

14,839

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FILED FOR RECORD
at 12:00 o'clock P M

OCT 10 2017

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By: *J. Lindenzweig*

Alesha L. Williams
ATTORNEY AT LAW

Scott A. Severt
ATTORNEY AT LAW

September 18, 2017

Tab Beall
ATTORNEY AT LAW

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>
R73538	ROBERTO G & ROSA L LECHLER	\$3,360.00
Property Description:	S4385 ORIG TOWN OF GREENVILLE BLK 531 LOT 9 ACRES .2204	
HCAD Situs:	3721 EUTOPIA ST GREENVILLE, TX 75401	

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.

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JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
Jennifer Lindenzweig

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. TAX18550 CITY OF GREENVILLE VS. LAURA FERNANDEZ**

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 **ROBERTO G LECHLER AND ROSA L LECHLER** for and in consideration of the cash sum of **THREE THOUSAND THREE HUNDRED SIXTY DOLLARS AND 00/00 (\$3,360.00)**, and said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 10th day of October, 2017.

Attest:

Jennifer Lindenzweig
County Clerk

[Signature]
Hunt County Judge



Those Voting Aye Were:

Evans
McMahan
Martin

Those Voting Nay Were:

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 10 day of October, 2017.

Hunt County Commissioners Court

BY: [Signature]
Hunt County Judge

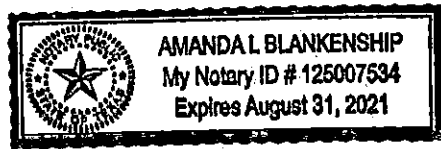
State of Texas {}

County of Hunt {}

This instrument was acknowledged before me on this the 10th day of October, 2017 by JOHN HORN

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

[Signature]
Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 1: BEING 0.2204 ACRES, LOT 9, BLOCK 531, S4385 ORIGINAL TOWN OF GREENVILLE, AS DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN VOLUME 696, PAGE 43 FILED OCTOBER 26, 2000 AND CONSTABLES DEED DOC# 2014-2785 FILED MARCH 11, 2014 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX RECORDS OF THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R73538

SITUS OR LOCATION PER HUNT CAD: 3721 EUTOPIA ST, GREENVILLE TX 75401

TAX 18550

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 73538 Address: 3721 Eutopia St.
 Bid Amount: \$ 3360.00 = 100% HCAO Greenville, TX. 75401
 PRINT NAME: Roberto G. Lechler (54385 Orig. Town of
 ADDRESS: 3719 Eutopia St. Rosa L. Lechler Greenville Bk 531
 Lot 9)
 CITY: Greenville STATE: TX ZIP: 75401
 TELEPHONE: (903) 456-4880
 E-MAIL: _____

PURPOSE FOR PURCHASING PROPERTY:

The lot is next to my house

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

Translator.

Tony Pippin
 903 259-3134
 303 4388

SIGNATURE: Roberto G. Lechler

DATE: 06-19-17

ALL BIDS MUST BE

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

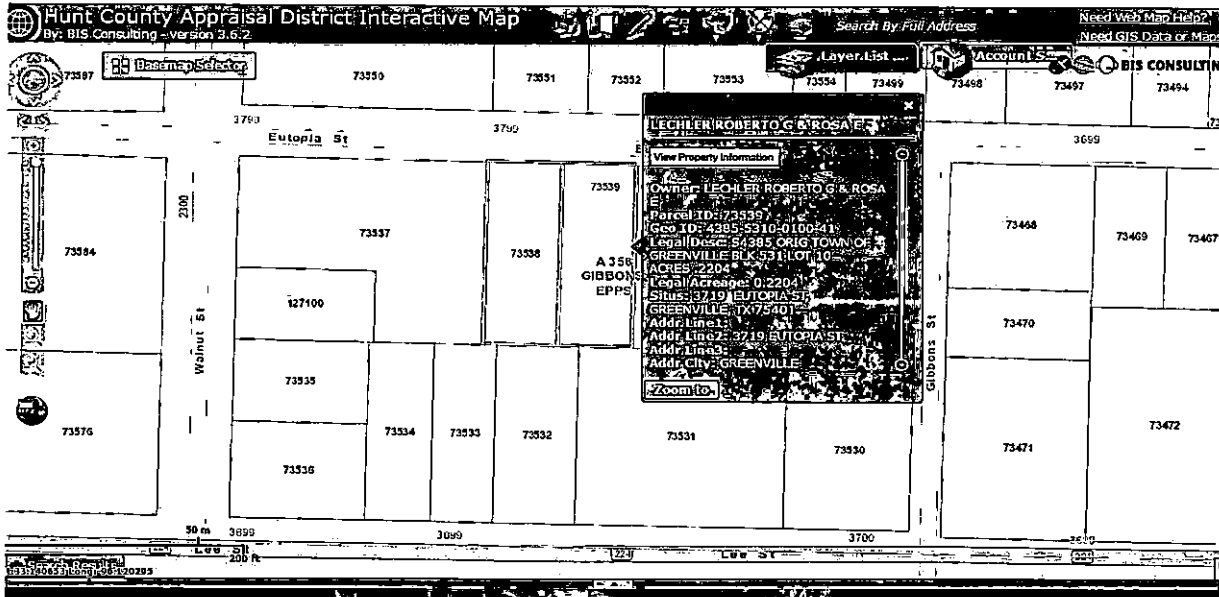
PLEASE MAIL TO: PERDUE, BRANDON LAW FIRM/ HUNT RESALE
 PO BOX 2007
 TYLER TX 75710-2007

OR

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

R73538 – 3721 Eutopia

R73539 – 3719 Eutopia Mr. & Mrs. Lechler homestead



BID ANALYSIS

Cause # TAX18550 CITY OF GREENVILLE VS. LAURA FERNANDEZ

Bid Amount: \$3,360.00

Minimum Bid at Sale: \$10,645.44

Date Bid Submitted: 6/19/2017

Acct#: 73538

Judgment Date: 10/14/2008

Property Value at Judgment: \$28,060.00

Property Value today: \$3,360.00

Date of Sale: 3/4/2014

Bidders Name: ROBERTO G LECHLER

ROSA L LECHLER

Bidders Address: 3719 EUTOPIA ST

GREENVILLE TX 75401

PH# 903.456.4880

Sale Deed Filed: 3/11/2014

Redemption Expires: 10/11/2014

PROPERTY DESCRIPTION

TRACT 1: BEING 0.2204 ACRES, LOT 9, BLOCK 531, S4385 ORIGINAL TOWN OF GREENVILLE, AS DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN VOLUME 696, PAGE 43 FILED OCTOBER 26, 2000 AND CONSTABLES DEED DOC# 2014-2785 FILED MARCH 11, 2014 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX RECORDS OF THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R73538

SITUS OR LOCATION PER HUNT CAD: 3721 EUTOPIA ST, GREENVILLE TX 75401

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2002-2007	\$2,211.15
GREENVILLE ISD	2002-2007	\$1,849.06
HUNT COUNTY	2002-2007	\$1,612.17
HUNT MEMORIAL HD	2002-2007	\$622.88

TOTAL: \$6,295.26

COSTS

Publication Fee: \$68.17 (Payable to Hunt County Treasurer)
Court Costs \$655.00 (Payable to Hunt County District Clerk)
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.50 (Payable to Hunt County Clerk)

TOTAL: \$821.67

PROPOSED TAX DISTRIBUTION

Bid Amount: \$3,360.00 Costs: \$821.67
Net to Distribute: \$2,538.33

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(35%) \$888.41
GREENVILLE ISD:	(29%) \$736.12
HUNT COUNTY:	(26%) \$659.97
HUNT MEMORIAL HD:	(10%) \$253.83

(These amounts are contingent on verification of cost)

TOTAL: \$2,538.33