\$75.37
HUNT COUNTY:	(16%)\$46.39
HUNT MEMORIAL HD:	(8%)\$23.19

(These amounts are contingent on verification of cost)

**TOTAL: \$289.91**



**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. TAX21332 COMMERCE ISD VS. OREN HASKELL HARVEY (R95646)**; 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

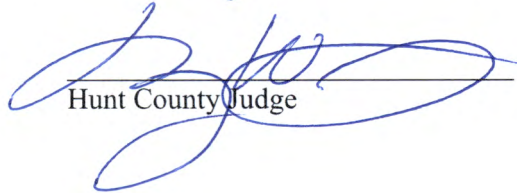
That the sale of the hereinabove described real property to **BOBBY JOE FULTS** for and in consideration of the cash sum of **ONE THOUSAND DOLLARS AND NO/100 (\$1,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 10 day of August, 2021.

Attest:



\_\_\_\_\_  
County Clerk

  
Hunt County Judge

Those Voting *Aye* Were:

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

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**“EXHIBIT A”**

**Property Description:**

TRACT 1: BEING LOT 2, BLOCK 46, PART OF THE ORIGINAL TOWN OF COMMERCE, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 287, PAGE 146 ON INSTRUMENT FILED SEPTEMBER 8, 1993 AND CONSTABLES DEED, DOC # 2019-17466 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 **R95646**.

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

RETURN TO: PERDUE, BRANDON LAW FIRM  
305 S BROADWAY STE 200  
TYLER TX 75702