

#15,386

**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 **10,329-A COMMERCE ISD VS. BILLY HARRISON**; 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;

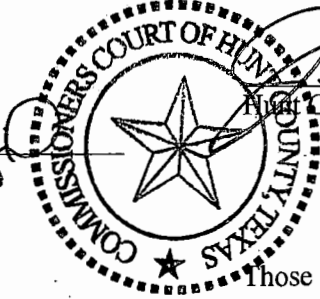
NOW therefore be it resolved by the Board of Trustees of **Hunt County Commissioners Court**, Hunt County, Texas

That the sale of the hereinabove described real property to **THE GREGG S COBARR 2012 IRREVOCABLE TRUST** for and in consideration of the cash sum of **TWO THOUSAND NINE HUNDRED FORTY AND NO/100 (\$2,940.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 11<sup>th</sup> day of December, 2018.

Attest:

Jennifer Lindenweig  
County Clerk



Jim Rosten  
Hunt County Judge

Those Voting *Aye* Were:

Evans  
McManus  
Martin  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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

FILED FOR RECORD  
at 12:41 o'clock P M

DEC 14 2018  
JENNIFER LINDENWEIG  
County Clerk, Hunt County, TX  
By J. Lindenweig



**“EXHIBIT A”**

Property Description:

TRACT 1: BEING ALL THAT CERTAIN LOT 18 IN BLOCK 1 OF THE JOHN KNIGHT ADDITION TO THE CITY OF COMMERCE, TEXAS AND BEING MORE FULLY DESCRIBED AS THAT TRACT CONVEYED TO BILLY HARRISON AND EMNMA LOU HARRISON BY THAT DEED OF RECORD IN VOLUME 647, PAGE 527 FILED SEPTEMBER 1966 AND SHERIFF'S DEED IN VOLUME 50, PAGE 844 FILED FEBRUARY 5, 1987 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R113787**.

SITUS OR LOCATION PER HUNT CAD: BLACKBURN ST, COMMERCE TX 75428

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

## BID ANALYSIS

Cause # 10,329-A COMMERCE ISD VS. BILLY HARRISON

**Bid Amount: \$2,940.00**  
Minimum Bid at Sale: \$3,104.12  
Date Bid Submitted: 3/1/2018

Acct#: R113787  
Judgment Date: 5/30/1986  
Property Value at Judgment: \$12,730.00  
Property Value today: \$2,940.00  
Date of Sale: 8/7/1986

Bidders Name: GREGG COBARR  
TRUSTEE OF THE GREGG S COBARR 2012 IRREVOCABLE TRUST

Bidders Address: 9560 GALLINA COURT  
ATASCADERO CA 93422

Sale Deed Filed: 2/5/1987  
Redemption Expires: 2/5/1988

### PROPERTY DESCRIPTION

TRACT 1: BEING ALL THAT CERTAIN LOT 18 IN BLOCK 1 OF THE JOHN KNIGHT ADDITION TO THE CITY OF COMMERCE, TEXAS AND BEING MORE FULLY DESCRIBED AS THAT TRACT CONVEYED TO BILLY HARRISON AND EMNMA LOU HARRISON BY THAT DEED OF RECORD IN VOLUME 647, PAGE 527 FILED SEPTEMBER 1966 AND SHERIFF'S DEED IN VOLUME 50, PAGE 844 FILED FEBRUARY 5, 1987 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R113787**.

SITUS OR LOCATION PER HUNT CAD: BLACKBURN ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1969-1979,1982-1985	\$1,442.21
CITY OF COMMERCE	1974-1979,1982-1985	\$586.78
HUNT COUNTY	1970-1986	\$450.03
COMMERCE WATER DISTRICT	1974-1979,1982-1985	\$290.85

TOTAL: \$2,769.87

### COSTS

Court Costs: \$169.00 (Payable to Hunt County District Clerk)  
Publication Fee: \$53.16 (Payable to Hunt County Treasurer)  
Sheriff's Commission: \$225.88 (Payable to the Hunt County Sheriff)  
Deed Recording Fee: \$38.50 (Payable to Hunt County Clerk)

TOTAL: \$486.54

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,940.00      Costs: \$486.54  
Net to Distribute: \$2,453.46

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(52%) \$1,275.80
CITY OF COMMERCE:	(21%) \$515.23
HUNT COUNTY:	(16%) \$392.55
COMMERCE WATER DISTRICT:	(11%) \$269.88

(These amounts are contingent on verification of cost)

**TOTAL: \$2,453.46**



P.O. Box 2007  
Tyler, Texas 75710  
p: 903-597-7664  
f: 903-597-6298  
w: www.pbfcm.com

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: R113787 Address: Lot 18, Block 1, John Knight ADO

Bid Amount: \$ 2,940.00

PRINT NAME: Gress Cobarr

ADDRESS: 9560 Gallina Court

CITY: Atascadero STATE: CA ZIP: 93422

TELEPHONE: 805-458-3193

E-MAIL: photos@cobarr.com

PURPOSE FOR PURCHASING PROPERTY:  
adjacent to property recently purchased (1117 Blackburn)

Print name(s) to appear on deed if different than above: Gress S Cobarr, Trustee of The Gress S Cobarr 2012 Irrevocable Trust

DATE: 8/30/2018

SIGNATURE: Gress S Cobarr

DocuSigned by:

EE1349531B31448

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@pbfcm.com](mailto:sfleming@pbfcm.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.

#15,386

**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 **11,241-A CITY OF COMMERCE VS. MADELL GREER**; 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 **THE GREGG S COBARR 2012 IRREVOCABLE TRUST** for and in consideration of the cash sum of **ONE THOUSAND TWO HUNDRED AND NO/100 (\$1,200.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 11 day of December 2018.

Attest:

*Jennifer Lindenzweig*  
County Clerk



*Jim Lubbock*  
Hunt County Judge *Pro Tem*

FILED FOR RECORD  
at 12:41 o'clock P M

DEC 14 2018  
JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By: *Jennifer Lindenzweig*

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 11 day of December, 2018.

Hunt County Commissioners Court

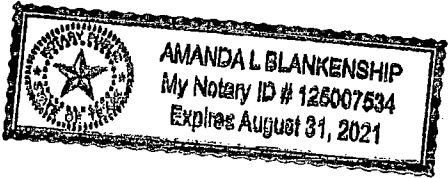
BY: Jim Latham  
Hunt County Judge pro tem

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

This instrument was acknowledged before me on this the 11 day of  
December, 2018 by Jim Latham

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 ALL THAT CERTAIN LOT 14 IN BLOCK 1 OF THE JOHN KNIGHT ADDITION TO THE CITY OF COMMERCE, TEXAS AND BEING MORE FULLY DESCRIBED BY THAT DEED OF RECORD IN VOLUME 687, PAGE 501 AND SHERIFF'S DEED IN VOLUME 303, PAGE 880 FILED FEBRUARY 15, 1994 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R49685**.

SITUS OR LOCATION PER HUNT CAD: BLACKBURN ST, COMMERCE TX 75428

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

## BID ANALYSIS

Cause # 11,241-A CITY OF COMMERCE VS. MADELL GREER

**Bid Amount: \$1,200.00**  
Minimum Bid at Sale: \$800.00  
Date Bid Submitted: 3/1/2018

Acct#: R49685  
Judgment Date: 4/8/1993  
Property Value at Judgment: \$800.00  
Property Value today: \$1,200.00  
Date of Sale: 8/3/1993

Bidders Name: GREGG COBARR  
TRUSTEE OF THE GREGG S COBARR 2012 IRREVOCABLE TRUST

Bidders Address: 9560 GALLINA COURT  
ATASCADERO CA 93422

Sale Deed Filed: 2/15/1994  
Redemption Expires: 2/15/1995

### PROPERTY DESCRIPTION

TRACT 2: BEING ALL THAT CERTAIN LOT 14 IN BLOCK 1 OF THE JOHN KNIGHT ADDITION TO THE CITY OF COMMERCE, TEXAS AND BEING MORE FULLY DESCRIBED BY THAT DEED OF RECORD IN VOLUME 687, PAGE 501 AND SHERIFF'S DEED IN VOLUME 303, PAGE 880 FILED FEBRUARY 15, 1994 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R49685**.

SITUS OR LOCATION PER HUNT CAD: BLACKBURN ST COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1962-1992	\$350.80
HUNT COUNTY ED	1991-1992	\$23.91
CITY OF COMMERCE	1968,1970-1992	\$165.33
HUNT COUNTY/HCMHD	1964-1992	\$191.79
COMMERCE WATER DISTRICT	1973-1978,1980,1982-1986	\$42.15

TOTAL: \$773.98

### COSTS

Court Costs: \$256.00 (Payable to Hunt County District Clerk)  
Publication Fee: \$179 (Payable to Hunt County Treasurer)  
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$473.25

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$1,200.00      Costs: \$473.25  
Net to Distribute: \$726.75

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD/ED:	(48%) \$348.84
CITY OF COMMERCE:	(21%) \$152.62
HUNT COUNTY:	(25%) \$181.69
COMMERCE WATER DISTRICT:	(6%) \$43.60

(These amounts are contingent on verification of cost)

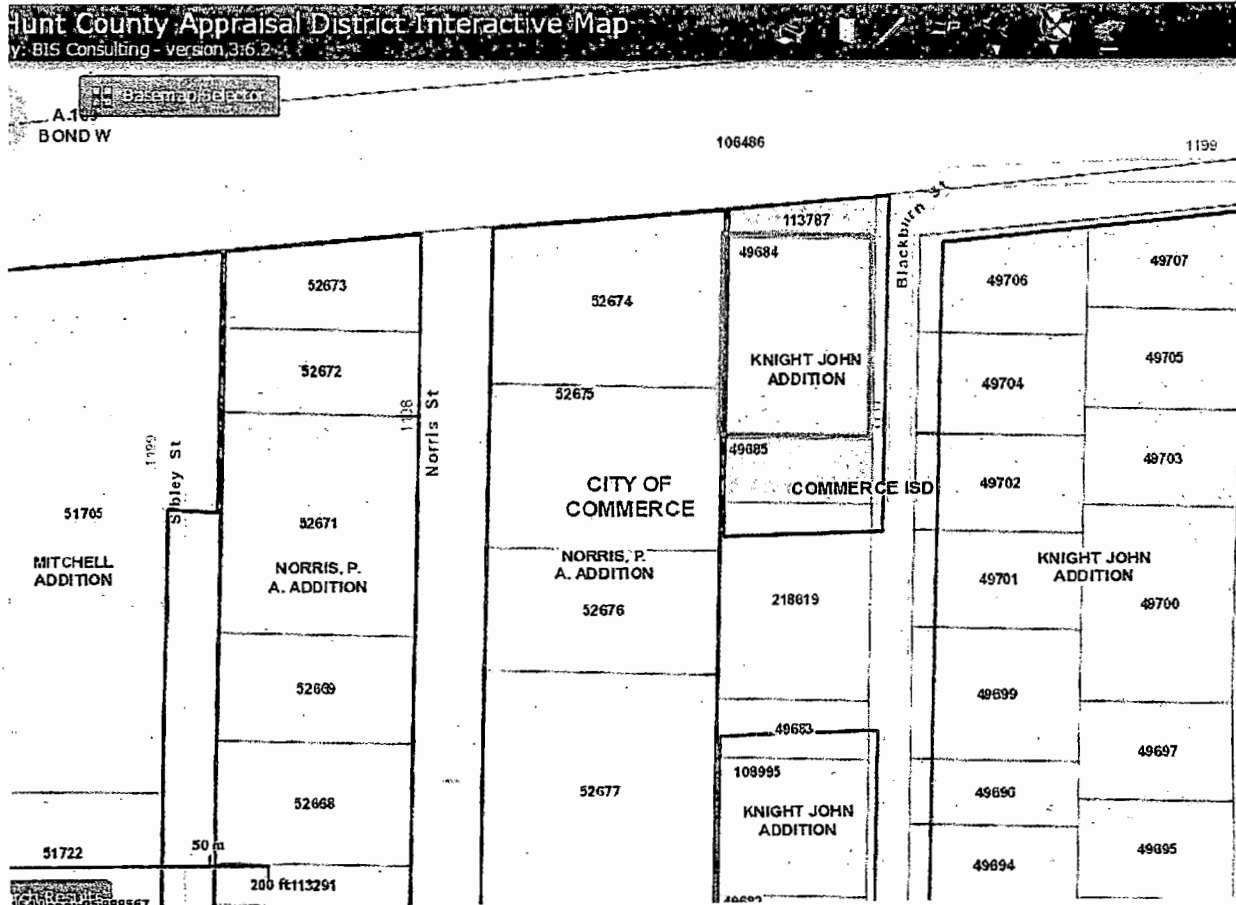
**TOTAL: \$726.75**

R49685 - BLACKBURN ST

R113787 - BLACKBURN ST

Mr. Cobarr wants to purchase these two lots on either side of his property.

R49684 - THE GREGG S COBARR 2012 IRREVOCABLE TRUST





P.O. Box 2007  
Tyler, Texas 75710  
p: 903-597-7664  
f: 903-597-6298  
w: www.pbfc.com

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: R49685 Address: Lot 14, Block 1, John Knight ADD

Bid Amount: \$ 1,200.00

PRINT NAME: Gregg Cobarr

ADDRESS: 9560 Gallina Court

CITY: Atascadero STATE: CA ZIP: 93422

TELEPHONE: 805-458-3193

E-MAIL: photos@cobarr.com

PURPOSE FOR PURCHASING PROPERTY:  
Adjacent to property recently purchased (1117 Blackburn)

Print name(s) to appear on deed if different than above: Gregg S. Cobarr, Trustee of The Gregg S. Cobarr 2012 Irrevocable Trust

DATE: 8/30/2018 SIGNATURE: Gregg S Cobarr  
DocuSigned by: EE1349531B31448

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](mailto:sfleming@pbfc.com)

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