



Tab Beall
 Attorney
 P.O. Box 2007
 Tyler, Texas 75710
 p: 903-597-7664
 f: 903-597-6298
 e: tbeall@pbfc.com
 w: www.pbfc.com

#15,075

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

FILED FOR RECORD
 at 11:15 o'clock a M
 APR 24 2018
 JENNIFER LINDENZWEIG
 County Clerk Hunt County, TX
 By [Signature]

RE: AGENDA REQUEST

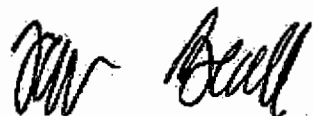
Please place the following on your next agenda for consideration:
 Consider acceptance of high bids received on Resale Properties as follows:

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
R70506 Property Description: HCAD Situs:	ERIC ALLEN HESS S4385 ORIG TOWN OF GREENVILLE BLK 1 LOT 11 ACRES .154 2303 HENRY ST GREENVILLE, TX 75401	\$2,350.00
R70507 Property Description: HCAD Situs:	ERIC ALLEN HESS S4385 ORIG TOWN OF GREENVILLE BLK 1 LOT 12 ACRES .1362 2309 HENRY ST GREENVILLE, TX 75401	\$2,080.00
R114983 Property Description: HCAD Situs:	NEXTLOTS NOW LLC A0161 COMPTON J, TRACT 4-1, ACRES 3.09 HWY 224, Commerce TX	\$8,250.00
R24611 Property Description: HCAD Situs:	NEXTLOTS NOW LLC A0318 FERGUSON LYDIA, TRACT 125, ACRES 1.0 HWY 224, Commerce TX	\$5,250.00
R110773 Property Description: HCAD Situs:	COLE & LAREN SWINSON A1086 WRIGHT T G, TRACT 35, ACRES 7.0127 (Landlocked) OFF CR 4607, Commerce TX	\$5,000.00
R22653 Property Description: HCAD Situs:	GUSTAVO URESTI A0161 COMPTON J, TRACT 31, ACRES 1.0 OFF HWY 224, Commerce TX	\$2,000.00

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,

A handwritten signature in black ink, appearing to read "Tab Beall". The signature is fluid and cursive, with the first name "Tab" and the last name "Beall" clearly distinguishable.

TAB BEALL

Enclosures

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

#15,075

FILED FOR RECORD
at 11:15 o'clock a

APR 24 2018

RESOLUTION OF THE HUNT COUNTY COMMISSIONERS COURT

WALTER LINDENZWEIG
County Clerk, Hunt County, TX
[Signature]

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 **TAX20200 CITY OF GREENVILLE VS. JOSEPHINE WASHINGTON**

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

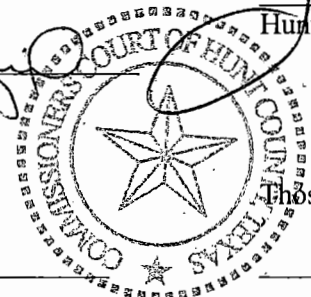
That the sale of the hereinabove described real property to **ERIC ALLEN HESS** for and in consideration of the cash sum of **TWO THOUSAND EIGHTY DOLLARS AND NO/100 (\$2,080.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 24 day of April, 2018.

Attest:

[Signature]
County Clerk

[Signature]
Hunt County Judge



Those Voting *Aye* Were:

Those Voting *Nay* Were:

<u>Evans</u>	_____
<u>McMahan</u>	_____
<u>Martin</u>	_____
<u>Latham</u>	_____
_____	_____
_____	_____
_____	_____

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 24th day of April, 2018.

Hunt County Commissioners Court

BY: 
Hunt County Judge

State of Texas

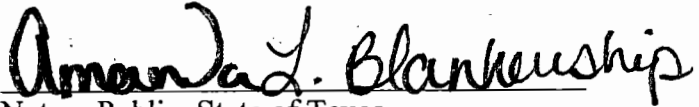
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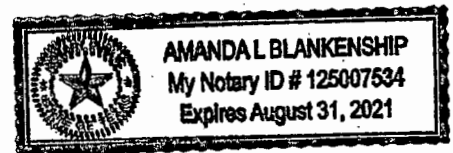
County of Hunt

This instrument was acknowledged before me on this the 24th day of

April, 2018 by John L. Horn

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


Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 2: BEING ALL THAT CERTAIN LOT 16 AND 18, BLOCK 11, COLLEGE HILL ADDITION TO THE CITY OF GREENVILLE, HUNT COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 135, PAGE 544 OF THE DEED RECORDS OF HUNT COUNTY, TEXAS, AND CONSTABLES DEED DOC#2014-2786 FILED MARCH 11, 2014 AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF GREENVILLE INDEPENDENT SCHOOL DISTRICT AND CITY OF GREENVILLE UNDER ACCOUNT NUMBER R41888.

SITUS OR LOCATION PER HUNT CAD: 2219 COLLEGE ST, GREENVILLE TX 75401

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: R70507 Address: 2309 HENRY ST GREENVILLE TX

Bid Amount: \$ 2,080.00

PRINT NAME: ERIC ALLEN HESS

ADDRESS: 3401 CR 1152

CITY: Brashear STATE: TX ZIP: 75420

TELEPHONE: (214) 287-3292

E-MAIL: hess1963 + me.com

PURPOSE FOR PURCHASING PROPERTY:

To build single family home on lots 70506 & 70507. Pending rezoning to single family. Both lots need to be approved.

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

SIGNATURE: 

DATE: 12/21/2017

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

AMERICAN NATIONAL BANK OF TEXAS

P.O. BOX 40, Terrell, Texas 75160
MEMBER FDIC
www.anbtx.com

Cashier's Check

Date: 12/21/17

262859

Branch: 1020

88-161
1118

REMITTER ERIC HESS

PAY TO THE ORDER OF EXACTLY **416 AND 00/100 DOLLARS \$416.00

PERDUE, BRANDON LAW FIRM / HUNT RESALE

VOID AFTER 90 DAYS

Kelly R. P.H.
AUTHORIZED SIGNER

NOTICE TO CUSTOMERS: The purchase of a Surety Bond and/or execution of an Indemnity Bond Agreement may be required before this check will be replaced or refunded in the event the check is lost, destroyed, or stolen.

ORIGINATOR: B47KELROS

⑈0000262859⑈ ⑆111901519⑆0219097⑈

Security features included: Details on back.

2026

AMERICAN NATIONAL BANK OF TEXAS

P.O. BOX 40, Terrell, Texas 75160
MEMBER FDIC
www.anbtx.com

Cashier's Check 262859

DATE: 12/21/17

REMITTER: ERIC HESS

BRANCH: 1020
ORIGINATOR: B47KELROS
TIME: 1:39:01
CK AMT: \$416.00
FEE AMT: \$3.49
TOTAL: \$419.49

TO: PERDUE, BRANDON LAW FIRM / HUNT RESALE

R70507

NON-NEGOTIABLE

BID ANALYSIS

Cause # TAX20200-CITY OF GREENVILLE VS. JOSEPHINE WASHINGTON, DECEASED

Bid Amount: \$2,080.00
Minimum Bid at Sale: \$1,840.00
Date Bid Submitted: 12/21/2017

Acct#: R70507
Judgment Date: 1/16/2014
Property Value at Judgment: \$1,840.00
Property Value today: \$2,080.00
Date of Sale: 6/3/2014

Bidders Name: ERIC ALLEN HESS

Bidders Address: 3401 CR 1152
BRASHEAR TX 75420

Sale Deed Filed: 6/10/2014
Redemption Expires: 12/10/2014

PROPERTY DESCRIPTION

TRACT 2: BEING PART OF THE ORIGINAL TOWN OF GREENVILLE, BLOCK 1, LOT 12, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 651 PAGE 11 ON INSTRUMENT FILED MARCH 29, 1967, ALSO DESCRIBED IN AFFIDAVIT OF HEIRSHIP RECORDED IN VOLUME 819, PAGE 594, ON INSTRUMENT FILED DECEMBER 7, 2001 AND CONSTABLES DEED DOC#2014-6672 FILED JUNE 10, 2014 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70507**.

SITUS OR LOCATION PER HUNT CAD: 2309 HENRY ST, GREENVILLE TX 75401

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2006-2012	\$1,577.53
GREENVILLE ISD	2006-2012	\$2,690.08
HUNT COUNTY	2006-2012	\$1,136.76
HUNT MEMORIAL HD	2006-2012	\$461.35

TOTAL: \$5,865.72

COSTS

Publication Fee: \$122.32 (Payable to Hunt County Treasurer)
Court Costs: \$281.00 (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: \$501.57

PROPOSED TAX DISTRIBUTION

Bid Amount: \$2,080.00 Costs: \$501.57
Net to Distribute: \$1,578.43

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(27%) \$426.18
GREENVILLE ISD:	(46%) \$726.08
HUNT COUNTY:	(19%) \$299.90
HUNT MEMORIAL HD:	(8%) \$126.27

(These amounts are contingent on verification of cost)

TOTAL: \$1,578.43

#15,075

FILED FOR RECORD
at 11:15 o'clock a
APR 24 2018
By J. LINDENZWEIG
County Clerk Hunt County TX

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 **TAX18745 CITY OF GREENVILLE VS. LARRY W TINSON**;

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 **ERIC ALLEN HESS** for and in consideration of the cash sum of **TWO THOUSAND THREE HUNDRED FIFTY DOLLARS AND NO/100 (\$2,350.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 24 day of April, 2018.

Attest:

Jennifer Lindenzweig
County Clerk

[Signature]
Hunt County Judge



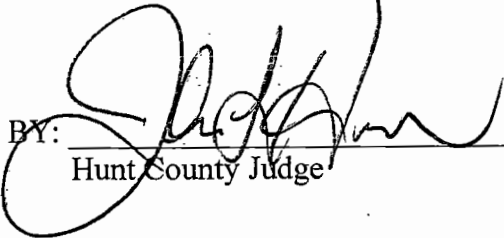
Those Voting Aye Were:

Evans
McMahon
Martin
Latham

Those Voting Nay Were:

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 24 day of April, 2018.

Hunt County Commissioners Court

BY: 
Hunt County Judge

State of Texas

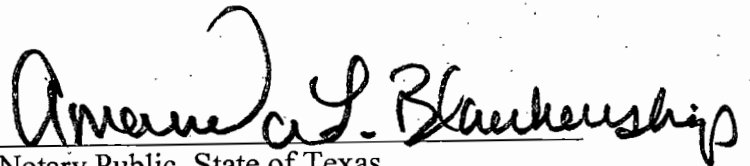
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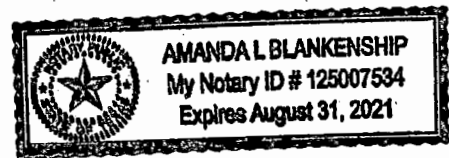
County of Hunt

This instrument was acknowledged before me on this the 24th day of

April, 2018 by John L. Horn

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


Notary Public, State of Texas



"EXHIBIT A"

Property Description:

TRACT 11: BEING LOT 11, BLOCK 1, ORIGINAL TOWN OF GREENVILLE AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 75, PAGE 840, ON INSTRUMENT FILED AUGUST 31, 1987 AND SHERIFF'S DEED DOC# 2009-14535 FILED NOVEMBER 9, 2009 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70506**.

SITUS OR LOCATION PER HUNT CAD: 2303 HENRY ST, GREENVILLE TX 75401

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: R70506 Address: 2303 HENRY ST. GREENVILLE, TX

Bid Amount: \$ 2,350.00

PRINT NAME: ERIC ALLEN HESS

ADDRESS: 3401 CR 1152

CITY: BRASHEAR STATE: TX ZIP: 75420

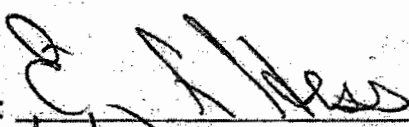
TELEPHONE: (214) 287-3292

E-MAIL: hess1963@me.com

PURPOSE FOR PURCHASING PROPERTY:

To build single family home on lots 70506 & 70507. Pending rezoning to single family home. Both lots need to be approved

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

SIGNATURE: 

DATE: 12/21/2017

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

A
AMERICAN NATIONAL BANK
OF TEXAS

P.O. BOX 40, Terrell, Texas 75160
MEMBER FDIC
www.anbtx.com

Cashier's Check

Date: 12/21/17

262858

Branch: 1020

88-161
1119

REMITTER ERIC HESS

PAY
TO THE

EXACTLY **470 AND 00/100 DOLLARS

\$470.00

ORDER OF PERDUE, BRANDON LAW FIRM / HUNT RESALE

VOID AFTER 90 DAYS

Kelros
AUTHORIZED SIGNER

NOTICE TO CUSTOMERS: The purchase of a Surety Bond and/or execution of an Indemnity Bond Agreement may be required before this check will be replaced or refunded in the event the check is lost, destroyed, or stolen.

ORIGINATOR: B47KELROS

⑈0000262858⑈ ⑆111901519⑆0219097⑈

Security features included: Details on back.

A
AMERICAN NATIONAL BANK
OF TEXAS

P.O. BOX 40, Terrell, Texas 75160
MEMBER FDIC
www.anbtx.com

Cashier's Check 262858

R 70506 2016

DATE: 12/21/17

REMITTER: ERIC HESS

BRANCH: 1020
ORIGINATOR: B47KELROS
TIME: 1:38:41
CK AMT: \$470.00
FEE AMT: \$3.49
TOTAL: \$473.49

TO: PERDUE, BRANDON LAW FIRM / HUNT RESALE

NON-NEGOTIABLE

BID ANALYSIS

Cause # TAX18745 CITY OF GREENVILLE VS. LARRY W TINSON

Bid Amount: \$2,350.00
Minimum Bid at Sale: \$1,040.00
Date Bid Submitted: 12/21/2017

Acct#: R70506
Judgment Date: 12/12/2008
Property Value at Judgment: \$1,040.00
Property Value today: \$2,350.00
Date of Sale: 11/3/2009

Bidders Name: ERIC ALLEN HESS

Bidders Address: 3401 CR 1152
BRASHEAR TX 75420

Sale Deed Filed: 11/9/2009
Redemption Expires: 5/9/2010

PROPERTY DESCRIPTION

TRACT 11: BEING LOT 11, BLOCK 1, ORIGINAL TOWN OF GREENVILLE AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 75, PAGE 840, ON INSTRUMENT FILED AUGUST 31, 1987 AND SHERIFF'S DEED DOC# 2009-14535 FILED NOVEMBER 9, 2009 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R70506**.

SITUS OR LOCATION PER HUNT CAD: 2303 HENRY ST, GREENVILLE TX 75401

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2002-2007	\$769.48
GREENVILLE ISD	1999-2007	\$2,916.08
HUNT COUNTY	2002-2007	\$560.14
HUNT MEMORIAL HD	2002-2007	\$216.49

TOTAL: \$4,462.19

COSTS

Publication Fee: \$24.36 (Payable to Hunt County Treasurer)
Court Costs: \$30.37 (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: \$152.98

PROPOSED TAX DISTRIBUTION

Bid Amount: \$2,350.00 Costs: \$152.98
Net to Distribute: \$2,197.02

ENTITY AMOUNT TO DISBURSE

CITY OF GREENVILLE:	(17%) \$373.49
GREENVILLE ISD:	(63%) \$1,384.12
HUNT COUNTY:	(13%) \$285.61
HUNT MEMORIAL HD:	(7%) \$153.80

(These amounts are contingent on verification of cost)

TOTAL: \$2,197.02

#15,075

FILED FOR RECORD
at 11:15 o'clock
APR 24 2018
JUDICIAL CLERK
HUNT COUNTY, TEXAS
LINDENZWEIF

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 **TAX20609 COMMERCE ISD VS. R B BRIGHAM ESTATE**

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;

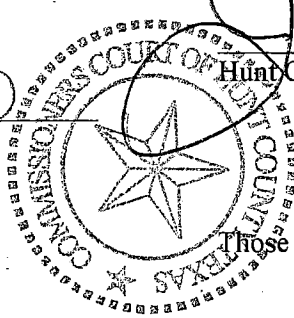
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **NEXTLOTS NOW LLC** for and in consideration of the cash sum of **EIGHT THOUSAND TWO HUNDRED FIFTY DOLLARS and 00/100 (\$8,250.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 24 day of April, 2018.

Attest:

[Signature]
County Clerk



[Signature]
Hunt County Judge

Those Voting Aye Were:

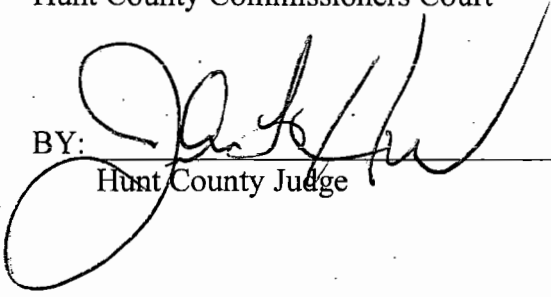
Evans
McMahon
Martin
Latham

Those Voting Nay Were:

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 24 day of April, 2018.

Hunt County Commissioners Court

BY:


Hunt County Judge

State of Texas

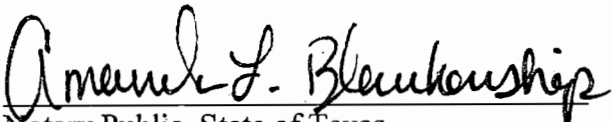
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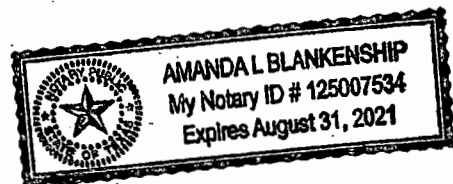
County of Hunt

This instrument was acknowledged before me on this the 24 day of

April, 2018 by John L. Hour

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


Notary Public, State of Texas



"EXHIBIT A"

Property Description:

TRACT 1: BEING 3.09 ACRES, TRACT 4-1 PART OF THE J COMPTON SURVEY, ABSTRACT NUMBER A0161, AS DESCRIBED ON WARRANTY DEED RECORDED ON VOLUME 132, PAGE 569, ON INSTRUMENT FILED ON DECEMBER 5, 1896 AND CONSTABLES DEED DOC#2017-11576 FILED AUGUST 22, 2017 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT AS **R114983**

SITUS OR LOCATION PER HUNT CAD: HWY 224, COMMERCE TX 75428

RESALE PROPERTY BID

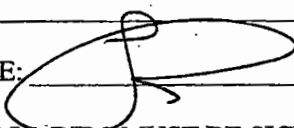
I hereby submit my bid for the purchase of:

Property Account #: 114983/061-0040-000230 Address: Hwy 224 Commerce
Bid Amount: \$ 8250.00 A0161 COMSTON J, TR. 4-1

PRINT NAME: NEXTLOTS NOW LLC
ADDRESS: P.O. Box 865
CITY: LANCASIER STATE: TX ZIP: 75146
TELEPHONE: 214-686-6806
E-MAIL: lead@nextlots.com

PURPOSE FOR PURCHASING PROPERTY:
INVESTMENTS

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

DATE: 2-27-18 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

The information contained in this facsimile message is attorney privileged and confidential information; intended only for the use of the individual or agent responsible to deliver the facsimile message to the intended individual. You are hereby notified that any dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and dispose of the original message. Thank you for your assistance in this matter.

BID ANALYSIS

CAUSE NO. TAX20609 COMMERCE ISD VS. R B BRIGHAM ESTATE

Bid Amount: \$8,250.00
Minimum Bid at Sale: \$22,026.70
Date Bid Submitted: 2/27/2018

Acct#: R114983
Judgment Date: 5/18/2017
Property Value at Judgment: \$26,510.00
Property Value today: \$26,510.00
Date of Sale: 8/1/2017

Bidders Name: NEXTLOTS NOW LLC

Bidders Address: PO BOX 865
LANCASTER TX 75146

Sale Deed Filed: 8/22/2017
Redemption Expires: 2/22/2018

PROPERTY DESCRIPTION

TRACT 1: BEING 3.09 ACRES, TRACT 4-1 PART OF THE J. COMPTON SURVEY, ABSTRACT NUMBER A0161, AS DESCRIBED ON WARRANTY DEED RECORDED ON VOLUME 132, PAGE 569, ON INSTRUMENT FILED ON DECEMBER 5, 1896 AND CONSTABLES DEED DOC#2017-11576 FILED AUGUST 22, 2017 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT AS **R114983**

SITUS OR LOCATION PER HUNT CAD: HWY 224, COMMERCE TX 75428

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1997-2016	\$14,125.58
HUNT COUNTY	1997-2016	\$4,816.44
HUNT MEMORIAL HD	1997-2016	\$1,932.08

TOTAL: \$20,874.10

COSTS

Publication Fee: \$156.43 (Payable to Hunt County Treasurer)
Court Costs: \$502.42 (Payable to Hunt County District Clerk)
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.00 (Payable to Hunt County Clerk)

TOTAL: \$756.85

PROPOSED TAX DISTRIBUTION

~~Bid Amount: \$8,250.00~~ ~~Costs: \$756.85~~

Net to Distribute: \$7,493.15

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(68%)\$5,095.34
HUNT COUNTY:	(23%)\$1,723.42
HUNT MEMORIAL HD:	(9%)\$674.39

(These amounts are contingent on verification of cost)

TOTAL: \$7,493.15

#15,275

FILED FOR RECORD
at 11:15 o'clock
APR 24 2018
JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX

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 **TAX20840 COMMERCE ISD VS. LUEVERTA WADE, 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 TWO HUNDRED FIFTY DOLLARS and 00/100 (\$5,250.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 24 day of April, 2018.

Attest:

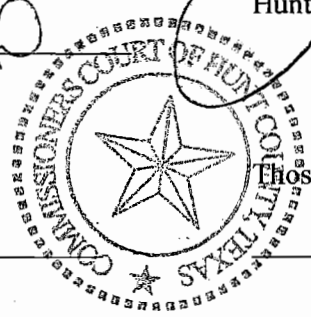
Jennifer Lindenzweig
County Clerk

[Signature]
Hunt County Judge

Those Voting Aye Were:

Evans
McMahan
Martin
Latham

Those Voting Nay Were:



In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 24 day of April, 2018.

Hunt County Commissioners Court

BY: John L. Horn
Hunt County Judge

State of Texas

{
{
{

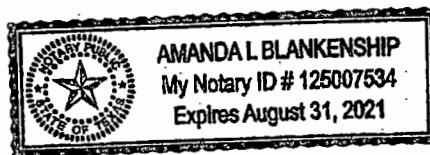
County of Hunt

This instrument was acknowledged before me on this the 24 day of

April, 2018 by John L. Horn

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

Amanda L Blankenship
Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 1: BEING 1 ACRE, TRACT 125, PART OF THE LYDIA FERGUSON SURVEY ABSTRACT NUMBER A0318, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 483, PAGE 434, ON INSTRUMENT FILED OCTOBER 16, 1948 AND CONSTABLES DEED DOC# 2017-11575 FILED AUGUST 22, 2017 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R24611**

SITUS OR LOCATION PER HUNT CAD: HWY 224, COMMERCE TX 75428



PERDUE BRANDON
FIELDER COLLINS & MOTT LLP
 ATTORNEYS AT LAW

P.O. Box 2007
 Tyler, Texas 75710
 P: 903-597-7664
 F: 903-597-6298
 W: www.pbfcml.com

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 24611/0318-1250-0000-30 Address: Hwy 224 Commerce
 Bid Amount: \$ 5250.00 A 0318 Ferguson Lyda, Jr 125

PRINT NAME: NEXTLOTS Now L.L.C.

ADDRESS: P.O. Box 865


CITY: LANCASTER STATE: TX. ZIP: 75146

TELEPHONE: 214-686-6806

E-MAIL: Lee@NEXTLOTS.com

PURPOSE FOR PURCHASING PROPERTY:
INVESTMENTS

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

DATE: 2-27-18 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@pbfcml.com

The information contained in this facsimile message is attorney privileged and confidential information; intended only for the use of the individual or agent responsible to deliver the facsimile message to the intended individual. You are hereby notified that any dissemination, distribution, or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone and dispose of the original message. Thank you for your assistance in this matter.

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

BID ANALYSIS

Cause # TAX20840 COMMERCE ISD VS. LUEVERTA WADE, DECEASED

Bid Amount: \$5,250.00
Minimum Bid at Sale: \$7,330.00
Date Bid Submitted: 2/27/2018

Acct#: R24611
Judgment Date: 5/18/2017
Property Value at Judgment: \$7,330.00
Property Value today: \$7,330.00
Date of Sale: 8/1/2017

Bidders Name: NEXTLOTS NOW LLC

Bidders Address: PO BOX 865
LANCASTER TX 75146

Sale Deed Filed: 8/22/2017
Redemption Expires: 2/22/2018

PROPERTY DESCRIPTION

BEING 1 ACRE, TRACT 125, PART OF THE LYDIA FERGUSON SURVEY ABSTRACT NUMBER A0318, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 483, PAGE 434, ON INSTRUMENT FILED OCTOBER 16, 1948 AND CONSTABLES DEED DOC# 2017-11575 FILED AUGUST 22, 2017 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R24611**

SITUS OR LOCATION PER HUNT CAD: HWY 224, COMMERCE TX 75428

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1993-2016	\$6,595.47
HUNT COUNTY	1993-2016	\$2,255.62
HUNT MEMORIAL HD	1993-2016	\$922.97

TOTAL: \$9,774.06

COSTS

Publication Fee: \$156.43 (Payable to Hunt County Treasurer)
Court Costs: \$1,515.00 (Payable to Hunt County District Clerk)
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.00 (Payable to Hunt County Clerk)

TOTAL: \$1,769.43

PROPOSED TAX DISTRIBUTION

Bid Amount: \$5,250.00 Costs: \$1,769.43
Net to Distribute: \$3,480.57

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(67%)\$2,331.98
HUNT COUNTY:	(23%)\$800.53
HUNT MEMORIAL HD:	(10%)\$348.06

(These amounts are contingent on verification of cost)

TOTAL: \$3,480.57

#15,075

FILED FOR RECORD
at 11:15 o'clock
APR 24 2018

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 **TAX21034 COMMERCE ISD VS. S N HAMMER, 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

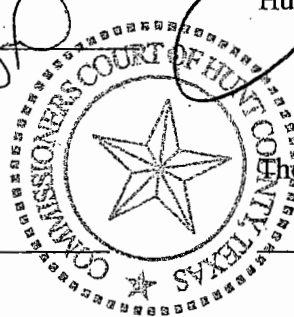
That the sale of the hereinabove described real property to **COLE & LAUREN SWINSON** for and in consideration of the cash sum of **FIVE THOUSAND DOLLARS and 00/100 (\$5,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 24 day of April, 2018.

Attest:

Granger Lindenzweik
County Clerk

[Signature]
Hunt County Judge



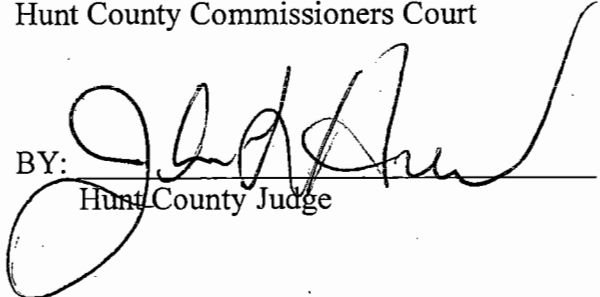
Those Voting Aye Were:

Those Voting Nay Were:

Evans
McMahon
Martin
Latham

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 24 day of April, 2018.

Hunt County Commissioners Court

BY: 
Hunt County Judge

State of Texas

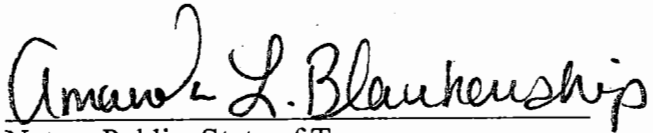
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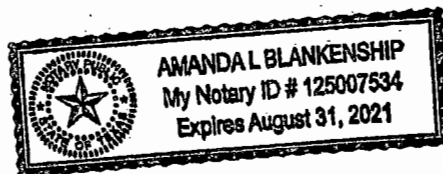
County of Hunt

This instrument was acknowledged before me on this the 24 day of

April, 2018 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 7.0127 ACRES, TRACT 35, PART OF THE T G WRIGHT SURVEY, ABSTRACT NUMBER A1086, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 226, PAGE 426, ON INSTRUMENT FILED MARCH 5, 1917 AND CONSTABLES DEED DOC#2017-11574 FILED AUGUST 22, 2017 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R110773**.

SITUS OR LOCATION PER HUNT CAD: OFF CR 4607 COMMERCE TX 75428
(LANDLOCKED)

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 110773 Address: Tract 35 CR 4607

Bid Amount: \$ 5,000 - Five Thousand dollars w/h

PRINT NAME: Cole & Lauren Swinson

ADDRESS: 5747 FM 1563

CITY: Commerce STATE: TX ZIP: 75428

TELEPHONE: (903) 453-4215

E-MAIL: cole.B.swinson@L3T.COM

PURPOSE FOR PURCHASING PROPERTY:

Family (Father) has a tract of land that adjoins this tract of land. Tax value of the land is 3,302/Acre. This is more in line with land that has capability of home sites (road access, water, electrical access) ~~and~~. My offer is lower due to no road access, lies in a flood plain, is land locked around other owners again with no access & is heavily wooded.

Print name(s) to appear on deed if different than above: Cole & Lauren Swinson

SIGNATURE: Cole Swin

DATE: 2/21/18

ALL BIDS MUST BE SIGNED BY HAND

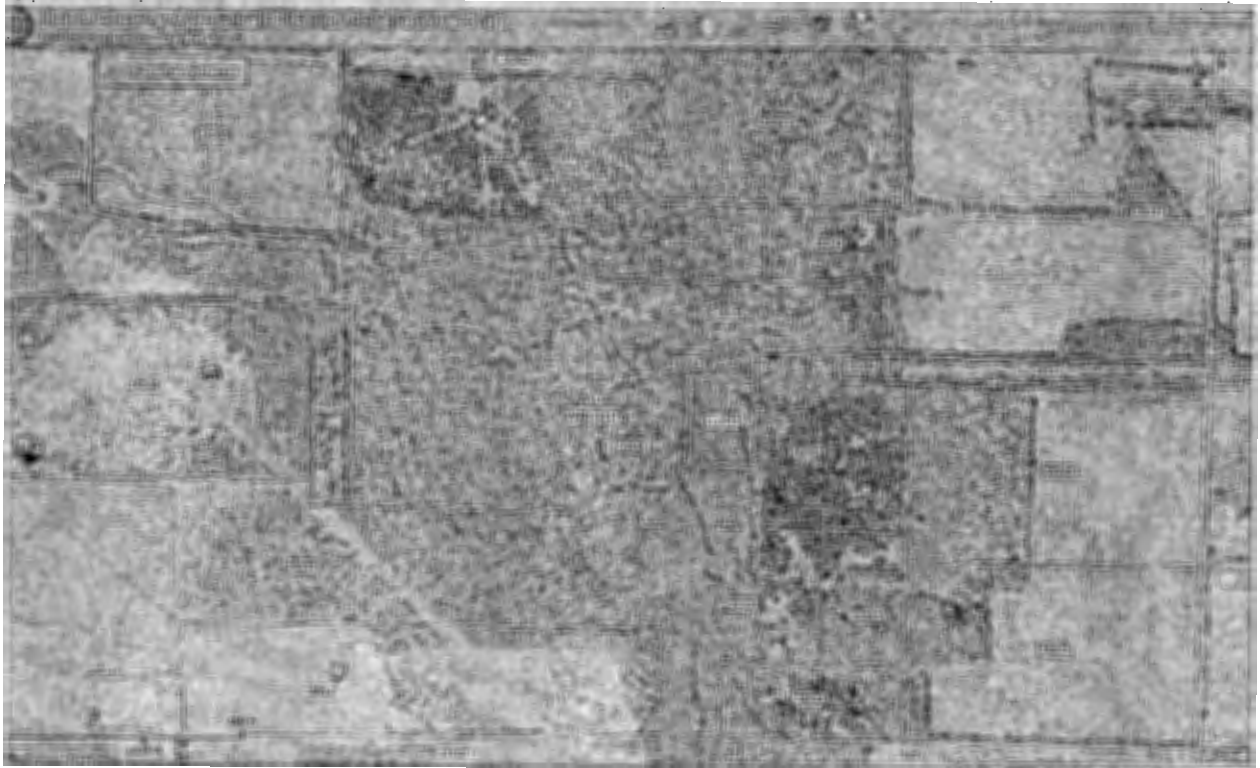
I CERTIFY THAT I HAVE NO OUTSTANDING TAX JUDGMENTS OR TAX DELINQUENCIES IN HUNT COUNTY

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

R110773 - 7.0127 ACRES



BID ANALYSIS

Cause # TAX2I034 COMMERCE ISD VS. S N HAMMER, DECEASED

Bid Amount: \$5,000.00

Minimum Bid at Sale: \$23,120.00

Date Bid Submitted: 3/1/2018

Acct#: R110773

Judgment Date: 2/16/2017

Property Value at Judgment: \$23,120.00

Property Value today: \$24,180.00

Date of Sale: 8/1/2017

Bidders Name: COLE & LAUREN SWINSON

Bidders Address: 5747 FM 1563
COMMERCE TX 75428

Sale Deed Filed: 8/22/2017

Redemption Expires: 2/22/2018

PROPERTY DESCRIPTION

TRACT 1: BEING 7.0127 ACRES, TRACT 35, PART OF THE T G WRIGHT SURVEY, ABSTRACT NUMBER A1086, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 226, PAGE 426, ON INSTRUMENT FILED MARCH 5, 1917 AND CONSTABLES DEED DOC#2017-11574 FILED AUGUST 22, 2017 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R110773**.

SITUS OR LOCATION PER HUNT CAD: OFF CR 4607 COMMERCE TX 75428 (LANDLOCKED)

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1994-2016	\$15,342.88
HUNT COUNTY	1994-2016	\$5,249.08
HUNT MEMORIAL HD	1994-2016	\$2,136.30

TOTAL: \$22,728.26

COSTS

Court Costs: \$2,603.94 (Payable to Hunt County District Clerk)
Publication Fee: \$156.43 (Payable to Hunt County Treasurer)
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$2,858.62

PROPOSED TAX DISTRIBUTION

Bid Amount: \$5,000.00 Costs: \$2,858.62
Net to Distribute: \$2,141.38

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(68%)\$1,456.14
HUNT COUNTY:	(23%)\$492.52
HUNT MEMORIAL HD:	(9%)\$192.72

(These amounts are contingent on verification of cost)

TOTAL: \$2,141.38

#15,075

FILED FOR RECORD
at 11:15 o'clock

APR 24 2018

JENNIFER LINDERZWEIG
County Clerk, Hunt County, TX

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. TAX20194 COMMERCE ISD VS. JOE FRANK HALE & LINDA J HALE**

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

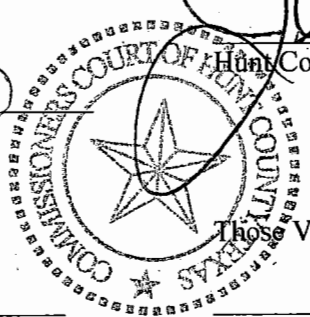
That the sale of the hereinabove described real property to **GUSTAVO URESTI** for and in consideration of the cash sum of **TWO THOUSAND DOLLARS and 00/100 (\$2,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 24 day of April, 2018.

Attest:

Jennifer Linderzweig
County Clerk

[Signature]
Hunt County Judge



Those Voting *Aye* Were:

Evans
McMahan
Martin
Latham

Those Voting *Nay* Were:

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 24 day of April, 2018.

Hunt County Commissioners Court

BY: [Signature]
Hunt County Judge

State of Texas

{
{
{

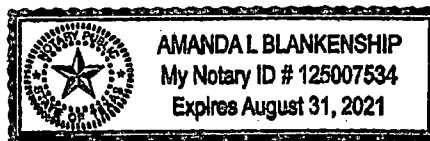
County of Hunt

This instrument was acknowledged before me on this the 24 day of

April, 2018 by John L. Horn

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

[Signature]
Notary Public, State of Texas



“EXHIBIT A”

Property Description:

TRACT 1: BEING ALL THAT CERTAIN 1 ACRE OUT OF ABSTRACT 161 OF THE J. COMPTON SURVEY IN HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 72, PAGE 90 AND CONSTABLES DEED DOC# 2014-5566 FILED MAY 14, 2014 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R22653**.

SITUS OR LOCATION PER HUNT CAD: OFF HWY 224 COMMERCE TX 75428

PerdueBrandonFielderCollins&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

Scott A. Severt
ATTORNEY AT LAW

Alesha L. Buckner
ATTORNEY AT LAW

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 22653 Address: HWY 224 Commerce TX 75428

Bid Amount: \$ 2000⁰⁰

PRINT NAME: Gustavo Uresti

ADDRESS: 2813 Fannie St

CITY: Greenville STATE: TX ZIP: 75401

TELEPHONE: (903) 217-8063

E-MAIL: Gustavo.Uresti@gmail.com

PURPOSE FOR PURCHASING PROPERTY:

Farming + Homestead

"Too much TRASH" see pictures attached
Shingles, tires, more Shingles
People use to dump trash
There its going to take

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

maybe 6 or 7000 to clean up

DATE: 2-26-18 SIGNATURE: Gustavo Uresti

ALL BIDS MUST BE SIGNED BY HAND

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

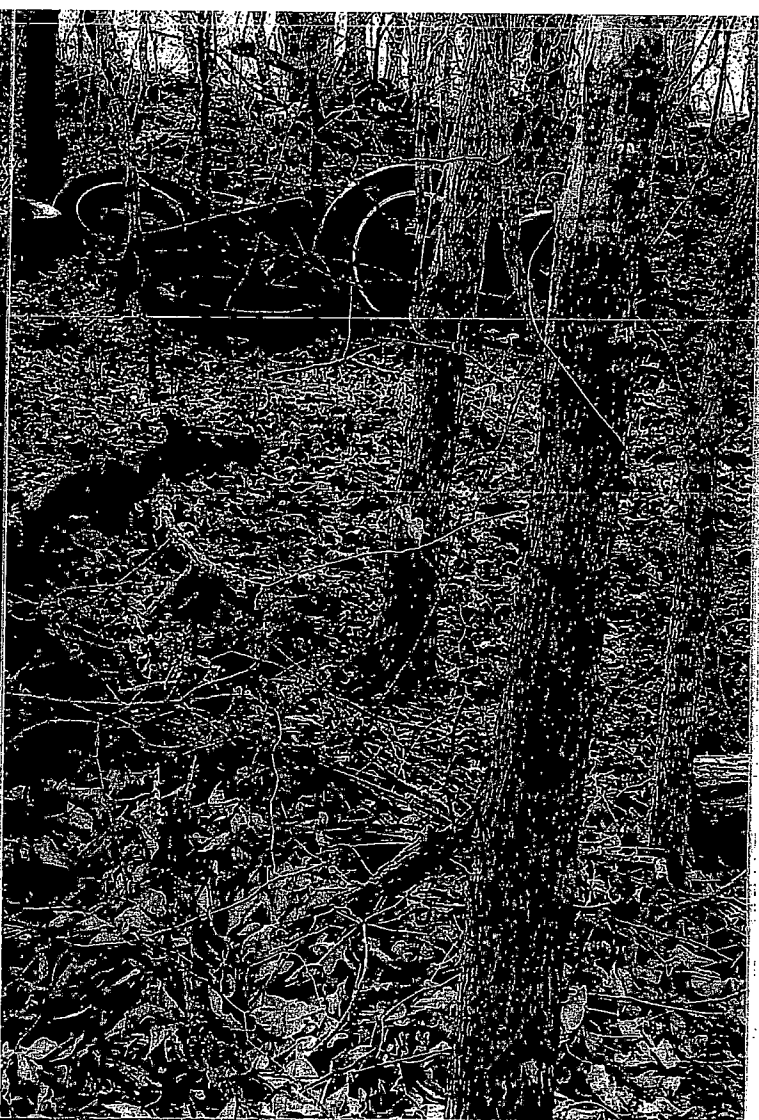
PLEASE MAIL TO: PERDUE, BRANDON LAW FIRM/ HUNT RESALE
PO BOX 2007
TYLER TX 75710-2007

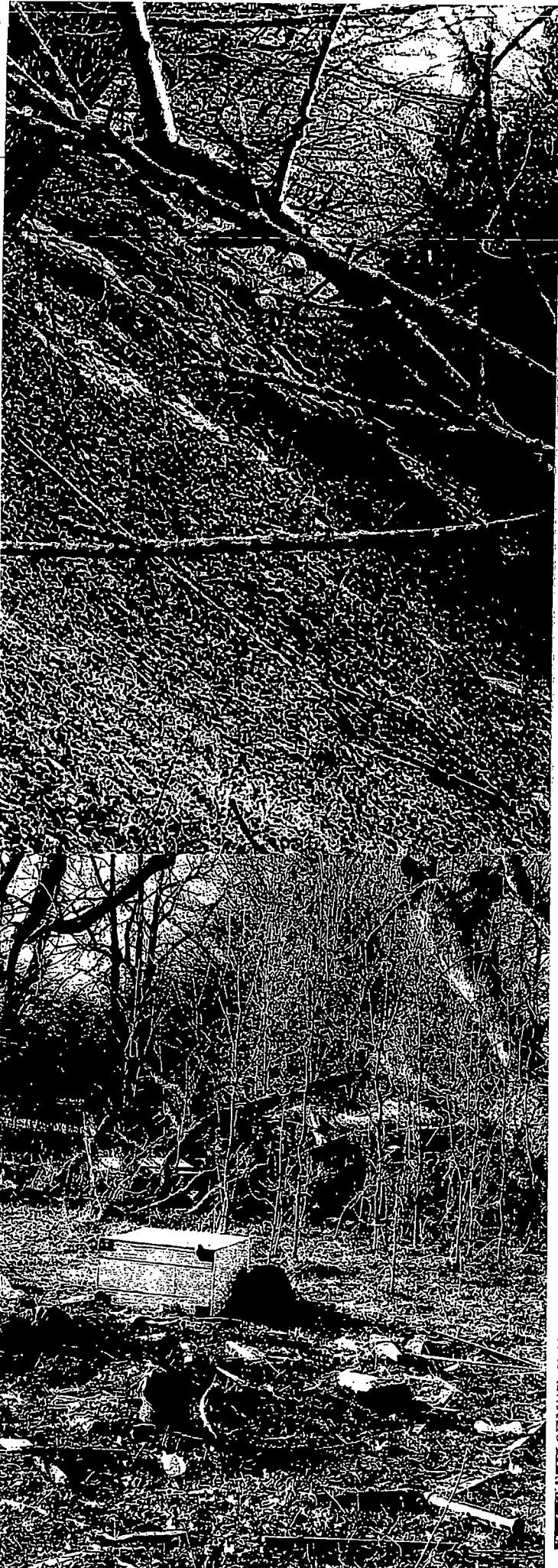
OR

E-MAIL TO: Stacy Fleming at sfleming@pbfc.com

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

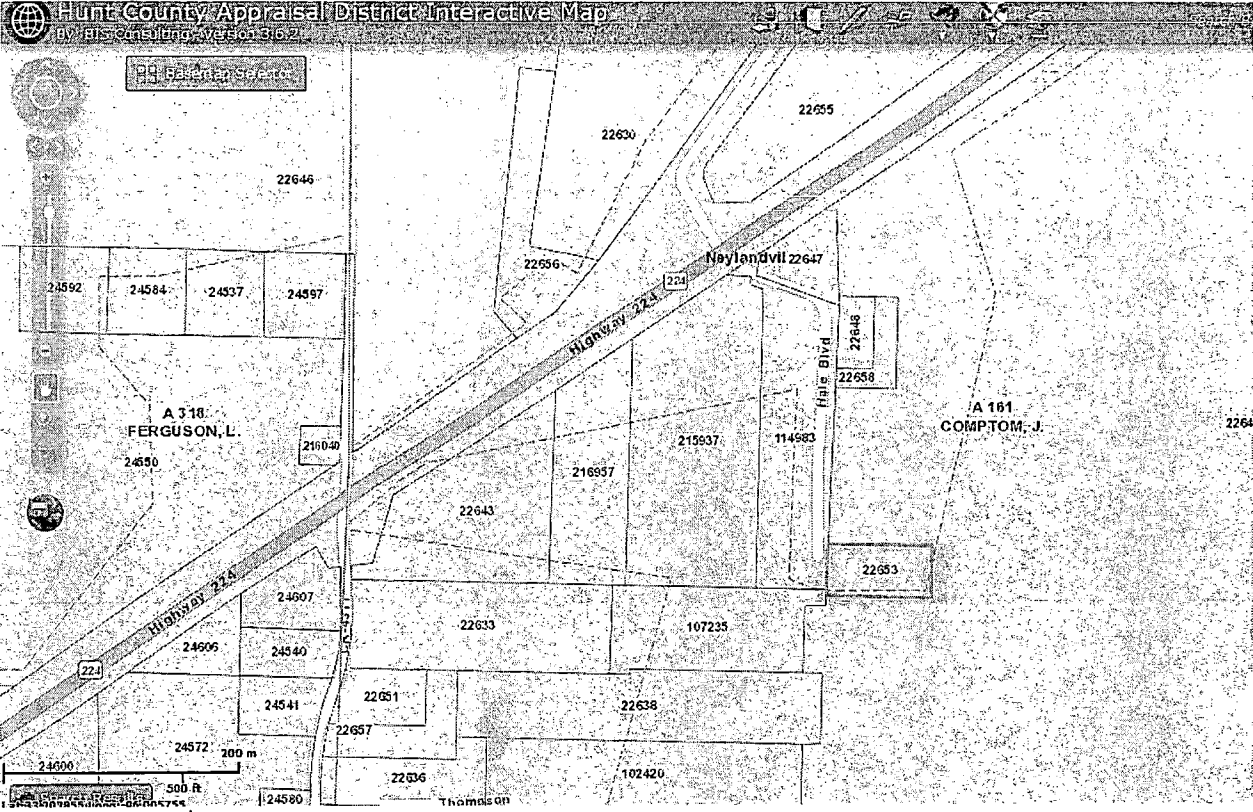
MAR 01 2018







R22653 – OFF HWY 224, COMMERCE TX



BID ANALYSIS

Cause # TAX20194 COMMERCE ISD VS. JOE FRANK & LINDA J HALE

Bid Amount: \$2,000.00
Minimum Bid at Sale: \$10,716.93
Date Bid Submitted: 2/26/2018

Acct#: R22653
Judgment Date: 1/16/2014
Property Value at Judgment: \$11,000.00
Property Value today: \$11,610.00
Date of Sale: 5/6/2014

Bidders Name: GUSTAVO URESTI

Bidders Address: 2813 FANNIE JO
GREENVILLE TX 75401

Sale Deed Filed: 5/14/2014
Redemption Expires: 11/14/2014

PROPERTY DESCRIPTION

TRACT 1: BEING ALL THAT CERTAIN 1 ACRE OUT OF ABSTRACT 161 OF THE J. COMPTON SURVEY IN HUNT COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 72, PAGE 90 AND CONSTABLES DEED DOC# 2014-5566 FILED MAY 14, 2014 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R22653**.

SITUS OR LOCATION PER HUNT CAD: OFF HWY 224 COMMERCE TX 75428

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1995-2012	\$6,717.51
HUNT COUNTY	1995-2012	\$2,128.42
HUNT MEMORIAL HD	1995-2012	\$502.09

TOTAL: \$9,648.02

COSTS

Court Costs: \$308.00 (Payable to Hunt County District Clerk)
Publication Fee: \$171.24 (Payable to Hunt County Treasurer)
Constable's Fee: \$60.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$577.49

PROPOSED TAX DISTRIBUTION

Bid Amount: \$2,000.00 Costs: \$577.49
Net to Distribute: \$1,422.51

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(70%)\$995.76
HUNT COUNTY:	(22%)\$312.95
HUNT MEMORIAL HD:	(8%)\$113.80

(These amounts are contingent on verification of cost)

TOTAL: \$1,422.51

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

2613 Stonewall- Suite A, P.O. Box 8248
Greenville, Texas 75404

(903) 454-2059
fax: (903) 454-9856

FILED FOR RECORD
at 11:15 o'clock a M

APR 24 2018

JENNIFER LINDENZWEIG
County Clerk, Hunt County, TX
By *Jennifer Lindenzweig*

AGENDA ITEM

#15,075

Date: April 3, 2018
To: John Horn, County Judge
Amanda Blankenship
Executive Administrative Assistant, Hunt County Judge
From: Sherrina Williams
Office Manager
Re: Tax Resale Deed - Tax account #87359

Please find attached a **Tax Resale Deed** for property recently sold. This property was on a couple Resale Auctions and did not sale at that time. However, we have recently received the bid amount for the purchase of this property. **Therefore, we are asking for approval from the Commissioners for this bid/purchase.** If approved, please have deed signed and returned to our office.

Please feel free to contact me, if you have any questions or need further information.

Thank you.

Property Account Nos: 87359

Enclosed: Tax Resale Deed

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

Account #87359

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF HUNT

X

That HUNT COUNTY, CITY OF HAWK COVE, HUNT COUNTY STATE OF TEXAS and HUNT MEMORIAL HOSPITAL DISTRICT, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$1,600.00 cash in hand paid by

**JUAN D. SERRANO
MARIA I. SERRANO
1916 HIDDEN FAIRWAY DR
WYLIE, TX 75098**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. TAX 19,428**, in the district court of said county, said property being located in Hunt County, Texas, and described as follows:

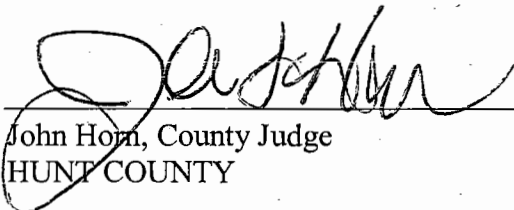
ACCOUNT #87359; WHISKERS RETREAT INSTAL # 1, BLOCK 16, LOT 700 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORDS IN VOLUME 735 PAGE 902 IN THE DEED RECORDS OF HUNT COUNTY, TEXAS.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

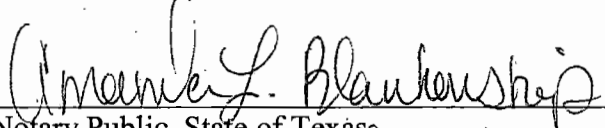
24 IN TESTIMONY WHEREOF HUNT COUNTY has caused these presents to be executed this
day of April, 2018.

BY: 
John Horn, County Judge
HUNT COUNTY

STATE OF TEXAS X

COUNTY OF HUNT X

This instrument was acknowledged before me on this 24 day of
April, 2018, by John Horn, County Judge, of HUNT COUNTY.


Notary Public, State of Texas
My Commission Expires: August 31, 2021

Please return to:
Linebarger Goggan Blair & Sampson, LLP
PO Box 8248
Greenville, TX 75404-8248

