



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

18,000

FILED FOR RECORD  
at 2:00 o'clock P M

FEB 14 2023

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

BECKY LANDRUM  
County Clerk, Hunt County, TX  
By [Signature]

70091  
70092  
\$  
2376.40  
3302.00  
5,678.40  
Bid amount

**RESALE PROPERTY BID**

I hereby submit my bid for the purchase of:

Property Account #: 70091 Address: 1502 WASHINGTON ST COMMERCE, TX 75428

Bid Amount: \$ 2,376.40

PRINT NAME: S Alderman Management LLC (Sarah Alderman)

ADDRESS: 7143 CR 4313

CITY: Campbell STATE: TX ZIP: 75422

TELEPHONE: 214-471-2580

E-MAIL: aldcrman.sarah.b@gmail.com

PURPOSE FOR PURCHASING PROPERTY: build office for Alderman Financial Group with apartment on 2nd floor.

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

DATE: 11/8/22 SIGNATURE: [Signature]

ALL BIDS MUST BE SIGNED BY HAND

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

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

OR

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

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**RESALE PROPERTY BID**

I hereby submit my bid for the purchase of:

Property Account #: 70092 Address: 1500 WASHINGTON ST COMMERCE, TX 75428

Bid Amount: \$ 3,302.00

PRINT NAME: S Alderman Management LLC (Sarah Alderman)

ADDRESS: 7143 CR 4313

CITY: Campbell STATE: TX ZIP: 75422

TELEPHONE: 214-471-2580

E-MAIL: alderman.sarah.b@gmail.com

PURPOSE FOR PURCHASING PROPERTY: build office for Alderman Financial Group with apartment on 2nd floor.

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

DATE: 11/8/22 SIGNATURE: 

**ALL BIDS MUST BE SIGNED BY HAND**

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

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February 9, 2023

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

RE: AGENDA REQUEST

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

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
<b>R70091,R70092</b>	S ALDERMAN MANAGEMENT LLC	\$5,678.40
Property Description:	<b>R70091</b> -S4380 ORIG TOWN OF COMMERCE BLK 61 LOT 31A ACRES .0839	
HCAD Situs:	1502 WASHINGTON ST COMMERCE, TX 75428	
Property Description:	<b>R70092</b> -S4380 ORIG TOWN OF COMMERCE BLK 61 LOT 31B ACRES .1388	
HCAD Situs:	1500 WASHINGTON ST COMMERCE, TX 75428	

We have enclosed the resolution, bid analysis, Special Resale Deed, and the information we received from the Purchaser.

We recommend that this proposal be accepted. Final approval is subject to acceptance by all taxing jurisdictions involved. Please call if you have any questions.

Sincerely,

*Stacy Fleming*

Stacy Fleming

Legal Assistant to PATRICK MCARTHUR

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

## BID ANALYSIS

Cause # TAX20290 CITY OF COMMERCE VS. HAROLD ROBINSON  
Hunt County, Trustee

**Bid Amount: \$5,678.40**

Minimum Bid at Sale: \$10,920.00  
Date Bid Submitted: 11/8/2022

Acct#: 70091, 70092  
Judgment Date: 11/16/2017  
Property Value at Judgment: \$10,920.00  
Property Value today: \$10,920.00  
Date of Original Tax Sale: 2/4/2020

Bidders Name: S ALDERMAN MANAGEMENT LLC (Sarah Alderman)

Bidders Address: 7143 CR 4313  
CAMPBELL TX 75422  
(214) 471-2580

Sale Deed Filed: 4/28/2020  
Redemption Expires: 10/28/2020

### PROPERTY DESCRIPTION

TRACT 1: BEING LOT 31A, BLOCK 61, PART OF THE ORIGINAL TOWN OF COMMERCE AS DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 1084 PAGE 613 AND CONSTABLES DEED DOC#2020-05430 IN THE DEED RECORDS OF HUNT COUNTY TEXAS – **R70091**  
SITUS OR LOCATION PER HUNT CAD: 1502 WASHING ST, COMMERCE TX 75428

TRACT 2: BEING LOT 31B, BLOCK 61, PART OF THE ORIGINAL TOWN OF COMMERCE AS DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 1084 PAGE 613 AND CONSTABLES DEED DOC#2020-05430 IN THE DEED RECORDS OF HUNT COUNTY TEXAS – **R70092**  
SITUS OR LOCATION PER HUNT CAD: 1500 WASHING ST, COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF COMMERCE	2008-2016	\$4,462.79
COMMERCE ISD	2007-2016	\$9,095.41
HUNT COUNTY	2008-2016	\$2,871.27
HUNT MEMORIAL HD	2008-2016	\$1,245.15
TOTAL:		\$17,674.62

### COSTS

Court Costs: \$1,394.00 (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: \$1,507.25

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$5,678.40      Costs: \$1,507.25  
Net to Distribute: \$4,171.15

ENTITY	AMOUNT TO DISBURSE	
CITY OF COMMERCE:	25%	\$1,042.78
COMMERCE ISD:	51%	\$2,127.29
HUNT COUNTY:	17%	\$709.10
HUNT MEMORIAL HD:	7%	\$291.98

(These amounts are contingent on verification of cost)

**TOTAL: \$4,171.15**

**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 **TAX20290 CITY OF COMMERCE VS. HAROLD ROBINSON (R70091, R70092)**; 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 **S ALDERMAN MANAGEMENT LLC** for and in consideration of the cash sum of **FIVE THOUSAND SIX HUNDRED SEVENTY-EIGHT AND 40/100 (\$5,678.40)** said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 14 day of February, 2023.

Attest:

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

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

Those Voting *Aye* Were:

Mark Hutchins  
David Monroe  
Phillip Martin  
Steven Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

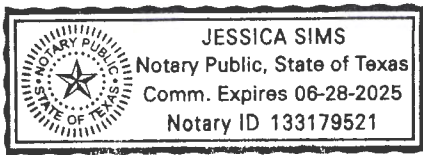
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 14 day of February, 2023.

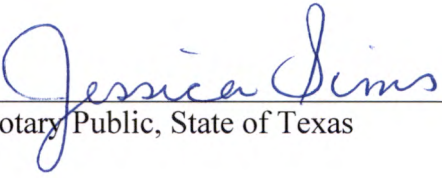
Hunt County Commissioners Court

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

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

This instrument was acknowledged before me on this the 14 day of February, 2023 by Jessica Sims,  
 Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



 \_\_\_\_\_  
 Notary Public, State of Texas

**“EXHIBIT A”**

Property Description:

TRACT 1: BEING LOT 31A, BLOCK 61, PART OF THE ORIGINAL TOWN OF COMMERCE AS DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 1084 PAGE 613 AND CONSTABLES DEED DOC#2020-05430 IN THE DEED RECORDS OF HUNT COUNTY TEXAS – **R70091**  
SITUS OR LOCATION PER HUNT CAD: 1502 WASHING ST, COMMERCE TX 75428

TRACT 2: BEING LOT 31B, BLOCK 61, PART OF THE ORIGINAL TOWN OF COMMERCE AS DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 1084 PAGE 613 AND CONSTABLES DEED DOC#2020-05430 IN THE DEED RECORDS OF HUNT COUNTY TEXAS – **R70092**  
SITUS OR LOCATION PER HUNT CAD: 1500 WASHING ST, COMMERCE TX 75428

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



SPECIAL RESALE DEED

STATE OF TEXAS §  
COUNTY OF HUNT §

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

KNOW ALL MEN BY THESE PRESENTS that the COUNTY OF HUNT, TRUSTEE, for itself COMMERCE INDEPENDENT SCHOOL DISTRICT, CITY OF COMMERCE AND HUNT MEMORIAL HOSPITAL DISTRICT, hereinafter called GRANTORS, each acting by and through its duly elected official ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of **FIVE THOUSAND SIX HUNDRED SEVENTY-EIGHT AND 40/100 (\$5,678.40)** and other good and valuable consideration, in hand paid by **S ALDERMAN MANAGEMENT LLC**, Grantee, the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by the presents do convey and quitclaim unto said GRANTEE all right, title and interest of the GRANTORS, acquired by tax foreclosure sale heretofore held in **TAX20290 CITY OF COMMERCE VS. HAROLD ROBINSON** ;said property being described as follows:

TRACT 1: BEING LOT 31A, BLOCK 61, PART OF THE ORIGINAL TOWN OF COMMERCE AS DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 1084 PAGE 613 AND CONSTABLES DEED DOC#2020-05430 IN THE DEED RECORDS OF HUNT COUNTY TEXAS – **R70091** SITUS OR LOCATION PER HUNT CAD: 1502 WASHING ST, COMMERCE TX 75428

TRACT 2: BEING LOT 31B, BLOCK 61, PART OF THE ORIGINAL TOWN OF COMMERCE AS DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 1084 PAGE 613 AND CONSTABLES DEED DOC#2020-05430 IN THE DEED RECORDS OF HUNT COUNTY TEXAS – **R70092** SITUS OR LOCATION PER HUNT CAD: 1500 WASHING ST, COMMERCE TX 75428

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

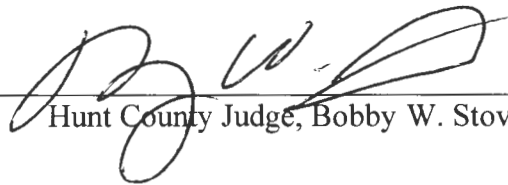
TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said **S ALDERMAN MANAGEMENT LLC** , Grantee, their heirs and assigns forever, so that neither HUNT COUNTY, TRUSTEE, for itself COMMERCE INDEPENDENT SCHOOL DISTRICT, THE CITY OF COMMERCE AND HUNT MEMORIAL HOSPITAL DISTRICT, nor any person claiming under them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances or any part thereof, but not otherwise.

Grantee accepts the property in "AS IS" condition and subject to any environmental conditions that might have or still exist on said property.

Taxes for the current year are assumed by Grantee.

IN TESTIMONY WHEREOF, HUNT COUNTY, TRUSTEE, for itself COMMERCE INDEPENDENT SCHOOL DISTRICT, THE CITY OF COMMERCE AND HUNT MEMORIAL HOSPITAL DISTRICT, Grantors, have caused the presents to be executed on this 14 day of February, 2023

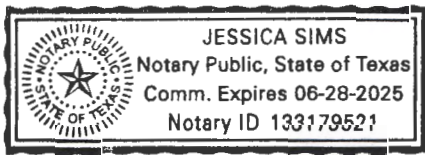
COUNTY OF HUNT

BY:   
Hunt County Judge, Bobby W. Stovall

THE STATE OF TEXAS  
COUNTY OF HUNT

BEFORE ME, the undersigned authority, on this day personally appeared Bobby W Stovall, Hunt County Judge, Hunt County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and, in the capacity, therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day February 14 2023.



  
NOTARY PUBLIC

GRANTEE'S MAILING ADDRESS:

S ALDERMAN MANAGEMENT LLC  
7143 CR 4313  
CAMPBELL TX 75422

Return to:

Perdue, Brandon Law Firm  
PO Box 2007  
Tyler TX 75710-2007