

18,071

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BID ANALYSIS

MAR 28 2023

Cause # TAX21195 HUNT COUNTY VS. MARYLOU PRIDEMORE

By BECKY LANDRUM
County Clerk, Hunt County, Tex.

Acct#: 87827, 87828, 87829, 87830, 87831,
87832

Bid Amount: \$27,000.00

Minimum Bid at Sale: \$16,371.46

Judgment Date: 9/21/2017

Property Value at Judgment: \$14,240.00

Property Value today: \$26,550.00

Date Bid Submitted: 1/31/2023

Date of Tax Sale: 2/4/2020

Bidders Name: MARIO ALBERTO BLANCO

Bidders Address: 9201 OAKLAND DR

HOUSTON TX 77064

(405) 314-8634

Sale Deed Filed: 4/27/2020

Redemption Expires: 10/27/2020

PROPERTY DESCRIPTION

Tract1: Acct.No.87827; S5470 Whiskers Retreat Installment#2 Lot13 And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract2: Acct.No.87828; S5470 Whiskers Retreat Installment#2 Lot13B And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract3: Acct.No.87829; S5470 Whiskers Retreat Installment#2 Lot 14 And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: Red Bird Cir, Hawk Cove 75474

Tract4: Acct.No.87830; S5470 Whiskers Retreat Installment#2 Lot 14B And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract5: Acct.No.87831; S5470 Whiskers Retreat Installment#2 Lot 15 And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract6: Acct.No.87832; S5470 Whiskers Retreat Installment#2 Lot 15B And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: Red Bird Cir, Hawk Cove 75474

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF HAWK COVE	2007-2016	\$5,040.40
QUINLAN ISD	1999-2016	\$12,807.12
HUNT COUNTY	2007-2016	\$2,317.46
HUNT MEMORIAL HD	2007-2016	\$990.13
TOTAL:		\$21,155.11

COSTS

Court Costs: \$984.00 (Payable to Hunt County District Clerk)
Constable's Fee: \$75.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.20 (Payable to Hunt County Clerk)

TOTAL: \$1,097.20

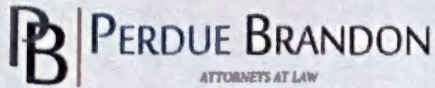
PROPOSED TAX DISTRIBUTION

Bid Amount: \$27,000.00 Costs: \$1,097.20
Net to Distribute: \$25,902.80

ENTITY	AMOUNT TO DISBURSE as of 2/4/2020	
CITY OF HAWK COVE:	24%	\$6,216.67
QUINLAN ISD:	60%	\$15,541.68
HUNT COUNTY:	11%	\$2,849.31
HUNT MEMORIAL HD:	5%	\$1,295.14

(These amounts are contingent on verification of cost)

TOTAL: \$25,902.80



ATTORNEYS AT LAW

P.O. Box 2007
Tyler, Texas 75710
ph 903-597-7664
fx 903-597-6298
w: www.pbflaw.com

RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account # 87827, 87828, 87829, 87830, 87831, 87832 Address: 9453 Red Bird circle
Abilene TX, 75474

Bid Amount: \$ 27,000.00

PRINT NAME: Mario Alberto Blanco

ADDRESS: 9201 Oakbnd Dr

CITY: Houston STATE: TX ZIP: 77064

TELEPHONE: 405 348634

E-MAIL: blancomario54@yahoo.com

PURPOSE FOR PURCHASING PROPERTY:

Future home building

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

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

DATE: 1/31/03 SIGNATURE:

ALL BIDS MUST BE SIGNED BY HAND

PLEASE MAIL TO: PERDUE, BRANDON LAW FIRM/ HUNT RESALE

PO BOX 2007
TYLER TX 75710-2007

OR

E-MAIL TO: Stacy Fleming at stfleming@pbflaw.com

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

RESOLUTION OF THE HUNT COUNTY COMMISIONERS 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 **TAX21195 HUNT COUNTY VS. MARYLOU PRIDEMORE (87827, 87828, 87829, 87830, 87831, 87832)**; 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 **MARIO ALBERTO BLANCO** for and in consideration of the cash sum of **TWENTY-SEVEN THOUSAND DOLLARS AND 00/00 (\$27,000.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 28 day of march, 2023.

Attest:



County Clerk



Hunt County Judge

Those Voting *Aye* Were:

Hutchins

Monroe

Martin

Harrison

Stovall

Those Voting *Nay* Were:

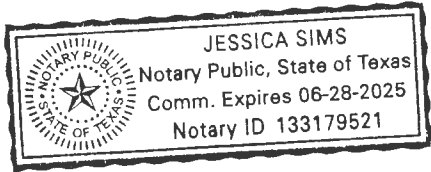
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 28 day of March, 2023.

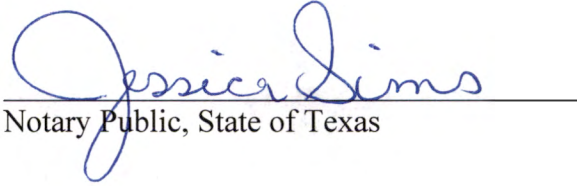
Hunt County Commissioners Court

BY: 
Hunt County Judge

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

This instrument was acknowledged before me on this the 28 day of March, 2023 by Bobby W. Stovall,
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.




Notary Public, State of Texas

7

“EXHIBIT A”

Property Description:

Tract 1: Acct.No.**87827**; S5470 Whiskers Retreat Installment#2 Lot13 And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract 2: Acct.No.**87828**; S5470 Whiskers Retreat Installment#2 Lot13B And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract 3: Acct.No.**87829**; S5470 Whiskers Retreat Installment#2 Lot 14 And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: Red Bird Cir, Hawk Cove 75474

Tract 4: Acct.No.**87830**; S5470 Whiskers Retreat Installment#2 Lot 14B And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract 5: Acct.No.**87831**; S5470 Whiskers Retreat Installment#2 Lot 15 And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract 6: Acct.No.**87832**; S5470 Whiskers Retreat Installment#2 Lot 15B And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: Red Bird Cir, Hawk Cove 75474

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

SPECIAL RESALE DEED

STATE OF TEXAS §
COUNTY OF HUNT §

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

KNOW ALL MEN BY THESE PRESENTS that the COUNTY OF HUNT, TRUSTEE, for itself QUINLAN INDEPENDENT SCHOOL DISTRICT, CITY OF HAWK COVE AND HUNT MEMORIAL HOSPITAL DISTRICT, hereinafter called GRANTORS, each acting by and through its duly elected official ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of **TWENTY-SEVEN THOUSAND DOLLARS AND 00/00 (\$27,000.00)** and other good and valuable consideration, in hand paid by **MARIO ALBERTO BLANCO**, Grantee, the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by the presents do convey and quitclaim unto said GRANTEE all right, title and interest of the GRANTORS, acquired by tax foreclosure sale heretofore held in **TAX21195 HUNT COUNTY VS. MARYLOU PRIDEMORE**; said property being described as follows:

Tract 1: Acct.No.**87827**; S5470 Whiskers Retreat Installment#2 Lot13 And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract 2: Acct.No.**87828**; S5470 Whiskers Retreat Installment#2 Lot13B And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract 3: Acct.No.**87829**; S5470 Whiskers Retreat Installment#2 Lot 14 And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: Red Bird Cir, Hawk Cove 75474

Tract 4: Acct.No.**87830**; S5470 Whiskers Retreat Installment#2 Lot 14B And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract 5: Acct.No.**87831**; S5470 Whiskers Retreat Installment#2 Lot 15 And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: 9453 Red Bird Cir, Hawk Cove 75474

Tract 6: Acct.No.87832; S5470 Whiskers Retreat Installment#2 Lot 15B And Being More Particularly Described In That Certain Deed Of Record In Volume24 Page 173 In The Deed Records of Hunt County Texas – Situs or Location Per Hunt CAD: Red Bird Cir, Hawk Cove 75474

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said **MARIO ALERTO BLANCO** , Grantee, their heirs and assigns forever, so that neither HUNT COUNTY, TRUSTEE, for itself QUINLAN INDEPENDENT SCHOOL DISTRICT, THE CITY OF HAWK COVE AND HUNT MEMORIAL HOSPITAL DISTRICT, nor any person claiming under them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances or any part thereof, but not otherwise.

Grantee accepts the property in “AS IS” condition and subject to any environmental conditions that might have or still exist on said property.

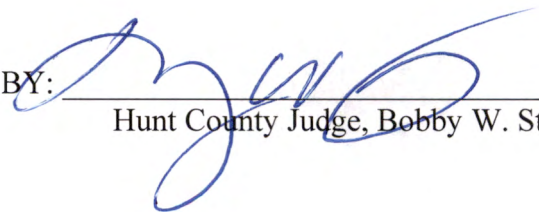
Taxes for the current year are assumed by Grantee.

IN TESTIMONY WHEREOF, HUNT COUNTY, TRUSTEE, for itself QUINLAN INDEPENDENT SCHOOL DISTRICT, THE CITY OF HAWK COVE AND HUNT MEMORIAL HOSPITAL DISTRICT, Grantors, have caused the presents to be executed on this

28 day of March, 2023

COUNTY OF HUNT

BY:



Hunt County Judge, Bobby W. Stovall

THE STATE OF TEXAS
COUNTY OF HUNT

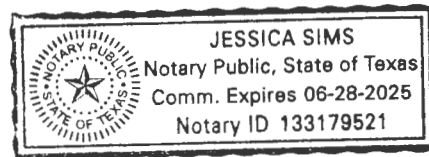
BEFORE ME, the undersigned authority, on this day personally appeared Bobby W Stovall, Hunt County Judge, Hunt County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day 28, March 2023

Jessica Sims
NOTARY PUBLIC

GRANTEE'S MAILING ADDRESS:

MARIO ALBERTO BLANCO
9201 OAKLAND DR
HOUSTON TX 77064



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

BID ANALYSIS

Cause # TAX21406 HUNT COUNTY VS. DONALD K BOSER ESTATE, ET AL

Bid Amount: \$7,500.00
Minimum Bid at Sale: \$6,084.33

Date Bid Submitted: 2/3/2023

Acct#: 86592, 86616
Judgment Date: 11/15/2018
Property Value at Judgment: \$5,570.00
Property Value today: \$10,650.00
Date of Tax Sale: 2/4/2020

Bidders Name: STEVEN J GROB JR & MARTHA PATRICIA GROB
Bidders Address: 1683 NORTSHORE RD
HAWK COVE TX 75474
(951) 404-9026

Sale Deed Filed: 4/27/2020
Redemption Expires: 10/27/2020

PROPERTY DESCRIPTION

TRACT 1: ACCT. NO. 86592; S5465 WHISKERS RETREAT INSTALLMENT#1 LOT 10-10A ACRES .1458 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 796 PAGE 717 IN THE DEED RECORDS OF HUNT COUNTY TEXAS. – AMY DR HAWK COVE TX 75474

TRACT 2: ACCT. NO. 86616; S5465 WHISKERS RETREAT INSTALLMENT#1 LOT 27 ACRES.0673 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 796 PAGE 717 IN THE DEED RECORDS OF HUNT COUNTY TEXAS – AMY DR HAWK COVE TX 75474

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
CITY OF HAWK COVE	2000-2017	\$2,451.48
QUINLAN ISD	1993-2017	\$5,147.44
HUNT COUNTY	1993-2017	\$1,965.88
HUNT MEMORIAL HD	1993-2017	\$802.92

TOTAL: \$10,367.72

COSTS

Court Costs: \$1,023.00 (Payable to Hunt County District Clerk)
Constable's Fee: \$75.00 (Payable to the Hunt County Constable Pct. 1)
Deed Recording Fee: \$38.50 (Payable to Hunt County Clerk)

TOTAL: \$1,136.50

PROPOSED TAX DISTRIBUTION

Bid Amount: \$7,500.00 Costs: \$1,136.50
Net to Distribute: \$6,363.50

ENTITY	AMOUNT TO DISBURSE as of 2/4/2020	
CITY OF HAWK COVE:	24%	\$1,527.24
QUINLAN ISD:	49%	\$3,118.11
HUNT COUNTY:	19%	\$1,209.07
HUNT MEMORIAL HD:	8%	\$509.08

(These amounts are contingent on verification of cost)

TOTAL: \$6,363.50

PERDUE BRANDON

ATTORNEYS AT LAW

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 #: 86616 Address: AMY DRIVE HAWK COVE TX
Bid Amount: \$ 2,500.00 75474

PRINT NAME: STEVEN + MARTHA GROB

ADDRESS: 1683 NORTHSORE ROAD

CITY: HAWK COVE STATE: TX ZIP: 75474

TELEPHONE: 951 404-9026 OR 951 204-8980

E-MAIL: pat.stewr@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

PLACE A GARAGE

STEVEN J. GROB JR. AND MARTHA PATRICIA GROB

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

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

DATE: 2/3/2023 SIGNATURE: [Handwritten Signature] / Martha Patricia Grob

ALL BIDS MUST BE SIGNED BY HAND

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

OR

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

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RESALE PROPERTY BID

I hereby submit my bid for the purchase of:

Property Account #: 86592 Address: AMY DRIVE, HAWK COVE TX
Bid Amount: \$ 5,000.00 75474

PRINT NAME: STEVEN AND MARTHA GROB

ADDRESS: 1683 NORTSHORE ROAD

CITY: HAWK COVE STATE: TX ZIP: 75474

TELEPHONE: 909 404-9026 OR 951 204-8980

E-MAIL: pat.steve@hotmail.com

PURPOSE FOR PURCHASING PROPERTY:

TO PLACE A GARAGE

STEVEN J. GROB JR. AND MARTHA PATRICIA GROB
Print name(s) to appear on deed if different than above:

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

DATE: 2/3/2023 SIGNATURE: [Handwritten Signature] / Martha Patricia Grob

ALL BIDS MUST BE SIGNED BY HAND

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

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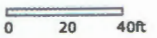
36032

Show search results for 865...



Esri Community Maps Contributors

32°53'17"N 96°04'49"W



RESOLUTION OF THE HUNT COUNTY COMMISIONERS 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 **TAX21406 HUNT COUNTY VS. DONALD K BOSER ESTATE, ET AL (86592, 86616)**; 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

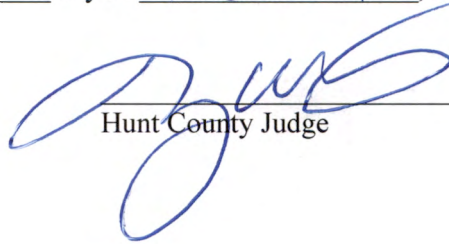
That the sale of the hereinabove described real property to **STEVEN J GROB JR & MARTHA PATRICIA GROB** for and in consideration of the cash sum of **SEVEN THOUSAND FIVE HUNDRED DOLLARS AND 00/00 (\$7,500.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 28 day of march, 2023.

Attest:



County Clerk



Hunt County Judge

Those Voting *Aye* Were:

Hutchins

Monroe

Martin

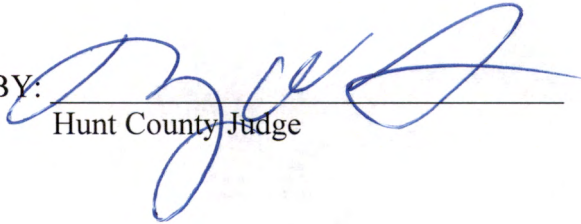
Harrison

Stouall

Those Voting *Nay* Were:

In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 28 day of March, 2023.

Hunt County Commissioners Court


BY: 

Hunt County Judge

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

This instrument was acknowledged before me on this the 28 day of March, 2023 by Bobby W. Stovall,

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



Notary Public, State of Texas

“EXHIBIT A”

Property Description:

TRACT 1: ACCT. NO. **86592**; S5465 WHISKERS RETREAT INSTALLMENT#1 LOT 10-10A ACRES .1458 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 796 PAGE 717 IN THE DEED RECORDS OF HUNT COUNTY TEXAS. – AMY DR HAWK COVE TX 75474

TRACT 2: ACCT. NO. **86616**; S5465 WHISKERS RETREAT INSTALLMENT#1 LOT 27 ACRES.0673 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 796 PAGE 717 IN THE DEED RECORDS OF HUNT COUNTY TEXAS – AMY DR HAWK COVE TX 75474

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

SPECIAL RESALE DEED

STATE OF TEXAS §
COUNTY OF HUNT §

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

KNOW ALL MEN BY THESE PRESENTS that the COUNTY OF HUNT, TRUSTEE, for itself QUINLAN INDEPENDENT SCHOOL DISTRICT, CITY OF HAWK COVE AND HUNT MEMORIAL HOSPITAL DISTRICT, hereinafter called GRANTORS, each acting by and through its duly elected official ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of **SEVEN THOUSAND FIVE HUNDRED DOLLARS AND 00/00 (\$7,500.00)** and other good and valuable consideration, in hand paid by **STEVEN J GROB JR & MARTHA PATRICIA GROB**, Grantee, the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by the presents do convey and quitclaim unto said GRANTEE all right, title and interest of the GRANTORS, acquired by tax foreclosure sale heretofore held in **TAX21406 HUNT COUNTY VS. DONALD K BOSER ESTATE, ET AL**; said property being described as follows:

TRACT 1: ACCT. NO. **86592**; S5465 WHISKERS RETREAT INSTALLMENT#1 LOT 10-10A ACRES .1458 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 796 PAGE 717 IN THE DEED RECORDS OF HUNT COUNTY TEXAS. – AMY DR HAWK COVE TX 75474

TRACT 2: ACCT. NO. **86616**; S5465 WHISKERS RETREAT INSTALLMENT#1 LOT 27 ACRES.0673 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 796 PAGE 717 IN THE DEED RECORDS OF HUNT COUNTY TEXAS – AMY DR HAWK COVE TX 75474

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said **STEVEN J GROB JR & MARTHA PATRICIA GROB**, Grantee, their heirs and assigns forever, so that neither HUNT COUNTY, TRUSTEE, for itself QUINLAN INDEPENDENT SCHOOL DISTRICT, THE CITY OF HAWK COVE AND HUNT MEMORIAL HOSPITAL DISTRICT, nor any person claiming under them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances or any part thereof, but not otherwise.


Grantee accepts the property in "AS IS" condition and subject to any environmental conditions that might have or still exist on said property.

Taxes for the current year are assumed by Grantee.

IN TESTIMONY WHEREOF, HUNT COUNTY, TRUSTEE, for itself QUINLAN INDEPENDENT SCHOOL DISTRICT, THE CITY OF HAWK COVE AND HUNT MEMORIAL HOSPITAL DISTRICT, Grantors, have caused the presents to be executed on this

28 day of March, 2023

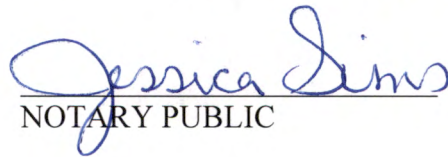
COUNTY OF HUNT

BY: 
Hunt County Judge, Bobby W. Stovall

THE STATE OF TEXAS
COUNTY OF HUNT

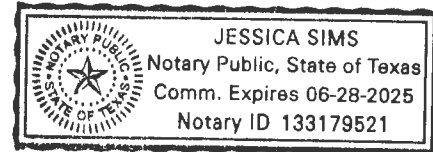
BEFORE ME, the undersigned authority, on this day personally appeared Bobby W Stovall, Hunt County Judge, Hunt County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day March 28, 2023


NOTARY PUBLIC

GRANTEE'S MAILING ADDRESS:

STEVEN J GROB JR & MARTHA PATRICIA GROB
1683 NORTHSORE RD
HAWK COVE TX 75474



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

BID ANALYSIS

Cause # TAX16590 COUNTY OF HUNT VS. ESCO MANUFACTURING CO

Bid Amount: \$120,715.00

Minimum Bid at Sale: \$120,715.00
Date Bid Submitted: 3/16/2023

Acct#: R33770
Judgment Date: 12/7/2000
Property Value at Judgment: \$126,770.00
Property Value today: \$86,480.00
Date of Tax Sale: 2/6/2001

Bidders Name: CHUCK SMITH/NORTHEAST TEXAS FARMERS CO-OP

Bidders Address: 428 N JACKSON ST
SULPHUR SPRINGS TX 75482
(903) 455-7490

Sale Deed Filed: 3/7/2001
Redemption Expires: 9/7/2001

PROPERTY DESCRIPTION

TRACT 1: BEING 4.7 ACRES, TRACT 4, JAMES RUSSELL SURVEY, ABSTRACT 883 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 912, PAGE 45 OF THE DEED RECORDS OF HUNT COUNTY TEXAS – ACCT # **R33770** – 500 FORRESTER ST, GREENVILLE TX 75401

JUDGMENT INFORMATION

Tax Entity	Amount Due
CITY OF GREENVILLE	\$31,913.30
GREENVILLE ISD	\$59,258.14
HUNT COUNTY	\$18,271.42
HUNT MEMORIAL HD	\$8,755.36
TOTAL:	\$118,198.22

COSTS

Publication Fee: \$232.34 (Payable to Hunt County Treasurer)
Court Costs: \$717.00 (Payable to Hunt County District Clerk)
Sheriff's Fee: \$50.00 (Payable to the Hunt County Sheriff)
Deed Recording Fee: \$38.25 (Payable to Hunt County Clerk)

TOTAL: \$1,037.59

PROPOSED TAX DISTRIBUTION

Bid Amount: \$120,714.27 Costs: \$1,037.59
Net to Distribute: \$119,676.68

ENTITY	AMOUNT TO DISBURSE – as of 2/6/2001
CITY OF GREENVILLE:	\$32,299.51
GREENVILLE ISD:	\$60,005.11
HUNT COUNTY:	\$18,510.52
HUNT MEMORIAL HD:	\$8,861.54

(These amounts are contingent on verification of cost)

TOTAL: \$119,676.68

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 **TAX16590 COUNTY OF HUNT VS. ESCO MANUFACTURING CO (R33770)**; 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

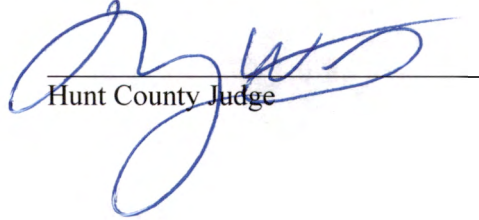
That the sale of the hereinabove described real property to **NORTHEAST TEXAS FARMERS CO-OP** for and in consideration of the cash sum of **ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED FIFTEEN DOLLARS AND 00/00 (\$120,715.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code is hereby approved.

Resolved this the 28 day of March, 2023.

Attest:



County Clerk


Hunt County Judge

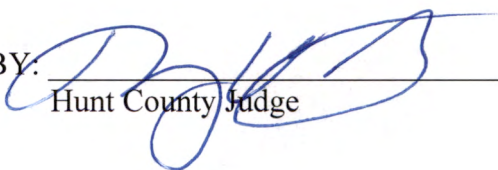
Those Voting *Aye* Were:

Hutchins
Monroe
Martin
Harrison
Stovall

Those Voting *Nay* Were:

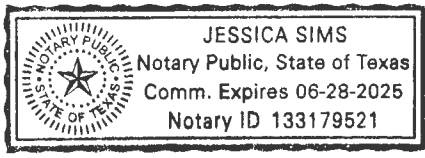
In testimony whereof the Hunt County Commissioners Court, Hunt County, Texas has caused these presents to be executed this the 28 day of march, 2023.

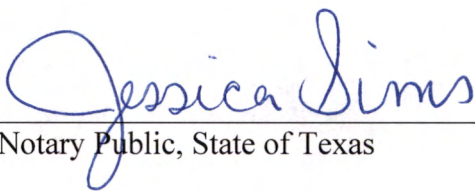
Hunt County Commissioners Court

BY: 
Hunt County Judge

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

This instrument was acknowledged before me on this the 28 day of march, 2023 by Bobby W. Stovall,
Hunt County Judge, Hunt County Commissioners Court, Hunt County, Texas.




Notary Public, State of Texas

“EXHIBIT A”

Property Description:

TRACT 1: BEING 4.7 ACRES, TRACT 4, JAMES RUSSELL SURVEY, ABSTRACT 883 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 912, PAGE 45 OF THE DEED RECORDS OF HUNT COUNTY TEXAS – ACCT # **R33770** – 500 FORRESTER ST, GREENVILLE TX 75401

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

SPECIAL RESALE DEED

STATE OF TEXAS §
COUNTY OF HUNT §

NOTICE OF CONFIDENTIALITY RIGHTS:

IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

KNOW ALL MEN BY THESE PRESENTS that the COUNTY OF HUNT, TRUSTEE, for itself GREENVILLE INDEPENDENT SCHOOL DISTRICT, CITY OF GREENVILLE AND HUNT MEMORIAL HOSPITAL DISTRICT, hereinafter called GRANTORS, each acting by and through its duly elected official ('GRANTOR') as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of **ONE HUNDRED TWENTY THOUSAND SEVEN HUNDRED FIFTEEN DOLLARS AND 00/00 (\$120,715.00)** and other good and valuable consideration, in hand paid by **NORTHEAST TEXAS FARMERS CO-OP**, Grantee, the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by the presents do convey and quitclaim unto said GRANTEE all right, title and interest of the GRANTORS, acquired by tax foreclosure sale heretofore held in **TAX16590 COUNTY OF HUNT VS. ESCO MANUFACTURING CO**; said property being described as follows:

TRACT 1: BEING 4.7 ACRES, TRACT 4, JAMES RUSSELL SURVEY, ABSTRACT 883 AND BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 912, PAGE 45 OF THE DEED RECORDS OF HUNT COUNTY TEXAS – ACCT # **R33770** – 500 FORRESTER ST, GREENVILLE TX 75401

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said **NORTHEAST TEXAS FARMERS CO-OP**, Grantee, their heirs and assigns forever, so that neither HUNT COUNTY, TRUSTEE, for itself GREENVILLE INDEPENDENT SCHOOL DISTRICT, THE CITY OF GREENVILLE AND HUNT MEMORIAL HOSPITAL DISTRICT, nor any person claiming under them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances or any part thereof, but not otherwise.

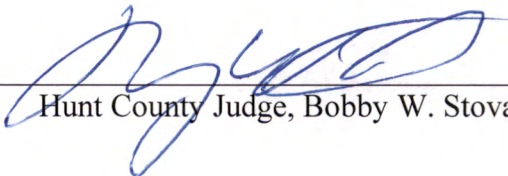
Grantee accepts the property in "AS IS" condition and subject to any environmental conditions that might have or still exist on said property.

Taxes for the current year are assumed by Grantee.

IN TESTIMONY WHEREOF, HUNT COUNTY, TRUSTEE, for itself GREENVILLE INDEPENDENT SCHOOL DISTRICT, THE CITY OF GREENVILLE AND HUNT MEMORIAL HOSPITAL DISTRICT, Grantors, have caused the presents to be executed on this

28 day of March, 2023

COUNTY OF HUNT

BY: 
Hunt County Judge, Bobby W. Stovall

THE STATE OF TEXAS
COUNTY OF HUNT

BEFORE ME, the undersigned authority, on this day personally appeared Bobby W Stovall, Hunt County Judge, Hunt County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day March 28, 2023.

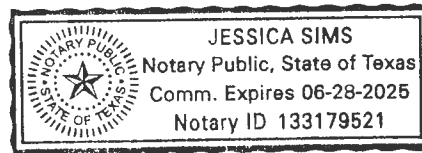

NOTARY PUBLIC

GRANTEE'S MAILING ADDRESS:

NORTHEAST TEXAS FARMERS CO-OP
428 N JACKSON ST
SULPHUR SPRINGS TX 75482

Return to:

Perdue, Brandon Law Firm
PO Box 2007
Tyler TX 75710



PERDUE BRANDON

ATTORNEYS AT LAW

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 #: 33710 Address: 500 Forrester St. Greenville

Bid Amount: \$ 120,715⁰⁰

PRINT NAME: Chuck Smith

ADDRESS: 428 Jackson St W

CITY: Sulphur Spgs STATE: TX ZIP: 75482

TELEPHONE: 903-455-7490

E-MAIL: sdickens@c21att.com

PURPOSE FOR PURCHASING PROPERTY:

Future Business location

Northwest Texas Farmers Coop.

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

I AGREE TO PAY ANY CITY OF GREENVILLE LIENS FOR MOWING, DEMOLITION, ETC. FILED AGAINST THIS PROPERTY.

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

DATE: 3-16-23 SIGNATURE: Charles Smith

ALL BIDS MUST BE SIGNED BY HAND

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

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