

# PB | PERDUE BRANDON

ATTORNEYS AT LAW

Tab Beall  
Attorney  
P.O. Box 2007  
Tyler, Texas 75710  
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# 16.251

July 13, 2020

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 10:00 o'clock P M  
JUL 28 2020  
JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By [Signature]

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
<b>R76664</b> Property Description: HCAD Situs:	<b>RIVERSIDE (EAST) HOMEBUILDERS LTD</b> S4658 REAVILON ADDITION SEC 4 BLK 5 LOT 36 ACRES .3018 107 ELLIS CIR GREENVILLE, TX 75401	<b>\$6,440.00</b>
<b>R90392</b> Property Description: HCAD Situs:	<b>RIVERSIDE (EAST) HOMEBUILDERS LTD</b> S5650 WOMACKS W D SUBDIVISION BLK 3 LOT 4 ACRES .1389 2215 ANDERSON ST GREENVILLE, TX 75401	<b>\$4,300.00</b>
<b>R90737</b> Property Description: HCAD Situs:	<b>RIVERSIDE (EAST) HOMEBUILDERS LTD</b> S5650 WOMACKS W D SUBDIVISION BLK 3 LOT 4 ACRES .1389 2922 SPEEDWAY ST GREENVILLE, TX 75401	<b>\$9,940.00</b>
<b>R115472</b> Property Description: HCAD Situs:	<b>JASON KIRSCHBAUM</b> A0330 FRY ANN, TRACT 35, ACRES 0.94 FM 118 COMMERCE, TX 75428	<b>\$2,600.00</b>

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 signed Resolution to our office by email to [sfleming@pbfc.com](mailto:sfleming@pbfc.com).

Thank you and please call if you have any questions!

Sincerely,

*Stacy Fleming*

Stacy Fleming  
Legal Assistant to TAB BEALL

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

No. 1919

CHANNEL  
RIGHT-OF-WAY EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

County of HUNT

The South Sulphur Baptist Church, G. W. Cox, M. R. Vittitoe and N. A. Griffin, Trustees,

of Hunt County

In consideration of the sum of

One and No/100 and other good and valuable consideration in hand paid by the State of Texas, acting through the State Highway Commission, receipt of which is hereby acknowledged, do by these presents grant, bargain, sell and convey unto the State of Texas, the free and uninterrupted use, liberty and privilege of the passage in, along, upon and across the following lands in HUNT

County, Texas, owned by \_\_\_\_\_, and being subject to:  
(Important Note: If no liens, easements or leases exist, insert the word, "None.")

lien(s) held by \_\_\_\_\_ None  
(Name) (Address)

easement(s) held by \_\_\_\_\_ None  
(Name) (Address)

lease(s) held by \_\_\_\_\_ None  
(Name) (Address)

and being particularly described as follows, to-wit:

Being a part of a tract of land known as the south Sulphur Cemetery out of the Ann Fry HRS Abst. No. 330 (No deed located) and a part of a 0.94 acre tract out of the Ann Fry HRS Abst. No. 330 conveyed by J.E. Harwell and wife Emma Harwell by deed dated the 21st day of March, 1901, and recorded in Volume 112, page 98 of the Deed Records of Hunt County, Texas, and being more particularly described as follows, to-wit:

TRACT No. 1: Being a part of the above described cemetery lot and being more particularly described as follows, to-wit:

Being a strip of land 197 ft. long and being 60 ft. wide 30 ft. each side of the center line of a proposed channel relocation; Said centerline of proposed channel relocation is described as follows to-wit:

BEGINNING at a point in the northwest right of way line of proposed F.M.Hwy.No.118 said said point being N 33 deg. 35 min.W 73.4 ft. from Sta. 284+14 on the survey centerline of said proposed F.M.Hwy No. 118;  
Thence N 26 deg. 35 min.W 197 ft. to the end of said centerline of proposed channel relocation in the north boundary line of said cemetery lot, containing 0.271 acres of land more or less.

TRACT No. 2: Being a part of the above mentioned 0.94 acre tract of land, and being more particularly described as follows, to-wit:

Being a strip of land 69 ft. long and being 80 ft. wide 40 ft. each side of the center line of a proposed channel relocation; said centerline is described as follows, to-wit:

BEGINNING at a point in the south right of way line of proposed F.M.Hwy. No. 118, said point being S 3 deg. 25 min.W 245.6 ft. from Sta. 285+08.2 on the survey center line of said proposed F.M.Hwy. No. 118;  
Thence S 3 deg. 25 min.W 69 ft. to a point in the south boundary line of said 0.94 acre tract, containing 0.127 acres of land more or less.

SUMMARY

TRACT No. 1	0.271
TRACT No. 2	0.127
	0.398

Unofficial

Copy

For the purpose of opening, constructing and maintaining a permanent channel in, along, upon and across said premises, with the right and privilege at all times of the grantee herein, his or its agents, employees, workmen and representatives having ingress, egress and regress in, along, upon and across said premises for the purpose of making additions to, improvements on and repairs to the said channel or any part thereof.

It is specially understood that the State and its assigns shall be vested with the title to and the right to take and use, without additional compensation, any stone, earth, gravel, caliche or any other materials or minerals upon, in and under said land, except oil, gas and sulphur, for the construction and maintenance of the Highway System of Texas.

And it is further agreed that Hunt County, Texas, in consideration of the benefits above set out, will remove from the property above described such fences, buildings and other obstructions as may be found upon said premises.

TO HAVE AND TO HOLD unto the said State of Texas as aforesaid for the purposes aforesaid the premises above described.

Witness our hand & this the 2nd day of February, A. D. 19 54.

G. W. Cox  
M. R. Vittitow  
N. A. Griffin

Joint SINGLE ACKNOWLEDGMENT  
THE STATE OF TEXAS

County of Hunt

Before me, N. C. Anders, a notary public in and for said County and State, on this day personally appeared G. W. Cox, M. R. Vittitow, and N. A. Griffin

known to me (or proved to me on the oath of a credible witness) to be the person whose names subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this the 2nd day of February, 19 54.

N. C. Anders, J. P. ExOfficio

Notary Public in and for Hunt County, Texas.

THE STATE OF TEXAS } JOINT ACKNOWLEDGMENT

BEFORE ME, the undersigned, a Notary Public in and for said County and State on this day personally appeared \_\_\_\_\_ and \_\_\_\_\_

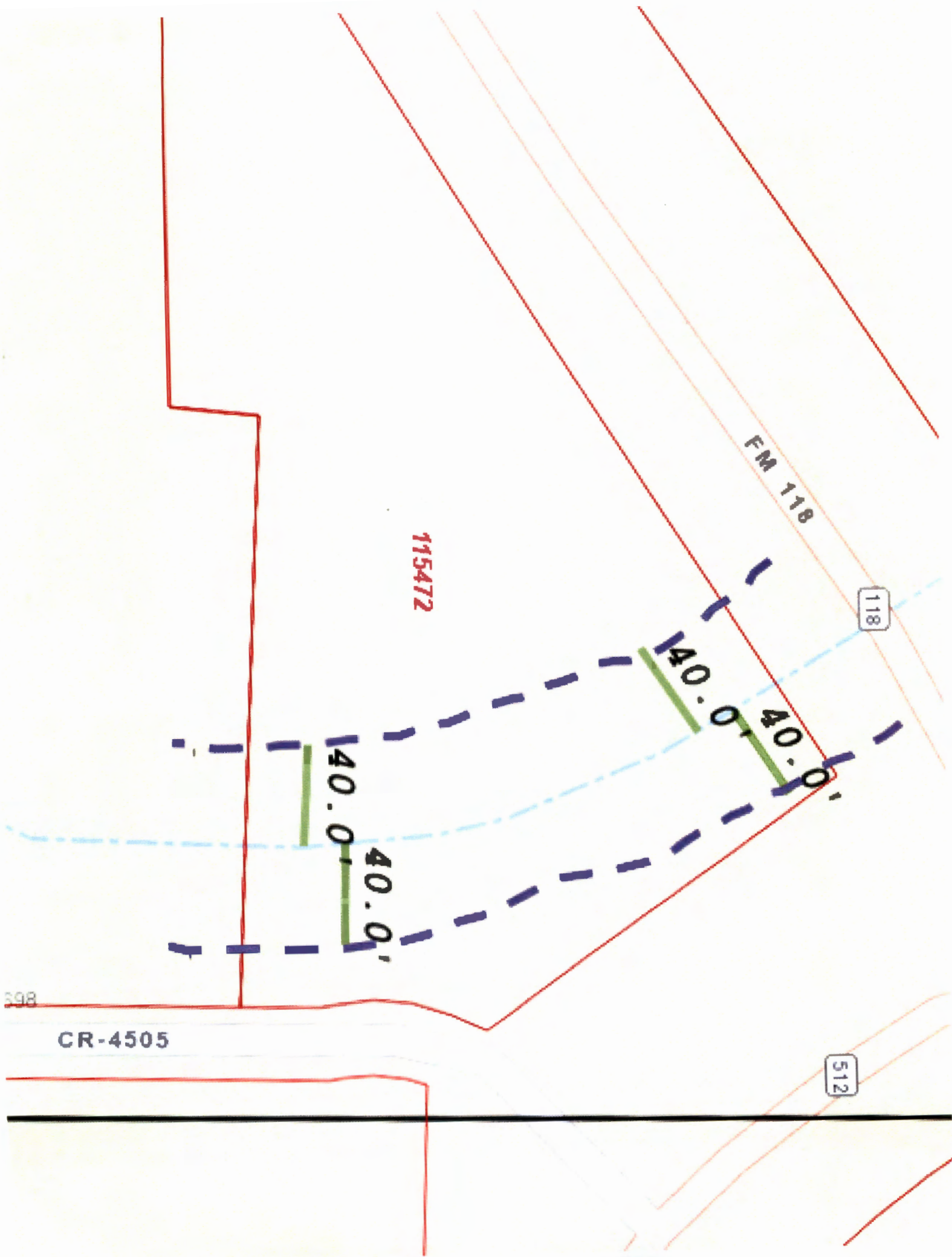
his wife, both known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they each executed the same for the purposes and consideration therein expressed, and the said \_\_\_\_\_ wife of the said \_\_\_\_\_ having been examined by me privately and apart from her husband, and having the same fully explained to her by me, she acknowledged each instrument to be her act and deed, and she declared that she had willingly signed the same for the purposes and consideration therein expressed, and that she did not wish to retract it.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_.

WITNESSES my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_.

Subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A. D. 19 \_\_\_\_\_.

By \_\_\_\_\_ Tom E. Ellis, Notary Public in and for Hunt County, Texas.



115472

FM 118

118

140.0' 40.0'

40.0' 40.0'

398

CR-4505

512



RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 115472 Address: FARM TO MARKET 118 COMMERCE, TX

Bid Amount: \$ 2,600

PRINT NAME: JASON KIRSCHBAUM

ADDRESS: 421 BROOK GLEN DRIVE

CITY: RICHARDSON STATE: TEXAS ZIP: 75080

TELEPHONE: 515-418-0511

E-MAIL: JASONKIRSCHBAUM@GMAIL.COM

PURPOSE FOR PURCHASING PROPERTY: BUILD A HOME  
THIS BID REFLECTS THAT THE PROPERTY HAS A 80' WIDE 69' LONG WATER CHANNEL EASMENT  
RUNNING THROUGH IT (BOOK DR VOLUME 531 PAGE 591) AND A 27' BY 33' (ENCLOSED FENCE)  
UTILITY EASMENT WITH A POWER POLE AND A 10' WIDE 173' RIGHT OF WAY EASMENT FOR  
THE POWER POLE (BOOK RP VOLUME 208 PAGE 332) ALL EASEMENTS TOTAL 0.19 ACRES

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

JASON KIRSCHBAUM

DATE: 1-13-2020 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](mailto: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.



RIGHT-OF-WAY EASEMENT

U-8002 (Revised December, 1980)

6261

Received of the UNITED TELEPHONE COMPANY OF TEXAS-GRANTEE

Ten----- Dollars (\$ 10.00 O.G. & V.C. ), in consideration of which the undersigned hereby grant(s) and convey(s) unto said company, its successors, assigns, lessees and agents, a right-of-way and easement to construct, reconstruct, remove, operate and maintain on or under the described land and, upon, or under all streets, roads or highways abutting said lands, a communication line or system, to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation or maintenance of said line or system and to license, permit or otherwise agree to the joint use or occupancy of said line or system by any other person, firm or corporation for telephone, electrification or similar purposes, upon, over and under a strip of land ~~and~~ wide across the land which the undersigned own(s) or in which the undersigned have (has) any interest, to wit:

A 27'x33' land site situated in the residue of a 0.94 acre tract in Ann Fry HRS Survey, Abstract No. 330 conveyed by Deed from J. E. Harwell, et ux, to South Sulphur Baptist Church, dated 3/21/1901, recorded in Volume 112, Page 98 of the Deed Records of Hunt County, Texas.

See Exhibit "A", Page 2 for the description of easement granted herein.

all in the County of Hunt, State of Texas, together with right of ingress and egress over and across the lands of the undersigned to and from said strip for the purpose of exercising the rights herein granted.

Following construction of the line or system, Grantee shall replace and restore to the same condition all structures on or under the land of the Grantors which shall be in any way damaged or removed during the construction of the line or system, and will repair any damage to the above described property caused by Grantees' exercise of the granted rights.

The easement herein conveyed is granted under the expressed condition that, if at any time, Grantee, its successors or assigns, shall abandon the use of said easement, this easement shall automatically cease and terminate and Grantee shall forthwith release the same of record.

Signed and sealed this 3rd day of July, 1991, at Commerce

Witness: Lornis B. Beadler (Seal) Chairman Board of Deacons (Seal) Deacons (Seal)

STATE OF Texas COUNTY OF Hunt

On this 3rd day of July, 1991, before me personally appeared Lornis Beadler (Chairman of Board of Deacons) South Sulphur Baptist Church

to me known to be the person(s) described in and who executed the same as his (her) (their) free act and deed.

In testimony whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public My commission expires: 10-22-92 VCL 208 PAGE 332

(Recording Information)

Document Drafted by A. F. McCasland, R/W Agt on behalf of UNITED TELEPHONE COMPANY OF Texas Exchange 0045 Route No. Work Order No. 50451568 Easement No.



EXHIBIT "A"

Said 27'x33' land site begins at the intersection of the South right-of-line of FM No. 118 and the West line of a Channel Easement granted to Texas Highway Department; Thence South along the west line of said channel easement 33'; Thence West parallel with the South R.O.W. line of FM Road No. 118 for a distance of 27'; Thence North perpendicular to the South line of said FM road 33' to the said South line of Highway No. 118; Thence east along the said FM road for a distance of 27' to the place of beginning.

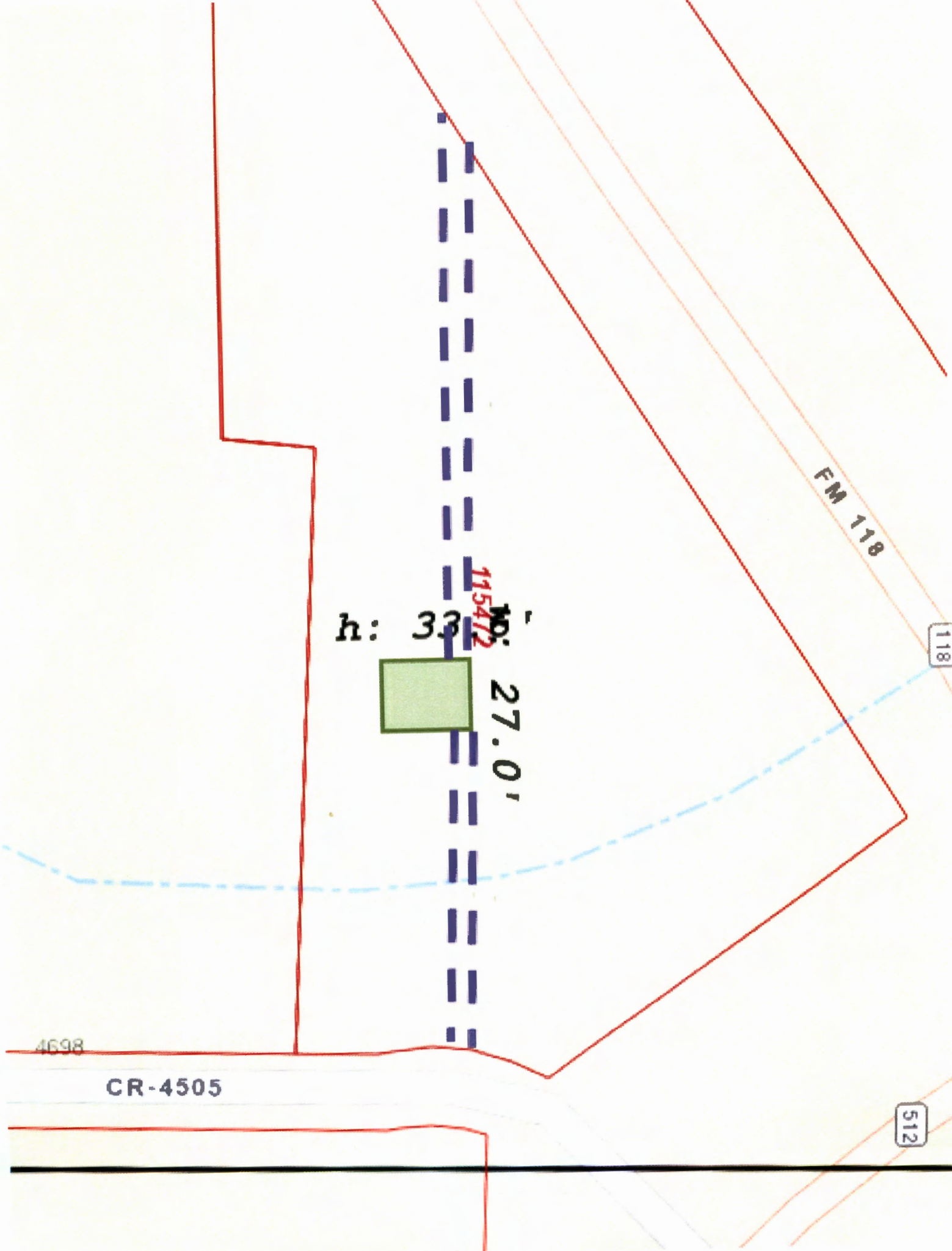
Additional easement rights 10' wide begins at a point on the south R.O.W. line of the aforementioned FM Road No. 118, at a point 173' West of the Northwest corner of the 27'x33' land site and extends to East 173' to the west line of the said land site.

Also a 10' wide easement beginning at the Southeast corner of said land site; Thence extending South 9'; Thence extending East to the east line of the 0.94 acre tract.

VOL 208 PAGE 333

Page 2

FILED FOR RECORD AT 10:47 O'CLOCK A.M. July 19, 1991 JIMMY F. HAMILTON  
COUNTY CLERK, HUNT COUNTY, TEXAS - BY \_\_\_\_\_ DEPUTY



h: 33'

115472

27.0'

FM 118

118

4698

CR-4505

512

## BID ANALYSIS

Cause # TAX21451 COMMERCE ISD VS. J E HARWELL ESTATE

**Bid Amount: \$2,600.00**  
Minimum Bid at Sale: \$7,200.00  
Date Bid Submitted: 1/13/2020

Acct#: R115472  
Judgment Date: 1/17/2019  
Property Value at Judgment: \$7,200.00  
Property Value today: \$9,210.00  
Date of Sale: 9/3/2019

Bidders Name: JASON KIRSCHBAUM

Bidders Address: 421 BROOK GLEN DR  
RICHARDSON TX 75080

Sale Deed Filed: 9/11/2019  
Redemption Expires: 3/12/2020

### PROPERTY DESCRIPTION

TRACT 9: BEING 0.94 ACRES, TRACT 35, BLOCK 5 PART OF THE ANN FRY SURVEY, ABSTRACT NUMBER A0330 AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 445, PAGE 317 ON INSTRUMENT FILED JUNE 3, 1997 AND IN PROBATE NUMBER 5028 RECORDED IN MAY 18, 1948 AND CONSTABLES DEED DOC#2019-13386, FILED SEPTEMBER 11, 2019 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R115472**.

SITUS OR LOCATION PER HUNT CAD: FM 118, COMMERCE TX 75428

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
COMMERCE ISD	1998-2017	\$7,248.21
HUNT COUNTY	1998-2017	\$2,492.10
HUNT MEMORIAL HD	1998-2017	\$987.15

TOTAL: \$10,727.46

### COSTS

Court Costs: \$2,350.00 (Payable to Hunt County District Clerk)  
Publication Fee: \$78.22 (Payable to Hunt County Treasurer)  
Constable's Fee: \$75.00 (Payable to the Hunt County Constable Pct. 1)  
Deed Recording Fee: \$38.00 (Payable to Hunt County Clerk)

TOTAL: \$2,541.22

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$2,600.00      Costs: \$2,541.22  
Net to Distribute: \$58.78

ENTITY	AMOUNT TO DISBURSE
COMMERCE ISD:	(68%)\$39.97
HUNT COUNTY:	(23%)\$13.52
HUNT MEMORIAL HD:	(9%)\$5.29

(These amounts are contingent on verification of cost)

**TOTAL: \$58.78**

Hunt CAD Property Search

Property ID: 115472 For Year 2020

Map



Property Details

**Account**  
**Property ID:** 115472  
**Legal Description:** A0330 FRY ANN,TRACT 35, ACRES 0.94  
**Geographic ID:** 0330-0350-0000-30  
**Agent:**  
**Type:** Real  
**Location**  
**Address:** FM 118 COMMERCE, TX 75428  
**Map ID:** 4A-69,70  
**Neighborhood CD:**  
**Owner**  
**Owner ID:** 21894  
**Name:** COMMERCE ISD  
**Mailing Address:** 3315 WASHINGTON ST  
 COMMERCE, TX 75428  
**% 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>	\$0
<b>Improvement Non-Homesite Value:</b>	\$0
<b>Land Homesite Value:</b>	\$0
<b>Land Non-Homesite Value:</b>	\$11,890
<b>Agricultural Market Valuation:</b>	\$0
<b>Market Value:</b>	\$11,890
<b>Ag Use Value:</b>	\$0
<b>Appraised Value:</b>	\$11,890
<b>Homestead Cap Loss:</b>	\$0
<b>Assessed Value:</b>	\$11,890

VALUES DISPLAYED ARE 2020 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

**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	\$11,890	\$0
GHT	HUNT COUNTY	0.508512	\$11,890	\$0
HHO	HUNT MEMORIAL HD	0.230000	\$11,890	\$0
SCO	COMMERCE ISD	1.443280	\$11,890	\$0

Total Tax Rate: 2.181792

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
RU	UNDEVELOPED LAND, RURAL	0.94	40,946.40	0.00	0.00	\$11,890	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$0	\$11,890	\$0	\$11,890	\$0	\$11,890
2019	\$0	\$9,210	\$0	\$9,210	\$0	\$9,210
2018	\$0	\$7,200	\$0	\$7,200	\$0	\$7,200
2017	\$0	\$6,920	\$0	\$6,920	\$0	\$6,920
2016	\$0	\$6,640	\$0	\$6,640	\$0	\$6,640
2015	\$0	\$6,640	\$0	\$6,640	\$0	\$6,640
2014	\$0	\$5,790	\$0	\$5,790	\$0	\$5,790
2013	\$0	\$10,340	\$0	\$10,340	\$0	\$10,340
2012	\$0	\$10,340	\$0	\$10,340	\$0	\$10,340
2011	\$0	\$10,340	\$0	\$10,340	\$0	\$10,340

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
9/6/2019	CN	CONSTABLES DEED	HARWELL J E & EMMA ESTATE	COMMERCE ISD	2019	13386	
8/4/1997	WD	WARRANTY DEED	SOUTH SULPHUR BAPTIST CHURCH	HARWELL J E & EMMA ESTATE	445	317	

DISCLAIMER

VALUES DISPLAYED ARE 2020 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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.

#16,251

**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 **TAX21451 COMMERCE ISD VS. J E HARWELL ESTATE**; 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 **JASON KIRSCHBAUM** for and in consideration of the cash sum of **TWO THOUSAND SIX HUNDRED DOLLARS AND 00/00 (\$2,600.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 28 day of July, 2020.

Attest:

Jennifer Lindenzweig  
County Clerk

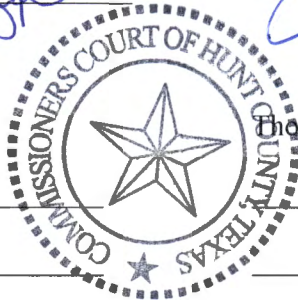
[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Evans  
Strait  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Those Voting *Nay* Were:

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



FILED FOR RECORD  
at 12:00 o'clock P M  
**JUL 28 2020**  
JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By [Signature]





**“EXHIBIT A”**

Property Description:

TRACT 9: BEING 0.94 ACRES, TRACT 35, BLOCK 5 PART OF THE ANN FRY SURVEY, ABSTRACT NUMBER A0330 AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 445, PAGE 317 ON INSTRUMENT FILED JUNE 3, 1997 AND IN PROBATE NUMBER 5028 RECORDED IN MAY 18, 1948 AND CONSTABLES DEED DOC#2019-13386, FILED SEPTEMBER 11, 2019 IN HUNT COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R115472**.

SITUS OR LOCATION PER HUNT CAD: FM 118, COMMERCE TX 75428

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

## BID ANALYSIS

Cause # TAX20679 GREENVILLE ISD & CITY OF GREENVILLE VS. MICHELLE MIENTEK

**Bid Amount: \$6,440.00**

**City of Greenville Lien Amount: \$5,675.64 est.**

Minimum Bid at Sale: \$8,587.02

Date Bid Submitted: 3/11/2020

Acct#: 76664

Judgment Date: 5/20/2016

Property Value at Judgment: \$30,560.00

Property Value today: \$6,440.00

Date of Sale: 9/6/2016

Bidders Name: RIVERSIDE (EAST) HOMEBUILDERS LTD  
BY WILL BRUNER

Bidders Address: 3045 LACKLAND RD  
FORT WORTH TX 76116  
(817) 229-5014

Sale Deed Filed: 9/14/2016  
Redemption Expires: 3/14/2017

### PROPERTY DESCRIPTION

TRACT 1: BEING 0.30 ACRES, LOT 36, BLOCK 5, PART OF THE REAVILON ADDITION, SECTION 4, AS DESCRIBED IN THE ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1301, PAGE 513, ON INSTRUMENT FILED APRIL 28, 2005 AND CONSTABLES DEED, DOC#2016-12101 FILED SEPTEMBER 14, 2016 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE UNDER ACCOUNT NUMBER **R76664**.

SITUS OR LOCATION PER HUNT CAD: 107 ELLIS CIR GREENVILLE, TX 75401

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2012-2015	\$1,866.75
GREENVILLE ISD	2012-2015	\$3,349.54
HUNT COUNTY	2012-2015	\$1,381.32
HUNT MEMORIAL HD	2012-2015	\$605.33

TOTAL: \$7,202.94

### COSTS

Publication Fee: \$365.00 (Payable to Hunt County Treasurer)  
Court Costs: \$541.00 (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: \$1,004.25

### PROPOSED TAX DISTRIBUTION

Bid Amount: \$6,440.00      Costs: \$1,004.25  
Net to Distribute: \$5,435.75

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(26%) \$1,413.30
GREENVILLE ISD:	(47%) \$2,554.80
HUNT COUNTY:	(19%) \$1,032.79
HUNT MEMORIAL HD:	(8%) \$434.86

(These amounts are contingent on verification of cost)

**TOTAL: \$5,435.75**

Hunt CAD Property Search

Property ID: 76664 For Year 2020

Map



Property Details

**Account**  
**Property ID:** 76664  
**Legal Description:** S4658 REAVILON ADDITION SEC 4 BLK 5 LOT 36 ACRES .3018  
**Geographic ID:** 4658-0050-0360-41  
**Agent:**  
**Type:** Real  
**Location**  
**Address:** 107 ELLIS CIR GREENVILLE, TX 75401  
**Map ID:** 5A-4655  
**Neighborhood CD:** NCGR01A  
**Owner**  
**Owner ID:** 27384  
**Name:** GREENVILLE ISD  
**Mailing Address:** PO BOX 1022 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

VALUES DISPLAYED ARE 2020 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

**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	0.642162	\$6,440	\$0
GHT	HUNT COUNTY	0.508512	\$6,440	\$0
HHO	HUNT MEMORIAL HD	0.230000	\$6,440	\$0
SGR	GREENVILLE ISD	1.228481	\$6,440	\$0

Total Tax Rate: 2.809155

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.3018	13,148.00	95.00	138.40	\$6,440	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$0	\$6,440	\$0	\$6,440	\$0	\$6,440
2019	\$0	\$6,440	\$0	\$6,440	\$0	\$6,440
2018	\$0	\$6,440	\$0	\$6,440	\$0	\$6,440
2017	\$0	\$6,440	\$0	\$6,440	\$0	\$6,440
2016	\$24,120	\$6,440	\$0	\$30,560	\$0	\$30,560
2015	\$34,320	\$6,440	\$0	\$40,780	\$0	\$40,780
2014	\$35,930	\$6,440	\$0	\$42,370	\$0	\$42,370
2013	\$34,930	\$6,440	\$0	\$41,370	\$0	\$41,370
2012	\$37,150	\$6,440	\$0	\$43,590	\$0	\$43,590
2011	\$38,950	\$6,440	\$0	\$45,390	\$0	\$45,390

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page Number
9/9/2016	CN	CONSTABLES DEED	MIENTEK MICHELLE	GREENVILLE ISD	2016	12101
4/28/2005	AWDVL	ASSUMPTION WARRANTY DEED W/VENDER'S LIEN	HARPER EDNA L	MIENTEK MICHELLE	1301	513
4/9/1999	WDVL	WARRANTY DEED WITH VENDORS LIEN	GORDON DONALD S	HARPER EDNA L	558	78
7/27/1998	WDVL	WARRANTY DEED WITH VENDORS LIEN	STREBECK RODNEY L	GORDON DONALD S	506	57
7/27/1998	SWD	SPECIAL WARRANTY DEED	SECRETARY OF VETERAN AFFAIRS	STREBECK RODNEY L	506	55
4/1/1998	WD	WARRANTY DEED	BANC ONE MORTGAGE CORPORATION	SECRETARY OF VETERAN AFFAIRS	486	446
3/11/1998	STD	SUBSTITUTE TRUSTEE'S DEED	NICHOLSON KIRBY J & CYNTHIA A	BANC ONE MORTGAGE CORPORATION	483	13
4/4/1994	WDVL	WARRANTY DEED WITH VENDORS LIEN	SANDERS GROSE MARY	NICHOLSON KIRBY J & CYNTHIA A	309	287
12/2/1978	WD	WARRANTY DEED	DARBY & DARBY INC	SANDERS GROSE MARY	789	19

DISCLAIMER

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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 #: 7664 Address: 107 Ellis

Bid Amount: \$ 6,440.00

PRINT NAME: Will Bruner for Riverside Builders

ADDRESS: 3045 Lackland Rd

CITY: Fort Worth STATE: TX ZIP: 76116

TELEPHONE: 817.229.5014

E-MAIL: wbruner@lacklandholdings.com

PURPOSE FOR PURCHASING PROPERTY: see attached

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

RIVERSIDE (EAST) HOMEBUILDERS LTD

DATE: 3-11-2020 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 [sfleming@pbfc.com](mailto: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.

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

#16,251

**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 **TAX20679 GREENVILLE ISD & CITY OF GREENVILLE VS. MICHELLE MIENTEK; 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 **RIVERSIDE (EAST) HOMEBUILDERS LTD** for and in consideration of the cash sum of **SIX THOUSAND FOUR HUNDRED FORTY DOLLARS AND 00/00 (\$6,440.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 28 day of July, 2020.

Attest:

Jennifer Lindenweig  
County Clerk

[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Evans  
Strait  
Martin  
Harrison

Those Voting *Nay* Were:



FILED FOR RECORD  
at 5:20 o'clock P M  
JUL 28 2020  
JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By [Signature]

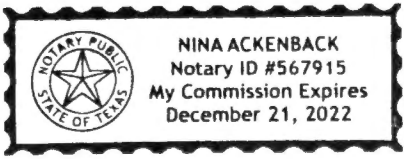
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 28 day of July, 2020

Hunt County Commissioners Court

BY: [Signature]  
Hunt County Judge

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

This instrument was acknowledged before me on this the 28 day of July, 2020 by Bobby W. Stovall,  
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.



[Signature]  
Notary Public, State of Texas



**“EXHIBIT A”**

Property Description:

TRACT 1: BEING 0.30 ACRES, LOT 36, BLOCK 5, PART OF THE REAVILON ADDITION, SECTION 4, AS DESCRIBED IN THE ASSUMPTION WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1301, PAGE 513, ON INSTRUMENT FILED APRIL 28, 2005 AND CONSTABLES DEED, DOC#2016-12101 FILED SEPTEMBER 14, 2016 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE UNDER ACCOUNT NUMBER **R76664**.

SITUS OR LOCATION PER HUNT CAD: 107 ELLIS CIR GREENVILLE, TX 75401

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

## BID ANALYSIS

Cause # TAX20259 CITY OF GREENVILLE VS. SALEM BAPTIST CHURCH

**Bid Amount: \$4,300.00**

Acct#: **R90392**

**City of Greenville Liens at Sale: \$1,848.00**

Judgment Date: 6/9/2014

Date of Sale: 10/7/2014

Property Value at Judgment: \$1,880.00

Minimum Bid at Sale: \$2,680.00

Property Value today: \$4,300.00

Date Bid Submitted: 3/11/2020

Bidders Name: RIVERSIDE (EAST) HOMEBUILDERS LTD  
BY WILL BRUNER

Bidders Address: 3045 LACKLAND RD  
FORT WORTH TX 76116  
(817) 229-5014

Sale Deed Filed: 10/10/2018  
Redemption Expires: 4/10/2019

### PROPERTY DESCRIPTION

TRACT 1: BEING 0.14 ACRES, BLOCK 3, LOT 4, PART OF THE W. D. WOMACK'S SUBDIVISION, AS DESCRIBED IN THE WARRANTY DEED RECORDED IN VOLUME 533, PAGE 24, ON INSTRUMENT FILED JULY 22, 1953 ; IN THE QUIT CLAIM DEED RECORDED IN VOLUME 615, PAGE 405, ON INSTRUMENT FILED AUGUST 1, 1963 AND CONSTABLES DEED DOC# 2015-1534 FILED FEBRUARY 9, 2015 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND THE GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R90392**.

SITUS OR LOCATION PER HUNT CAD: 2215 ANDERSON ST, GREENVILLE, TX 75401

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2002-2013	\$1,717.06
GREENVILLE ISD	2002-2013	\$3,208.12
HUNT COUNTY	2002-2013	\$1,243.58
HUNT MEMORIAL HD	2002-2013	\$498.52

TOTAL: \$6,667.28

### COSTS

Publication Fee: \$285.40 (Payable to Hunt County Treasurer)  
Court Costs: \$843.00 (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: \$1,226.65

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$4,300.00      Costs: \$1,226.65  
Net to Distribute: \$3,073.35

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(26%) \$799.07
GREENVILLE ISD:	(48%) \$1,475.21
HUNT COUNTY:	(19%) \$583.94
HUNT MEMORIAL HD:	(7%) \$215.13

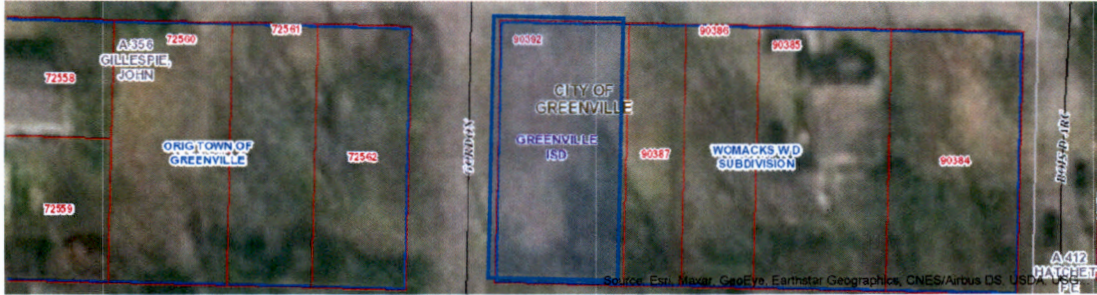
(These amounts are contingent on verification of cost)

**TOTAL: \$3,073.35**

Hunt CAD Property Search

Property ID: 90392 For Year 2020

Map



Property Details

Account

**Property ID:** 90392  
**Legal Description:** S5650 WOMACKS W/D SUBDIVISION BLK 3 LOT 4 ACRES .1389  
**Geographic ID:** 5650-0030-0040-41  
**Agent:**  
**Type:** Real  
**Location**  
**Address:** 2215 ANDERSON ST GREENVILLE, TX 75401  
**Map ID:** 5A-5650  
**Neighborhood CD:**  
**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:	\$9,560
Agricultural Market Valuation:	\$0
Market Value:	\$9,560
Ag Use Value:	\$0
Appraised Value:	\$9,560
Homestead Cap Loss: ☺	\$0
Assessed Value:	\$9,560

VALUES DISPLAYED ARE 2020 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

**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	\$9,560	\$0
CGR	GREENVILLE, CITY	0.642162	\$9,560	\$0
GHT	HUNT COUNTY	0.508512	\$9,560	\$0
HHO	HUNT MEMORIAL HD	0.230000	\$9,560	\$0
SGR	GREENVILLE ISD	1.228481	\$9,560	\$0

Total Tax Rate: 2.609155

Property Improvement - Building

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.1389	6,050.00	55.00	110.00	\$9,560	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$0	\$9,560	\$0	\$9,560	\$0	\$9,560
2019	\$0	\$4,300	\$0	\$4,300	\$0	\$4,300
2018	\$0	\$2,120	\$0	\$2,120	\$0	\$2,120
2017	\$0	\$2,120	\$0	\$2,120	\$0	\$2,120
2016	\$0	\$2,120	\$0	\$2,120	\$0	\$2,120
2015	\$0	\$2,000	\$0	\$2,000	\$0	\$2,000
2014	\$0	\$1,880	\$0	\$1,880	\$0	\$1,880
2013	\$0	\$1,880	\$0	\$1,880	\$0	\$1,880
2012	\$0	\$1,880	\$0	\$1,880	\$0	\$1,880
2011	\$0	\$1,880	\$0	\$1,880	\$0	\$1,880

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
10/13/2014	CN	CONSTABLES DEED	SALEM BAPTIST CHURCH	CITY OF GREENVILLE	2015	1534	

DISCLAIMER

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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 #: 90392 Address: 2215 Anderson

Bid Amount: \$ ~~3,200.00~~ 4,200.00 WB

PRINT NAME: Will Bruner for Riverside Builders

ADDRESS: 3045 Lackland Rd

CITY: Fort Worth STATE: TX ZIP: 76116

TELEPHONE: 817.229.5014

E-MAIL: wbruner@lacklandholdings.com

PURPOSE FOR PURCHASING PROPERTY: See attached

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

RIVERSIDE (EAST) HOMEBUILDERS LTD

DATE: 3-11-2020 SIGNATURE: [Handwritten 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](mailto:sfleming@pbfc.com)

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

#16.251

**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 **TAX20259 CITY OF GREENVILLE VS. SALEM BAPTIST CHURCH 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 **RIVERSIDE (EAST) HOMEBUILDERS LTD** for and in consideration of the cash sum of **FOUR THOUSAND THREE HUNDRED DOLLARS AND 00/00 (\$4,300.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 28 day of July, 2020.

Attest:

Jennifer Lindenzweig  
County Clerk

[Signature]  
Hunt County Judge

FILED FOR RECORD  
at 6:00 o'clock 9 M

JUL 28 2020

JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By [Signature]

Those Voting *Aye* Were:

Evans  
Strait  
Martin  
Hausen  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Those Voting *Nay* Were:

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





**“EXHIBIT A”**

**Property Description:**

TRACT 1: BEING 0.14 ACRES, BLOCK 3, LOT 4, PART OF THE W. D. WOMACK'S SUBDIVISION, AS DESCRIBED IN THE WARRANTY DEED RECORDED IN VOLUME 533, PAGE 24, ON INSTRUMENT FILED JULY 22, 1953 ; IN THE QUIT CLAIM DEED RECORDED IN VOLUME 615, PAGE 405, ON INSTRUMENT FILED AUGUST 1, 1963 AND CONSTABLES DEED DOC# 2015-1534 FILED FEBRUARY 9, 2015 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND THE GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R90392**.

SITUS OR LOCATION PER HUNT CAD: 2215 ANDERSON ST, GREENVILLE, TX 75401

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

## BID ANALYSIS

Cause # TAX21068 CITY OF GREENVILLE VS. LYNSEY JACKSON

**Bid Amount: \$9,940.00**

Acct#: **R90737**

**City of Greenville Liens at Sale: \$1,196.68**

Judgment Date: 2/15/2018

Date of Sale: 8/7/2018

Property Value at Judgment: \$4,750.00

Minimum Bid at Sale: \$4,750.00

Property Value today: \$9,940.00

Date Bid Submitted: 3/11/2020

Bidders Name: RIVERSIDE (EAST) HOMEBUILDERS LTD  
BY WILL BRUNER

Bidders Address: 3045 LACKLAND RD  
FORT WORTH TX 76116  
(817) 229-5014

Sale Deed Filed: 9/12/2018  
Redemption Expires: 3/12/2019

### PROPERTY DESCRIPTION

TRACT 1: BEING 0.33 ACRES, LOTS 5 AND 6 IN BLOCK 9 OF THE WRIGHT SUBDIVISION, AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1359, PAGE 52, ON INSTRUMENT FILED SEPTEMBER 2, 2005 AND CONSTABLES DEED DOC#2018-13938 FILED SEPTEMBER 12, 2018 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND THE GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R90737**.

SITUS OR LOCATION PER HUNT CAD: 2922 SPEEDWAY ST, GREENVILLE, TX 75401

### JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF GREENVILLE	2012-2017	\$2,340.44
GREENVILLE ISD	2012-2017	\$4,268.69
HUNT COUNTY	2012-2017	\$1,766.67
HUNT MEMORIAL HD	2012-2017	\$789.94

TOTAL: \$9,165.74

### COSTS

Publication Fee: \$153.50 (Payable to Hunt County Treasurer)  
Court Costs: \$1,242.98 (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: \$1,494.73

**PROPOSED TAX DISTRIBUTION**

Bid Amount: \$9,940.00      Costs: \$1,494.73  
Net to Distribute: \$8,445.27

ENTITY	AMOUNT TO DISBURSE
CITY OF GREENVILLE:	(26%) \$2,195.77
GREENVILLE ISD:	(46%) \$3,884.82
HUNT COUNTY:	(19%) \$1,604.60
HUNT MEMORIAL HD:	(9%) \$760.08

(These amounts are contingent on verification of cost)

**TOTAL: \$8,445.27**

Hunt CAD Property Search

Property ID: 90737 For Year 2020

Map



Property Details

**Account**

**Property ID:** 90737

**Legal Description:** S5675 WRIGHT SUBDIVISION BLK 9 LOT 5-6 ACRES .3306

**Geographic ID:** 5675-0090-0050-41

**Agent:**

**Type:** Real

**Location**

**Address:** 2922 SPEEDWAY ST GREENVILLE, TX 75401

**Map ID:** 5A-5410

**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>	\$0
<b>Improvement Non-Homesite Value:</b>	\$0
<b>Land Homesite Value:</b>	\$0
<b>Land Non-Homesite Value:</b>	\$19,870
<b>Agricultural Market Valuation:</b>	\$0
<b>Market Value:</b>	\$19,870
<b>Ag Use Value:</b>	\$0
<b>Appraised Value:</b>	\$19,870
<b>Homestead Cap Loss:</b>	\$0
<b>Assessed Value:</b>	\$19,870

VALUES DISPLAYED ARE 2020 PRELIMINARY VALUES AND ARE SUBJECT TO CHANGE PRIOR TO CERTIFICATION.

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Property Taxing Jurisdiction

Entity	Description	Tax Rate	Market Value	Taxable Value
CAD	APPRAISAL DISTRICT	0.000000	\$19,870	\$0
CGR	GREENVILLE, CITY	0.642162	\$19,870	\$0
GHT	HUNT COUNTY	0.508512	\$19,870	\$0
HHD	HUNT MEMORIAL HD	0.230000	\$19,870	\$0
SGR	GREENVILLE ISD	1.228481	\$19,870	\$0

Total Tax Rate: 2.609155

Property Improvement - Building

Property Land

Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
CR	RESIDENTIAL, CITY	0.3306	14,400.00	100.00	144.00	\$19,870	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2020	\$0	\$19,870	\$0	\$19,870	\$0	\$19,870
2019	\$0	\$9,940	\$0	\$9,940	\$0	\$9,940
2018	\$0	\$8,500	\$0	\$8,500	\$0	\$8,500
2017	\$0	\$4,750	\$0	\$4,750	\$0	\$4,750
2016	\$38,480	\$3,800	\$0	\$42,080	\$0	\$42,080
2015	\$35,400	\$3,800	\$0	\$39,000	\$0	\$39,000
2014	\$35,740	\$3,800	\$0	\$39,340	\$0	\$39,340
2013	\$34,700	\$3,800	\$0	\$38,300	\$0	\$38,300
2012	\$47,430	\$3,800	\$0	\$51,030	\$0	\$51,030
2011	\$48,460	\$3,800	\$0	\$52,060	\$0	\$52,060

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page Number
8/15/2018	CN	CONSTABLES DEED	JACKSON LYNSEY	CITY OF GREENVILLE	2018	13938
9/2/2005	WDVL	WARRANTY DEED WITH VENDORS LIEN	JACKSON DAVID	JACKSON LYNSEY	1359	52
8/12/2002	WD	WARRANTY DEED	STRANG JOLENE &	JACKSON DAVID	884	93
12/1/1999	WDVL	WARRANTY DEED WITH VENDORS LIEN	WINTERS PATRICIA R	STRANG JOLENE &	814	99
10/20/1999	STD	SUBSTITUTE TRUSTEE'S DEED	BEVER RUSSELL SAMMY & DEBRA	WINTERS PATRICIA R	605	144
1/3/1995	ASSUMP-WD	ASSUMPTION WARRANTY DEED	BEVER LARRY	BEVER RUSSELL SAMMY & DEBRA	340	108
1/3/1992	WDVL	WARRANTY DEED WITH VENDORS LIEN	WINTERS N E JR	BEVER LARRY	222	728

DISCLAIMER

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

**RESALE PROPERTY BID**

I hereby submit my bid for the purchase of:

Property Account #: 90737 Address: 2922 Spaulding

Bid Amount: \$ ~~9,500.00~~ 9,940.00 w/b

PRINT NAME: Will Bruner for Riverside Builders

ADDRESS: 3045 Lackland Rd

CITY: Fort Worth STATE: TX ZIP: 76116

TELEPHONE: 817.229.5014

E-MAIL: wbruner@lacklandholdings.com

PURPOSE FOR PURCHASING PROPERTY:

see attached

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

RIVERSIDE (EAST) HOMEBUILDERS LTD

DATE: 3-11-2020 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 [sfleming@pbfcml.com](mailto: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

#16.251

**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 **TAX21068 CITY OF GREENVILLE VS. LYNSEY JACKSON**; 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 **RIVERSIDE (EAST) HOMEBUILDERS LTD** for and in consideration of the cash sum of **NINE THOUSAND NINE HUNDRED FORTY DOLLARS AND 00/00 (\$9,940.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 28 day of July, 2020.

Attest:

Jennifer Lindenzweig  
County Clerk

[Signature]  
Hunt County Judge

Those Voting *Aye* Were:

Evans  
Strat  
Martin  
Harrison  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Those Voting *Nay* Were:

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

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

JUL 28 2020

JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By [Signature]





**“EXHIBIT A”**

Property Description:

TRACT 1: BEING 0.33 ACRES, LOTS 5 AND 6 IN BLOCK 9 OF THE WRIGHT SUBDIVISION, AS DESCRIBED IN THE WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1359, PAGE 52, ON INSTRUMENT FILED SEPTEMBER 2, 2005 AND CONSTABLES DEED DOC#2018-13938 FILED SEPTEMBER 12, 2018 IN HUNT COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF THE CITY OF GREENVILLE AND THE GREENVILLE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER **R90737**.

SITUS OR LOCATION PER HUNT CAD: 2922 SPEEDWAY ST, GREENVILLE, TX 75401

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

#16.251

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 12:00 o'clock P M  
JUL 28 2020  
JENNIFER LINDENZWEIG  
County Clerk, Hunt County, TX  
By *Jennifer Lindenzweig*

AGENDA ITEM

Date: July 15, 2020  
To: Bobby Stovall, County Judge  
Amanda Blankenship  
Executive Administrative Assistant to County Judge  
From: Sherrina Williams  
Office Manager  
Re: Tax Resale Deed #54646

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Please find attached a **Tax Resale Deed** for **property account #54646**. This property was struck off to the jurisdictions on February 3, 2015 and listed on Resale Auction July 24, 2018 for minimum bid of \$1,380.00. Our office recently received payment for the bid amount from Joe & Shirley Davis. **Therefore, we will need the Commissioner's Court to approve this bid/purchase.**

Please return the signed Deed to our office. Please feel free to contact me, if you have any questions.

Thank you.

**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 #54646**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF HUNT**

**X**

That **CITY OF COMMERCE, HUNT COUNTY 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 \$1,380.00 cash in hand paid by

**Joe W. Davis  
Shirley A. Davis  
801 Plum Street  
Commerce, TX 75428**

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 20,157**, in the district court of said county, said property being located in Hunt County, Texas, and described as follows:

**ACCOUNT #54646; S4380 ORIG TOWN OF COMMERCE BLK 39 LOT 7 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 493 PAGE 89 AND CONSTABLE DEED FILED AS DOCUMENT NO. 2015-1832 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.

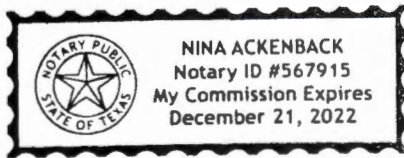
IN TESTIMONY WHEREOF HUNT COUNTY has caused these presents to be executed this 28 day of July, 2020.

BY: [Signature]  
Bobby W. Stovall, County Judge  
HUNT COUNTY

STATE OF TEXAS X

COUNTY OF HUNT X

This instrument was acknowledged before me on this 28 day of July, 2020, by Bobby W. Stovall, County Judge, of HUNT COUNTY.



Nina Ackenback  
Notary Public, State of Texas  
My Commission Expires: 12-21-22

Please return to:

Linebarger Goggan Blair & Sampson, LLP  
PO Box 8248  
Greenville, TX 75404-8248