

#15,114

**PB** | **PERDUE BRANDON  
FIELDER COLLINS & MOTT LLP**  
ATTORNEYS AT LAW

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

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

FILED FOR RECORD  
at 12:30 o'clock p M

MAY 22 2013

RE: AGENDA REQUEST

JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By 

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>
R72099	SOLEDAD RAMIREZ LOPEZ	\$3,470.00
Property Description:	S4385 ORIG TOWN OF GREENVILLE BLK 263 LOT 5 ACRES .2273	
HCAD Situs:	3539 PICKETT ST GREENVILLE, TX 75401	
R42097	TIMELESS REALTY GROUP	\$2,550.00
Property Description:	S2535 COLLEGE HILL ADDITION BLK 36 LOT 3 ACRES .1671	
HCAD Situs:	4501 PICKETT 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](mailto:sfleming@pbfc.com) for any questions.

#15,114

**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 **TAX20258 CITY OF GREENVILLE VS. GARY W STRICKLAND; 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

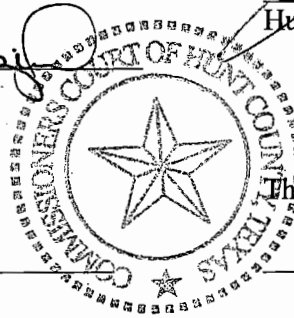
That the sale of the hereinabove described real property to **SOLEDAD RAMIREZ LOPEZ** for and in consideration of the cash sum of **THREE THOUSAND FOUR HUNDRED SEVENTY DOLLARS AND NO/100 (\$3,470.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 22 day of May, 2018.

Attest:

Jennifer Lindenz  
County Clerk

Jim Latham  
Hunt County Judge *pro tem*



Those Voting *Aye* Were:

Those Voting *Nay* Were:

Evans  
McMahon  
Latham

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

FILED FOR RECORD  
at 12:30 o'clock P. M

MAY 22 2018

JENNIFER LINDENZ  
County Clerk, Hunt County, TX  
By Jennifer Lindenz

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 22 day of May, 2018.

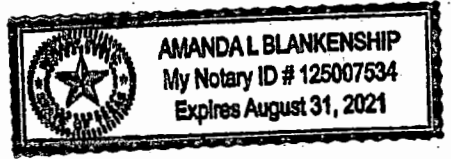
Hunt County Commissioners Court

BY: John Latham  
Hunt County Judge pro tem

State of Texas                    }  
  }  
County of Hunt                 }

This instrument was acknowledged before me on this the 22<sup>nd</sup> day of May, 2018 by Jim Latham, pro tem,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.

Amanda L. Blankenship  
Notary Public, State of Texas



**“EXHIBIT A”**

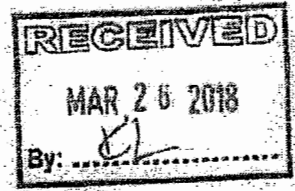
Property Description:

TRACT 1: BEING PART OF THE ORIGINAL TOWN OF GREENVILLE, BLOCK 263, LOT 5, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 799, PAGE 116, ON INSTRUMENT FILED OCTOBER 2, 2001 AND CONSTABLES DEED DOC#2014-10066 FILED AUGUST 20, 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 **R72099**.

SITUS OR LOCATION PER HUNT CAD: 3539 PICKETT ST GREENVILLE, TX 75401

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

RESALE PROPERTY BID



I hereby submit my bid for the purchase of:

Property Account #: 72099 Address: 3539 PICKETT ST

Bid Amount: \$ 3470 Greenville Tx. 75401.

PRINT NAME: Soledad Ramirez Lopez (Soto)

ADDRESS: 8275 Stonebrook Parkway #522

CITY: Frisco STATE: Tx ZIP: 75034

TELEPHONE: (214) 962 6110

E-MAIL: Vanassita4.sr@gmail.com

PURPOSE FOR PURCHASING PROPERTY:

New Construction  
Keep working  
Clear title

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

SIGNATURE: Soledad Ramirez

DATE: 03-26-2018

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

By this means I want to inform who corresponds.

I want to buy this property 3539 pickett st,  
with the total price.

In order to build a house. in a span of one year. and  
during this time keep it clean and tidy. I

Soledad Ramirez Lopez

I promise to fulfill my  
obligations.

SIGNATURE

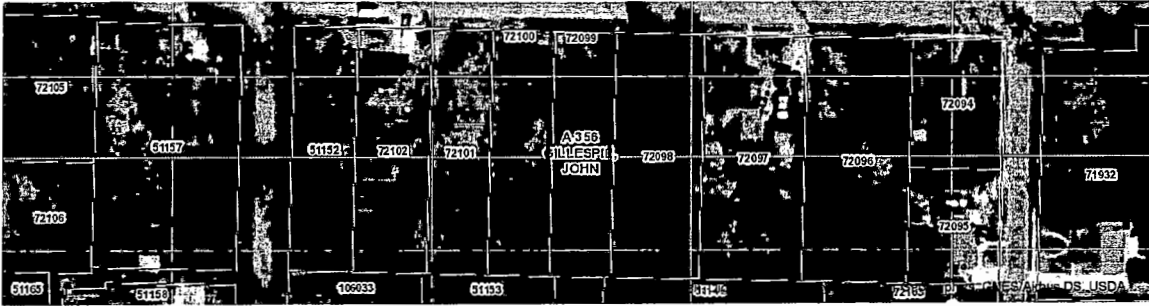
Soledad Ramirez

DATE: 03-26-2018

Hunt CAD Property Search

Property ID: 72099 For Year 2018

Map



Property Details

Account

Property ID: 72099  
 Legal Description: S4385 ORIG TOWN OF GREENVILLE BLK 263 LOT 5 ACRES .2273  
 Geographic ID: 4385-2630-0050-41  
 Agent Code:  
 Type: Real  
 Location  
 Address: 3539 PICKETT ST GREENVILLE, TX 75401  
 Map ID: 5A-4040  
 Neighborhood CD: N4385SGR  
 Owner  
 Owner ID: 303496  
 Name: CITY OF GREENVILLE  
 Mailing Address: PO BOX 1049 GREENVILLE, TX 75403  
 % 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:	\$6,440
Agricultural Market Valuation:	\$0
Market Value:	\$6,440
Ag Use Value:	\$0
Appraised Value:	\$6,440
Homestead Cap Loss:	\$0
Assessed Value:	\$6,440

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		\$6,440	\$0
CGR	GREENVILLE, CITY	0.689000		\$6,440	\$0
GHT	HUNT COUNTY	0.512469		\$6,440	\$0
HCO	HUNT MEMORIAL HD	0.241580		\$6,440	\$0
SGR	GREENVILLE ISD	1.308481		\$6,440	\$0

Total Tax Rate: 2.751530

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.2273	9,900.00	0.00	0.00	\$6,440	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed	
2018		\$0	\$6,440	\$0	\$6,440	\$0	\$6,440
2017		\$0	\$3,470	\$0	\$3,470	\$0	\$3,470
2016		\$0	\$3,470	\$0	\$3,470	\$0	\$3,470
2015		\$0	\$3,070	\$0	\$3,070	\$0	\$3,070
2014		\$0	\$3,070	\$0	\$3,070	\$0	\$3,070
2013		\$0	\$3,070	\$0	\$3,070	\$0	\$3,070
2012		\$0	\$3,070	\$0	\$3,070	\$0	\$3,070
2011		\$0	\$3,070	\$0	\$3,070	\$0	\$3,070

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/7/2014	CN	CONSTABLES DEED	STRICKLAND GARY W	CITY OF GREENVILLE	2014	10066	
10/2/2001	SWD	SPECIAL WARRANTY DEED	FEAGIN HERBERT	STRICKLAND GARY W	799	116	

DISCLAIMER

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## BID ANALYSIS

Cause # TAX20258 CITY OF GREENVILLE VS. GARY W STRICKLAND

**Bid Amount: \$3,470.00**  
Minimum Bid at Sale: \$3,070.00  
Date Bid Submitted: 2/27/2018

Acct#: R72099  
Judgment Date: 9/19/2013  
Property Value at Judgment: \$3,070.00  
Property Value today: \$3,470.00  
Date of Sale: 8/5/2014

Bidders Name: SOLEDAD RAMIREZ LOPEZ

Bidders Address: 8275 STONEBROOK PKWY #522  
FRISCO TX 75034

Sale Deed Filed: 8/20/2014  
Redemption Expires: 2/20/2015

### PROPERTY DESCRIPTION

TRACT 1: BEING PART OF THE ORIGINAL TOWN OF GREENVILLE, BLOCK 263, LOT 5, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 799, PAGE 116, ON INSTRUMENT FILED OCTOBER 2, 2001 AND CONSTABLES DEED DOC#2014-10066 FILED AUGUST 20, 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 R72099.

SITUS OR LOCATION PER HUNT CAD: 3539 PICKETT ST GREENVILLE, TX 75401

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2002-2012	\$807.63
GREENVILLE ISD	2002-2012	\$1,593.86
HUNT COUNTY	2002-2012	\$587.81
HUNT MEMORIAL HD	2002-2012	\$233.57

TOTAL: \$3,222.87

### COSTS

Publication Fee: \$107.95 (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: \$206.20

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$3,470.00      Costs: \$206.20  
Net to Distribute: \$3,263.80

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(25%) \$815.96
GREENVILLE ISD:	(49%)\$1,599.26
HUNT COUNTY:	(18%)\$587.48
HUNT MEMORIAL HD:	(8%)\$261.10

(These amounts are contingent on verification of cost)

**TOTAL: \$3,263.80**

#15,114

**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 **TAX21289 CITY OF GREENVILLE VS. TONYA RUTH MARTINEZ; 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;

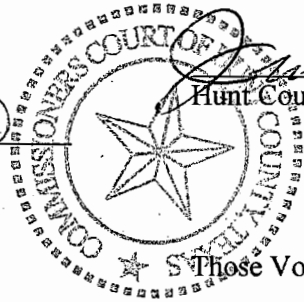
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas.

That the sale of the hereinabove described real property to **TIMELESS REALTY GROUP** for and in consideration of the cash sum of **TWO THOUSAND FIVE HUNDRED FIFTY DOLLARS AND NO/100 (\$2,550.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 22 day of May, 2018.

Attest:

Jeffer Landenwevs  
County Clerk



John Robinson  
Hunt County Judge

Those Voting Aye Were:

Evans

McMahon

Latham

Those Voting Nay Were:

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

FILED FOR RECORD  
at 12:32 o'clock P  
**MAY 22 2018**  
JEFFER LANDENWEVS  
County Clerk, Hunt County, TX  
BY Jeffer Landenwevs

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 22<sup>nd</sup> day of May, 2018.

Hunt County Commissioners Court

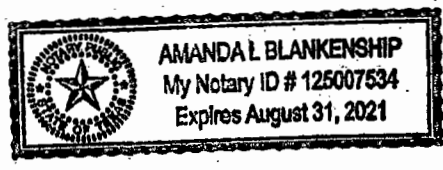
BY: *Jim Latham*  
Hunt County Judge *pro tem*

State of Texas                    }  
  }  
County of Hunt                 }

This instrument was acknowledged before me on this the 22<sup>nd</sup> day of May, 2018 by *Jim Latham, pro tem*

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

*Amanda L. Blankenship*  
Notary Public, State of Texas



**"EXHIBIT A"**

Property Description:

TRACT 2: BEING 0.1671 ACRES, LOT 3, BLOCK 36 IN THE COLLEGE HILL ADDITION (GREENVILLE) AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 672, PAGE 319 FILED JULY 28, 2000 AND CONSTABLES DEED DOC#2017-14407 FILED OCTOBER 17, 2017 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 **R42097**.

SITUS OR LOCATION PER HUNT CAD: 4501 PICKETT ST GREENVILLE, TX 75401

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

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.pbfcm.com

Tab Beall  
ATTORNEY AT LAW

Alesha L. Buckner  
ATTORNEY AT LAW

Scott A. Severt  
ATTORNEY AT LAW

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 42097 Address: 4501 Pickett St.

Bid Amount: \$ 2550.00

PRINT NAME: Timeless Realty Group (ALI SAATSAR)

ADDRESS: 4783 Preston Road, Suite 100

CITY: Frisco STATE: TX ZIP: 75034

TELEPHONE: 214-727-9557

E-MAIL: Ali@TimelessRealtyGroup.com

PURPOSE FOR PURCHASING PROPERTY:

to build new homes

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

Timeless Realty Group

DATE: 2/21/2018 SIGNATURE: [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 [sjfleming@pbfcm.com](mailto:sjfleming@pbfcm.com)

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

Hunt CAD Property Search

Property ID: 42097 For Year 2018

Map



Property Details

Account

Property ID: 42097  
 Legal Description: S2535 COLLEGE HILL ADDITION (GREENVILLE) BLK 36 LOT 3 ACRES .1671  
 Geographic ID: 2535-0360-0030-41  
 Agent Code:  
 Type: Real

Location

Address: 4501 PICKETT ST GREENVILLE, TX 75401  
 Map ID: 5A-2535  
 Neighborhood CD: NCGR07

Owner

Owner ID: 303496  
 Name: CITY OF GREENVILLE  
 Mailing Address: PO BOX 1049  
 GREENVILLE, TX 75403

% 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

<b>Improvement Homesite Value:</b>	N/A
<b>Improvement Non-Homesite Value:</b>	N/A
<b>Land Homesite Value:</b>	N/A
<b>Land Non-Homesite Value:</b>	N/A
<b>Agricultural Market Valuation:</b>	N/A
<b>Market Value:</b>	N/A
<b>Ag Use Value:</b>	N/A
<b>Appraised Value:</b>	N/A
<b>Homestead Cap Loss: ⓘ</b>	N/A
<b>Assessed Value:</b>	N/A

**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	N/A	N/A	N/A
CGR	GREENVILLE, CITY	N/A	N/A	N/A
GHT	HUNT COUNTY	N/A	N/A	N/A
HHO	HUNT MEMORIAL HD	N/A	N/A	N/A
SGR	GREENVILLE ISD	N/A	N/A	N/A

**Total Tax Rate:** N/A

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.1671	7,280.00	52.00	140.00	N/A	N/A



### Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2018	N/A	N/A	N/A	N/A	N/A	N/A
2017	\$0	\$2,550	\$0	\$2,550	-\$0	\$2,550
2016	\$0	\$2,550	\$0	\$2,550	\$0	\$2,550
2015	\$0	\$2,260	\$0	\$2,260	\$0	\$2,260
2014	\$0	\$2,260	\$0	\$2,260	\$0	\$2,260
2013	\$0	\$2,260	\$0	\$2,260	\$0	\$2,260
2012	\$0	\$2,260	\$0	\$2,260	\$0	\$2,260
2011	\$0	\$2,260	\$0	\$2,260	\$0	\$2,260

### Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/16/2017	CN	CONSTABLES DEED	MARTINEZ TONYA RUTH	CITY OF GREENVILLE	2017	14407	
2/7/2003	DD	DIVORCE DECREE	MARTINEZ JOSE & TONYA	MARTINEZ TONYA RUTH			
7/28/2000	WDVL	WARRANTY DEED WITH VENDORS LIEN	WACASEY BLAKE & BROOKE	MARTINEZ JOSE & TONYA	672	319	
12/30/1998	WDVL	WARRANTY DEED WITH VENDORS LIEN	SPENCER JIM (DECEASED)	WACASEY BLAKE & BROOKE	533	108	
11/16/1995	WD	WARRANTY DEED	SPENCER JIM (DECEASED)	SPENCER JIM (DECEASED)	377	549	

### DISCLAIMER

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## BID ANALYSIS

Cause # TAX21289 CITY OF GREENVILLE VS. TONYA RUTH MARTINEZ

**Bid Amount: \$2,550.00**  
Minimum Bid at Sale: \$2,550.00  
Date Bid Submitted: 3/1/2018

Acct#: R42097  
Judgment Date: 7/20/2017  
Property Value at Judgment: \$2,550.00  
Property Value today: \$2,550.00  
Date of Sale: 10/3/2017

Bidders Name: TIMELESS REALTY GROUP  
ALI SAATSAZ

Bidders Address: 4783 PRESTON RD STE 100  
FRISCO TX 75034

Sale Deed Filed: 10/17/2017  
Redemption Expires: 4/17/2018

### PROPERTY DESCRIPTION

TRACT 2: BEING 0.1671 ACRES, LOT 3, BLOCK 36 IN THE COLLEGE HILL ADDITION (GREENVILLE) AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 672, PAGE 319 FILED JULY 28, 2000 AND CONSTABLES DEED DOC#2017-14407 FILED OCTOBER 17, 2017 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 R42097.

SITUS OR LOCATION PER HUNT CAD: 4501 PICKETT ST GREENVILLE, TX 75401

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2005-2016	\$1,936.49
GREENVILLE ISD	2005-2016	\$721.38
HUNT COUNTY	2005-2016	\$1,407.44
HUNT MEMORIAL HD	2005-2016	\$562.37

TOTAL: \$4,627.68

### COSTS

Publication Fee: \$184.20 (Payable to Hunt County Treasurer)  
Court Costs \$370.50 (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: \$652.95

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,550.00      Costs: \$652.95  
Net to Distribute: \$1,897.05

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE	(42%)\$796.75
GREENVILLE ISD:	(16%)\$303.53
HUNT COUNTY:	(30%)\$569.12
HUNT MEMORIAL HD:	(12%)\$227.65

(These amounts are contingent on verification of cost)

**TOTAL: \$1,897.05**