

18,484

# PERDUE BRANDON

ATTORNEYS AT LAW

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

## RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 87007

Address: \_\_\_\_\_

Bid Amount: \$ 4,725.20

FILED FOR RECORD  
at 12:40 o'clock P M

PRINT NAME: Yubany A Rodriguez

NOV 14 2023

ADDRESS: 321 Telephone RD

BECKY LANDRUM  
County Clerk, Hunt County, Tex.

CITY: Quinalah STATE: TX ZIP: 75474

By 

TELEPHONE: 972-330-3450

E-MAIL: alex@prodsservices.com

PURPOSE FOR PURCHASING PROPERTY:

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

Yubany A Rodriguez & Maria Elena Alvarez  
Print name(s) to appear on deed if different than above:

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

DATE: 10-25-2023 SIGNATURE: 

ALL BIDS MUST BE SIGNED BY HAND

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

OR

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

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## BID ANALYSIS

Cause # TAX20969 HUNT COUNTY VS. JOHN DUNCAN

**Bid Amount: \$4,725.20**

Minimum Bid at Sale: \$2,340.00  
Date Bid Submitted: 10/25/2023

Acct#: R87007  
Judgment Date: 8/16/2018  
Property Value at Judgment: \$2,340.00  
Property Value today: \$8,150.00  
Date of Original Tax Sale: 2/4/2020

Bidders Name: YUBANY A RODRIGUEZ & MARIA ELENA ALVAREZ

Bidders Address: 321 TELEPHONE RD  
QUINLAN TX 75474  
(972) 330-3450

Sale Deed Filed: 4/27/2020  
Redemption Expires: 10/27/2020

### PROPERTY DESCRIPTION

TRACT I: S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 3 LOT 358A ACRES .0893 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 670 PAGE 687 AND CONSTABLES DEED DOC# 2020-06481 RECORDED IN THE DEED RECORDS OF HUNT COUNTY TEXAS - **R87007**

SITUS OR LOCATION PER HUNT CAD: CHRISTEL ST HAWK COVE, TX 75474

### JUDGMENT INFORMATION

| Tax Entity        | Tax Years | Amount Due |
|-------------------|-----------|------------|
| HUNT COUNTY       | 2001-2017 | \$453.83   |
| CITY OF HAWK COVE | 2001-2017 | \$838.19   |
| QUINLAN ISD       | 2001-2017 | \$1,132.26 |
| HUNT MEMORIAL HD  | 2001-2017 | \$186.78   |
| TOTAL:            |           | \$2,611.06 |

### COSTS

Publication Fee: \$67.91 (Payable to Hunt County Treasurer)  
Court Costs: \$737.50 (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: \$918.66

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$4,725.20      Costs: \$918.66  
Net to Distribute: \$3,806.54

| ENTITY             | AMOUNT TO DISBURSE – NOVEMBER 2023 |
|--------------------|------------------------------------|
| HUNT COUNTY:       | \$646.45                           |
| CITY OF HAWK COVE: | \$1,283.52                         |
| QUINLAN ISD:       | \$1,606.50                         |
| HUNT MEMORIAL HD:  | \$270.07                           |

(These amounts are contingent on verification of cost)

**TOTAL: \$3,806.54**

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 QUINLAN INDEPENDENT SCHOOL DISTRICT, CITY OF HAWK COVE 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 **FOUR THOUSAND SEVEN HUNDRED TWENTY-FIVE DOLLARS AND 20/00 (\$4,725.20)** and other good and valuable consideration, in hand paid by **YUBANY A RODRIGUEZ & MARIA ELENA ALVAREZ**, 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 **TAX20969 HUNT COUNTY VS. JOHN DUNCAN**; said property being described as follows:

TRACT 2: S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 3 LOT 358A ACRES .0893 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 670 PAGE 687 AND CONSTABLES DEED DOC# 2020-06481 RECORDED IN THE DEED RECORDS OF HUNT COUNTY TEXAS - **R87007**

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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 **YUBANY A RODRIGUEZ & MARIA ELENA ALVAREZ**, Grantee, their heirs and assigns forever, so that neither HUNT COUNTY, TRUSTEE, for itself QUINLAN INDEPENDENT SCHOOL DISTRICT, CITY OF HAWK COVE 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 QUINLAN INDEPENDENT SCHOOL DISTRICT, CITY OF HAWK COVE AND HUNT MEMORIAL HOSPITAL DISTRICT, Grantors, have caused the presents to be executed on this

14 day of November, 2023

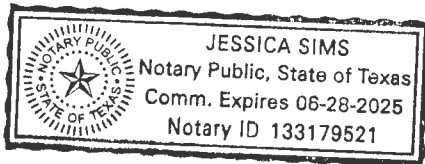
COUNTY OF HUNT

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 November 14, 2023.



  
NOTARY PUBLIC

GRANTEE'S MAILING ADDRESS:

YUBANY A RODRIGUEZ &  
MARIA ELENA ALVAREZ  
321 TELEPHONE RD  
QUINLAN TX 75474

Return to:

Perdue, Brandon Law Firm  
PO Box 2007  
Tyler TX75710

**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 **TAX20969 HUNT COUNTY VS. JOHN DUNCAN (R87007)**; 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 **YUBANY A RODRIGUEZ & MARIA ELENA ALVAREZ** for and in consideration of the cash sum of **FOUR THOUSAND SEVEN HUNDRED TWENTY-FIVE DOLLARS AND 20/100 (\$4,725.20)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 14 day of November, 2023.

Attest:



County Clerk



Hunt County Judge

Those Voting *Aye* Were:


Hutchins  
Monroe  
Martin  
Harrison  
Stouall

Those Voting *Nay* Were:

None

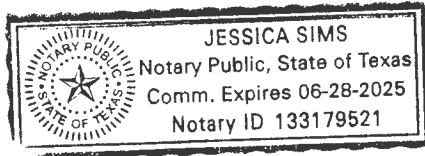
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 14 day of November, 2023.


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  
November, 2023 by Bobby W. Stovall,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



  
Notary Public, State of Texas

**“EXHIBIT A”**

Property Description:

TRACT 1: S5465 WHISKERS RETREAT INSTALLMENT #1 BLK 3 LOT 358A ACRES .0893 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 670 PAGE 687 AND CONSTABLES DEED DOC# 2020-06481 RECORDED IN THE DEED RECORDS OF HUNT COUNTY TEXAS - **R87007**

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