

14,673

RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT:

WHEREAS, the **Hunt County Commissioners Court** has become the 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. TAX20839 COMMERCE ISD VS. BILLY REED & FAYE REED, DECEASED**

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;

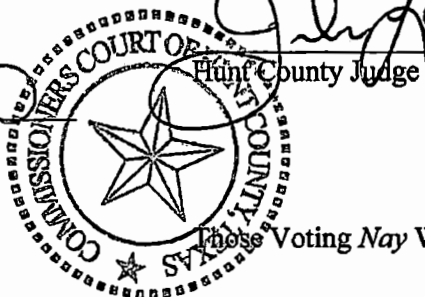
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **NEXTLOTS NOW LLC** for and in consideration of the cash sum of **FIVE THOUSAND DOLLARS and 00/100 (\$5,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 13 day of June, 2017.

Attest:

Jennifer Lindenzweig
County Clerk



[Signature]
Hunt County Judge

Those Voting Aye Were:


Evans
McMahon
Martin
Latham

Those Voting Nay Were:

FILED FOR RECORD
at 12:30 o'clock P.M.
JUN 13 2017
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By [Signature]

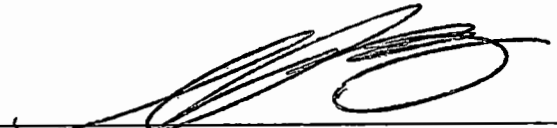
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 13 day of June, 2017.

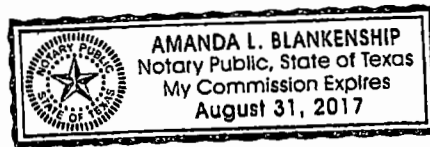
Hunt County Commissioners Court

BY: 
Hunt County Judge

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

This instrument was acknowledged before me on this the 13th day of
June, 2017 by John L. Horn
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.


Notary Public, State of Texas



"EXHIBIT A"

Property Description:

TRACT 1: BEING 2.02 ACRES, TRACT 10-3, PART OF THE JASPER THWEATT SURVEY, ABSTRACT NUMBER A1057, AS DESCRIBED IN WARRANTY DEED WITH VENDERS LIEN RECORDED IN VOLUME 759, PAGE 53, ON INSTRUMENT FILED MARCH 6, 1975 AND CONSTABLES DEED DOC#2016-15024 FILED NOVEMBER 14, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R106983**

SITUS OR LOCATION PER HUNT CAD: CR 4308, COMMERCE TX 75428

14, 673

Perdue Brandon Fielder Collins & Mott LLP

ATTORNEYS AT LAW
P.O. BOX 2007
TYLER, TX 75710
TELEPHONE 903-597-7664
FAX 903-597-6298
www.pbfc.com

Tab Beall
ATTORNEY AT LAW

Alesha L. Williams
ATTORNEY AT LAW

Scott A. Severt
ATTORNEY AT LAW
June 1, 2017

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>
106983	NEXTLOTS NOW LLC	\$5,000.00
Property Description: A1057 THWEATT JASPER, TRACT 10-3, ACRES 2.02		
HCAD Situs: CR 4308, Commerce TX		

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 documents to our office upon completion.

Very truly yours,



TAB BEALL
Enclosures

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

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

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: R106983 Address: CR 4308 Commerce

Bid Amount: \$ 5,000.00

Tax 20839 Commerce JSD vs
Billy Faye Reed. A1057 Thelma
Jasore TR 10-3

PRINT NAME: NEXILOSS Now L.L.C.

ADDRESS: P.O. Box 865

CITY: LANCASTER STATE: TX ZIP: 75146


TELEPHONE: (214) 686 6806

E-MAIL: Lee@NEXILOSS.com

PURPOSE FOR PURCHASING PROPERTY:

Investment

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

SIGNATURE: 

DATE: 5-3-17

ALL BIDS MUST BE SIGNED BY HAND

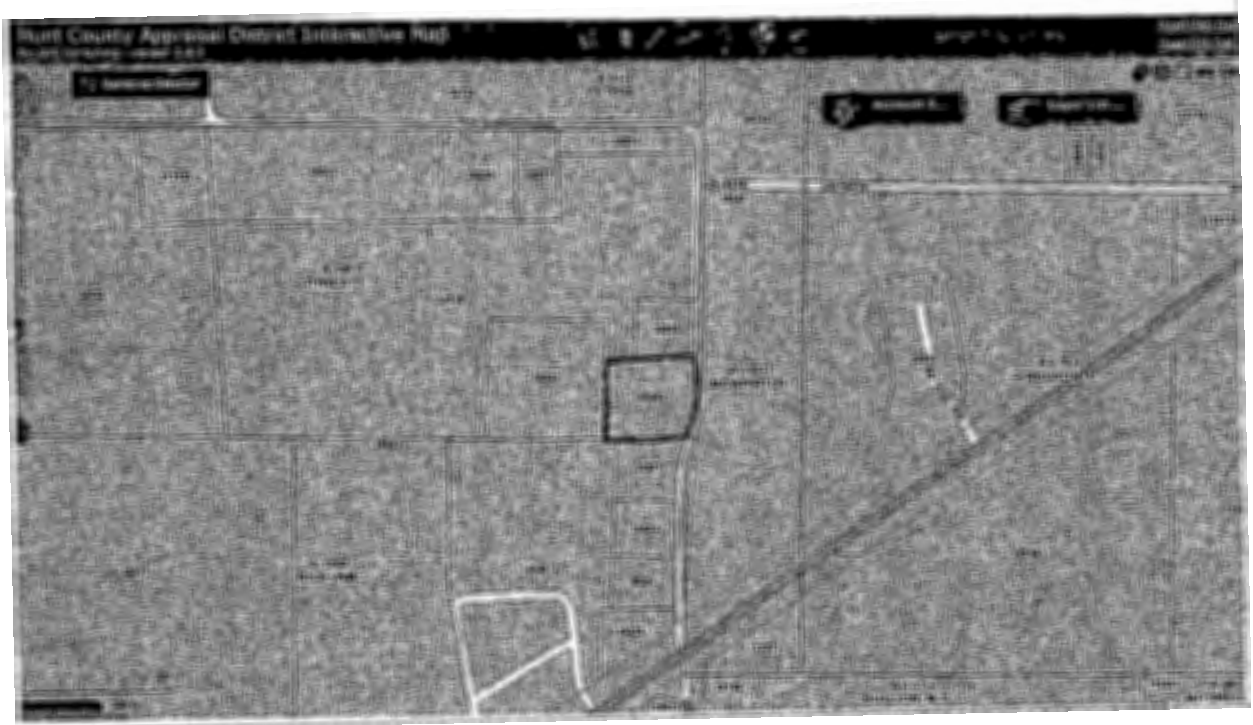
I CERTIFY THAT I HAVE NO OUTSTANDING TAX JUDGMENTS OR TAX DELINQUENCIES IN HUNT COUNTY

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

OR

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

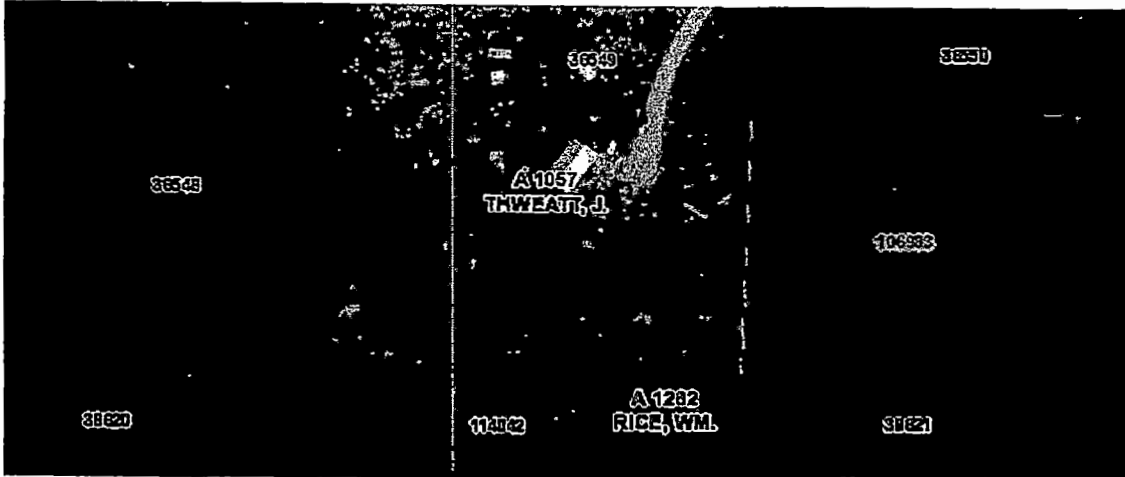
R106983 - 2.02 ACRES



Hunt CAD Property Search

Property ID: 106983 For Year 2017

Map



Property Details

Account	
Property ID:	106983
Legal Description:	A1057 THWEATT JASPER,TRACT 10-3, ACRES 2.02
Geographic ID:	1057-0100-0030-30
Agent Code:	
Type:	Real
Location	
Address:	CR 4308 COMMERCE, TX 75428
Map ID:	4A-82,83
Neighborhood CD:	
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:	\$13,410
Agricultural Market Valuation:	\$0
Market Value:	\$13,410
Ag Use Value:	\$0
Appraised Value:	\$13,410
HS Cap:	\$0
Assessed Value:	\$13,410

VALUES DISPLAYED ARE 2017 PRELIMINARY VALUES and are subject to change prior to Certification.

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

Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$13,410	\$0
GHT	HUNT COUNTY	0.512469	\$13,410	\$0
HHO	HUNT MEMORIAL HD	0.242811	\$13,410	\$0
SCO	COMMERCE ISD	1.543600	\$13,410	\$0

Total Tax Rate: 2.298880

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RU	UNDEVELOPED LAND, RURAL	2.02	87,991.20	0.00	0.00	\$13,410	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$0	\$13,410	\$0	\$13,410	\$0	\$13,410
2016	\$0	\$12,110	\$0	\$12,110	\$0	\$12,110
2015	\$0	\$12,100	\$0	\$12,100	\$0	\$12,100
2014	\$0	\$10,970	\$0	\$10,970	\$0	\$10,970
2013	\$0	\$18,180	\$0	\$18,180	\$0	\$18,180
2012	\$0	\$18,180	\$0	\$18,180	\$0	\$18,180
2011	\$0	\$18,180	\$0	\$18,180	\$0	\$18,180
2010	\$0	\$18,180	\$0	\$18,180	\$0	\$18,180
2009	\$0	\$18,180	\$0	\$18,180	\$0	\$18,180

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
11/7/2016	CN	CONSTABLES DEED	REED BILLY W & FAYE B *S*	COMMERCE ISD	2016	15024	
3/6/1975	WDVL	WARRANTY DEED WITH VENDORS LIEN	HOUSTON MARY	REED BILLY W & FAYE B *S*	759	53	

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BID ANALYSIS

Cause # TAX20839 COMMERCE ISD VS. BILLY REED & FAYE REED

Bid Amount: \$5,000.00	Acct#: R106983
Minimum Bid at Sale: \$5,718.14	Judgment Date: 7/21/2016
Date Bid Submitted: 5/5/2017	Property Value at Judgment: \$12,110.00
	Property Value today: \$13,410.00
	Date of Sale: 11/1/2016

Bidders Name: NEXTLOTS NOW LLC

Bidders Address: PO BOX 865
LANCASTER TX 75146

Sale Deed Filed:	11/14/2016
Redemption Expires:	5/14/2017

PROPERTY DESCRIPTION

TRACT 1: BEING 2.02 ACRES, TRACT 10-3, PART OF THE JASPER THWEATT SURVEY, ABSTRACT NUMBER A1057, AS DESCRIBED IN WARRANTY DEED WITH VENDERS LIEN RECORDED IN VOLUME 759, PAGE 53, ON INSTRUMENT FILED MARCH 6, 1975 AND CONSTABLES DEED DOC#2016-15024 FILED NOVEMBER 14, 2016 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R106983

SITUS OR LOCATION PER HUNT CAD: CR 4308, COMMERCE TX 75428

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2003,2006-2015	\$5,156.27
HUNT COUNTY	2008-2015	\$1,317.07
HUNT MEMORIAL HD	2008-2015	\$562.88

TOTAL: \$7,036.22

COSTS

Publication Fee:	\$399.80 (Payable to Hunt County Treasurer)
Court Costs	\$1,017.00 (Payable to Hunt County District Clerk)
Constable's Fee:	\$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee:	\$40.00 (Payable to Hunt County Clerk)

TOTAL: \$1,516.80

PROPOSED TAX DISTRIBUTION

Bid Amount: \$5,000.00 Costs: \$1,516.80
Net to Distribute: \$3,483.20

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(73%) \$2,542.73
HUNT COUNTY:	(19%) \$661.81
HUNT MEMORIAL HD:	(8%) \$278.66

(These amounts are contingent on verification of cost)

TOTAL: \$3,483.20