



Scott Severt
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January 11, 2019

City of Mineola
P.O. Box 179
Mineola, TX 75773

Via Email

RE: AGENDA REQUEST

Please place the following for consideration on your next agenda dated for the 28th of January.

- Discuss acceptance of high bid received for Resale property as follows:

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
000035831	Heather Scott	\$ 600.00
Property Description:	Lot 1C, Blk 35, Mineola Townsites, 0.1607 Acres	

The following attached documents are the Bid Analysis, the Resale Bid Form received from the purchaser, and the Resolution to be signed.

***Special Note:** The trustee for this property is listed as Mineola Independent School District, however, the property was actually struck off to Wood County back in 1956, so for clarity purposes, signature pages for both the school and the county have been prepared on the Deed for filing, if approved. A copy of the Resale Deed has been included for review, if needed.

Final approval is subject to acceptance by all taxing jurisdictions involved. Please call if you have any questions.

Very truly yours,

Scott Severt

SS/jh

Enclosures

BID ANALYSIS

Cause #: 155-B

Previous Owner: Robert J. Turman

Acct#: 000035831

Bid Amount: \$600.00

Date Bid Received: 9/17/2018

Property Value today: \$750.00

Property Value at Judgment: \$ -- unknown

Bidders Name: Heather Scott

Bidders Address: 14326 CR 4151

Lindale, TX 75771

Judgment Date: 9/7/1956

Date of Sale: 11/6/1956

Minimum Bid at Sale: \$ -- unknown

PROPERTY DESCRIPTION

Tract 1: Geo# 000035831

BEING 0.1607 ACRES, LOTS 1C, BLOCK 35, IN THE J. E. WHITE SURVEY, ABSTRACT NUMBER 612, MINEOLA TOWNSITES, WOOD COUNTY, TEXAS, AS DESCRIBED IN SHERIFF'S DEED RECORDED IN VOLUME 427, PAGE 344, FILED NOVEMBER 7, 1956, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF CITY OF MINEOLA AND MINEOLA INDEPENDENT SCHOOL DISTRICT UNDER PROPERTY ACCOUNT NUMBER 000035831 (R35831)

SITUS /LOCATION PER CAD: Lot 1C, Block 35, Mineola Townsites, 0.1607 Acres / Giraud Street
(next to 618 Giraud Street)

JUDGMENT INFORMATION

<u>TAX ENTITY</u>	<u>TAX YEARS</u>	<u>AMOUNT DUE</u>	<u>PERCENTAGE</u>
Mineola ISD			
City Of Mineola		No Tax balances remaining to date	
Wood County			

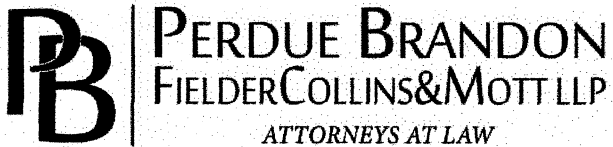
TOTAL JUDGMENT on 9/7/1956 was in the amount of: \$ 231.14

COSTS

Court Costs	\$ 6.00	Payable to Wood County District Clerk
Resale Deed Recording Fee:	\$ 40.00	Payable to Wood County Clerk
Publication/Deed/Research Fee:	\$ 175.00	Payable to Linebarger Law Firm
Excess Proceeds:	\$ 379.00	Payable to Wood County District Clerk
		TOTAL COSTS: \$ 600.00

PROPOSED TAX DISTRIBUTION – 000035831

Bid Amount:	\$ 600.00	Costs: \$ 600.00
Net to Distribute:	\$ 0.00	



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WOOD COUNTY RESALE PROPERTY BID FORM

I hereby submit my bid for the purchase of:

PROPERTY ACCOUNT #: 35831 BID AMOUNT: \$ 600⁰⁰

PROPERTY ADDRESS OR SITUS: R 35831 - Mineola

Print Name(s): Heather Scott

Address: 14324 CR 4151

City: Lindale State: Tx Zip: 75771

Telephone: 903-360-8704

E-Mail: heatherS620@yahoo.com

Purpose for purchasing property:
Personal Interest

Print name(s) and address, if different than above, to appear on the deed:

DATE: 9-17-18 SIGNATURE: Heather Scott

ALL BIDS MUST BE SIGNED BY HAND

**--- I CERTIFY THAT I HAVE NO OUTSTANDING TAX JUDGMENTS OR
TAX DELINQUENCIES IN WOOD COUNTY ---**

PLEASE SUBMIT BY MAIL: Perdue, Brandon Law Firm - Wood Co. Resale
P.O. Box 2007, Tyler, TX 75710-2007

OR BY E-MAIL: Julie Himel at jhimel@pbfc.com

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

**RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF MINEOLA:**

WHEREAS, the **CITY OF MINEOLA** has become the 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 pursuant to an order of the District Court in **Cause No. 155-B, WOOD COUNTY vs. ROBERT J. TURMAN.**

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 City Council of the **City of Mineola**, Wood County, Texas.

That the sale of the hereinabove described real property to **HEATHER SCOTT** for and in consideration of the cash sum of **SIX HUNDRED DOLLARS AND 00/100 (\$600.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the _____ day of _____, 2019.

Attest:

City of Mineola, Mayor

Secretary

Those Voting *Aye* Were:

Those Voting *Nay* Were:

EXHIBIT "A"

Property Description:

Tract 1: Geo# 000035831

BEING 0.1607 ACRES, LOTS 1C, BLOCK 35, IN THE J. E. WHITE SURVEY, ABSTRACT NUMBER 612, MINEOLA TOWNSITES, WOOD COUNTY, TEXAS, AS DESCRIBED IN SHERIFF'S DEED RECORDED IN VOLUME 427, PAGE 344, FILED NOVEMBER 7, 1956, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF CITY OF MINEOLA AND MINEOLA INDEPENDENT SCHOOL DISTRICT UNDER PROPERTY ACCOUNT NUMBER 000035831 (R35831)

SITUS /LOCATION PER CAD: Lot 1C, Block 35, Mineola Townsites, 0.1607 Acres / Giraud Street (next to 618 Giraud Street)

SPECIAL RESALE DEED

STATE OF TEXAS §
COUNTY OF WOOD §

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 MINEOLA INDEPENDENT SCHOOL DISTRICT, TRUSTEE, the CITY OF MINEOLA, and WOOD COUNTY, 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 **SIX HUNDRED DOLLARS AND 00/100 (\$600.00)** and other good and valuable consideration, in hand paid by **HEATHER SCOTT**, 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 **CAUSE NO. 155-B** styled State of Texas, **WOOD COUNTY vs. ROBERT J. TURMAN**, said property being described as follows:

Tract 1: Geo# 000035831

BEING 0.1607 ACRES, LOTS 1C, BLOCK 35, IN THE J. E. WHITE SURVEY, ABSTRACT NUMBER 612, MINEOLA TOWNSITES, WOOD COUNTY, TEXAS, AS DESCRIBED IN SHERIFF'S DEED RECORDED IN VOLUME 427, PAGE 344, FILED NOVEMBER 7, 1956, AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF CITY OF MINEOLA AND MINEOLA INDEPENDENT SCHOOL DISTRICT UNDER PROPERTY ACCOUNT NUMBER 000035831 (R35831)

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 HEATHER SCOTT, Grantee, their heirs and assigns forever, so that neither the MINEOLA INDEPENDENT SCHOOL DISTRICT, TRUSTEE, for itself, the CITY OF MINEOLA, and WOOD COUNTY, 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, MINEOLA INDEPENDENT SCHOOL DISTRICT, TRUSTEE, for itself, the CITY OF MINEOLA, and WOOD COUNTY, Grantors, have caused the presents to be executed on this _____ day of _____, 2019.

MINEOLA INDEPENDENT SCHOOL DISTRICT

BY: _____
President, Board of Trustees

THE STATE OF TEXAS
COUNTY OF WOOD

BEFORE ME, the undersigned authority, on this day personally appeared _____, President, Board of Trustees, 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 of _____, 2019.

NOTARY PUBLIC

GRANTEE'S MAILING ADDRESS:

Heather Scott
14326 CR 4151
Lindale, TX 75771

Return to:
Perdue, Brandon, Fielder, Collins and Mott, LLP
P.O. Box 2007
Tyler TX 75710-2007

IN TESTIMONY, WHEREOF, the WOOD COUNTY COMMISSIONERS COURT, TRUSTEE, for itself, the CITY OF MINEOLA, and MINEOLA INDEPENDENT SCHOOL DISTRICT, Grantors, have caused the presents to be executed on this _____ day of _____, 2019.

WOOD COUNTY COMMISSIONERS COURT

BY: _____
Presiding Judge

THE STATE OF TEXAS
COUNTY OF WOOD

BEFORE ME, the undersigned authority, on this day personally appeared _____, Wood County Judge, 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 of _____, 2019.

NOTARY PUBLIC

GRANTEE'S MAILING ADDRESS:

Heather Scott
14326 CR 4151
Lindale, TX 75771

Return to:
Perdue, Brandon, Fielder, Collins and Mott, LLP
P.O. Box 2007
Tyler TX 75710-2007

427
344

570—SHERIFF'S DEED TO TAKING UNIT IN DELINQUENT TAX SUITS—Class 6.

79351

THE STATE OF TEXAS
COUNTY OF Wood

KNOW ALL MEN BY THESE PRESENTS:

That, Whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Wood County, on the 28th day of September, A. D. 19 56, on a certain judgment rendered in said Court on the 7th day of September, A. D. 19 56, in favor of

The State of Texas and Wood County

Mineola Independent School District, and The City of Mineola, Texas, as Plaintiff, and
as Intervener, and
as Impleaded Part Defendant,

and against

Robert J. Turman

as Defendant

for the sum of Two hundred thirty one & 14/100 (\$ 231.14) DOLLARS, interest and costs of suit, said cause being numbered upon the docket of said Court No. 155-B, and the said Order of Sale commanding me to levy upon, seize and sell the land therein described to the highest bidder for cash to satisfy said judgment, the same being for taxes, penalty, interest and costs due on the hereinafter described lands, together with interest thereon at the rate of six per cent per annum from date thereof, and costs of suit, I, I. E. Robinson, Sheriff of said County, did upon the 11th day of October, A. D. 19 56, levy upon and seize said land described in said order of sale and hereinafter described, and whereas, I did advertise said land for sale upon Tuesday, the 6th day of November, A. D. 19 56, at the court house door of said County; by giving notice of the time and place of sale as required by law, and for the length of time required by law, and, whereas, upon the said day, the same being the first Tuesday in said month, between the hours of 2 o'clock P. M. and 4 o'clock P. M. I offered the same for sale at public outcry to the highest bidder, and the same was bid off to Wood County, in trust, for the use and benefit of itself and The State of Texas

for the title to the hereinafter described property, there being no bid for as much as the adjudged fair value of the said property or the amount of the taxes, interest, penalties and costs.

Now, therefore, I, I. E. Robinson, Sheriff aforesaid, by virtue of the authority vested in me by law have Bargained, Sold and Conveyed, and by these presents do Bargain, Sell and Convey unto the said Wood County, in trust,

for the use and benefit of itself and The State of Texas

and their assigns, subject, however, to the provisions hereinafter set out, all the right, title and interest of the said

Robert J. Turman

Defendant,

in and to the following described land that said Defendant had in and to the said land at the date of said judgment, together with, all and singular, the rights, privileges and appurtenances to the same belonging; the said lands being described as follows, to-wit:

Lot 10, Block 35, City of Mineola, Texas

TO HAVE AND TO HOLD Unto the said

Wood County

State of Texas

in trust, for the use and benefit of itself and the said subject, however, to the Defendant's right to redeem the same in the manner prescribed by law within two years from the date of said sale, and to such other and further conditions and stipulations as may be applicable under the provisions of Senate Bill 477, Acts of the Forty-fifth Legislature of Texas, Regular Session, as fully and as absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale.

Witness my hand, this the 6th day of November, A. D. 19 56

I. E. Robinson
Sheriff Wood County, Texas.

THE STATE OF TEXAS }
COUNTY OF Wood }

Before me, the undersigned authority, a

Notary Public

within and for the County and State aforesaid

on this day personally appeared I. E. Robinson to me well known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same, as the Sheriff of Wood County, Texas, for the purposes and considerations therein stated, and in the capacity therein set forth.

Given under my hand and official seal, this 6th day of November, A. D. 19 56

Howard C. Douglas
Howard C. Douglas
Notary Public,
Wood County, Texas.



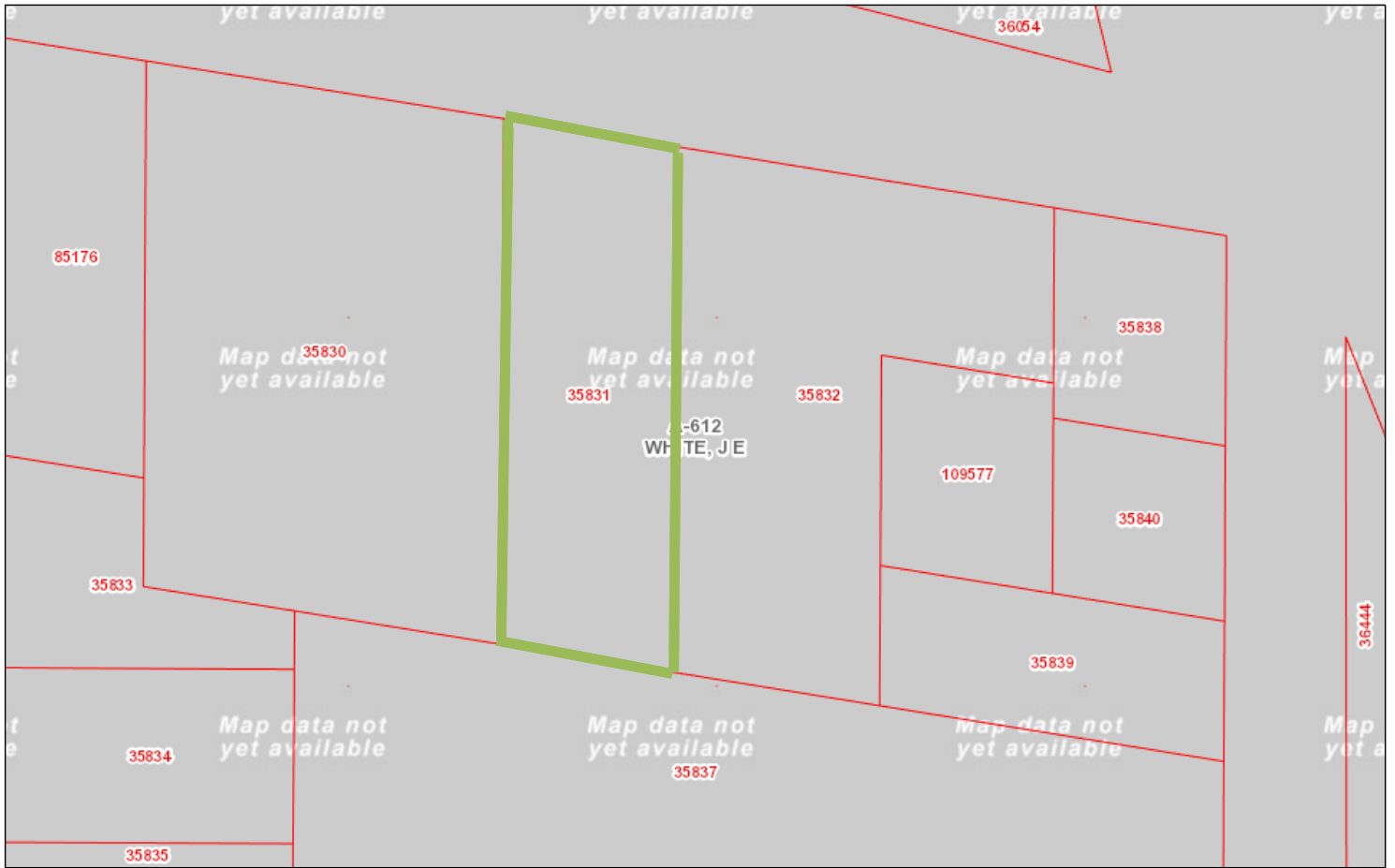
{ AFFIX SEAL HERE }

Filed for Record on the 7 day of November A.D. 1956 at 9:10 o'clock P.M.
Recorded this the 8 day of November A.D. 1956 at 3:06 o'clock P.M.

By *A. L. Calhoun* Deputy

A. L. Calhoun, County Clerk,
Wood County, Texas

Map Title



January 25, 2019

Disclaimer: This product is for informational purposes only and has not been prepared for or suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

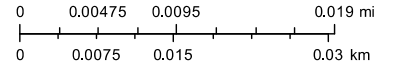
Lines

█ Override 1

□ Parcels

□ Abstracts

1:564



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

Wood Central Appraisal District; BIS Consulting - www.bisconsultants.com
Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Esri, HERE |