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August 16, 2017

14,797

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:

FILED FOR RECORD
at 11:45 o'clock a M
SEP 12 2017
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By [Signature]

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
R20391	NEXTLOTS NOW LLC	\$4,300.00
Property Description: A0028 ANDERWORTH E F, TRACT 24, ACRES 1.22		
HCAD Situs: SPUR 178 COMMERCE, TX 75428		

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@pbfcm.com for any questions.

#14,797

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. TAX21060 COMMERCE ISD VS. MERVIN SNYDER AKA MERV SNYDER**

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 **FOUR THOUSAND THREE HUNDRED DOLLARS and 00/100 (\$4,300.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 12 day of September, 2017.

Attest:

Jennifer Lindenzy
County Clerk

[Signature]
Hunt County Judge

FILED FOR RECORD
at 11:45 o'clock A M

Those Voting Aye Were:

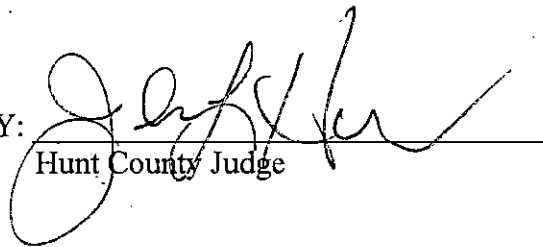
Evans
McMahon
Martin
Latham

Those Voting Nay Were: By

SEP 12 2017
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
[Signature]

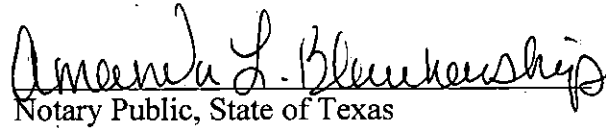
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 12 day of September, 2017.

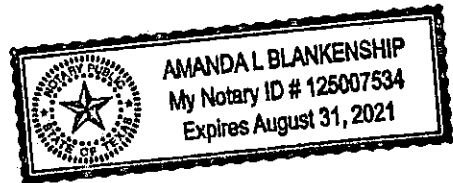
Hunt County Commissioners Court

BY: 
Hunt County Judge

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

This instrument was acknowledged before me on this the 12th day of September, 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 1.22 ACRES, TRACT 24, PART OF THE E F ANDERWORTH SURVEY, ABSTRACT NUMBER A0028, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 844, PAGE 565, ON INSTRUMENT FILED JANUARY 22, 1980 AND CONSTABLES DEED DOC#2017-164 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 R20391

SITUS OR LOCATION PER HUNT CAD: SPUR 178 COMMERCE TX 75428

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 20391 Address: SPUR 178 Commerce TX.

Bid Amount: \$ 4,300.00

PRINT NAME: NEXT LOSS NOW L.L.C.

ADDRESS: P.O. Box 865

CITY: LANCASTER STATE: TX ZIP: 75146

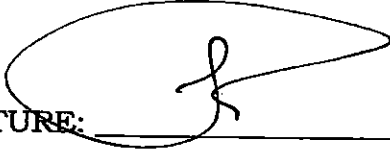
TELEPHONE: (214) 686-6806

E-MAIL: Lee@NEXTLOSS.COM

PURPOSE FOR PURCHASING PROPERTY:

INVESTMENT

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

SIGNATURE: 

DATE: 7-8-17

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

BID ANALYSIS

Cause # TAX21060 COMMERCE ISD VS. MERVIN SNYDER

Bid Amount: \$4,300.00
Minimum Bid at Sale: \$5,531.23
Date Bid Submitted: 7/8/2017

Acct#: R20391
Judgment Date: 8/18/2016
Property Value at Judgment: \$8,270.00
Property Value today: \$8,760.00
Date of Sale: 1/3/2017

Bidders Name: NEXTLOTS NOW LLC

Bidders Address: PO BOX 865
LANCASTER TX 75146

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

PROPERTY DESCRIPTION

TRACT 1: BEING 1.22 ACRES, TRACT 24, PART OF THE E F ANDERWORTH SURVEY, ABSTRACT NUMBER A0028, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 844, PAGE 565, ON INSTRUMENT FILED JANUARY 22, 1980 AND CONSTABLES DEED DOC#2017-164 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 **R20391**

SITUS OR LOCATION PER HUNT CAD: SPUR 178 COMMERCE TX 75428

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	2007-2015	\$3,040.83
HUNT COUNTY	2007-2015	\$774.43
HUNT MEMORIAL HD	2007-2015	\$331.80

TOTAL: \$4,147.06

COSTS

Publication Fee: \$90.64 (Payable to Hunt County Treasurer)
Court Costs \$1,068.98 (Payable to Hunt County District Clerk)
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$1,257.87

PROPOSED TAX DISTRIBUTION

Bid Amount: \$4,300.00 Costs: \$1,257.87
Net to Distribute: \$3,042.13

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(73%) \$2,220.75
HUNT COUNTY:	(19%) \$578.00
HUNT MEMORIAL HD:	(8%) \$243.38

(These amounts are contingent on verification of cost)

TOTAL: \$3,042.13