



Scott Severt
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March 19, 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 25th of March.

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

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
000036211	April Stephens	\$ 393.24
Property Description:	Lot 4, Block 140, Mineola Townsites, 0.3110 Ac. / 612 Stone	

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

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 #: T-3815

Previous Owner: Adrian L. & Nona R. Stephens Acct#: 000036211

Bid Amount: \$ 393.24

Property Value today: \$ 350.00

Date Bid Received: 3/1/2019

Property Value at Judgment: \$ 350.00

Bidders Name: April Stephens

Judgment Date: 5/30/2017

Bidders Address: 612 Stone

Date of Sale: 11/7/2017

Mineola, TX 75773

Minimum Bid at Sale: \$ 6,042.72

PROPERTY DESCRIPTION

Tract 1: Geo# 000036211

BEING 0.3110 ACRES, MORE OR LESS, LOT 4, BLOCK 140, MINEOLA TOWNSITES, AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 1594, PAGE 412, ON INSTRUMENT FILED JANUARY 29, 1998, WOOD COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF MINEOLA INDEPENDENT SCHOOL DISTRICT AND THE CITY OF MINEOLA UNDER ACCOUNT NUMBER 000036211

SITUS /LOCATION PER CAD: Lot 4, Block 140, Mineola Townsites, 0.3110 Acres / 612 Stone

JUDGMENT INFORMATION

<u>TAX ENTITY</u>	<u>TAX YEARS</u>	<u>AMOUNT DUE</u>	<u>PERCENTAGE</u>
Mineola ISD	2001-2016	\$ 1,108.89	(22%)
City Of Mineola	2001-2016	\$ 3,614.79	(72%)
Wood County & Upper Sabine Waste Disposal	2004, 2007-16	\$ 297.02	(6%)

TOTAL JUDGMENT: \$ 5,020.70

COSTS

Resale Deed Recording Fee: \$ 30.50 Payable to Wood County Clerk
Publication/Deed/Research Fee: \$ 350.24 Payable to Perdue Law Firm
(Publication. 193.54, Sheriff Deed 34.50, TS-R Fee 122.20)

TOTAL COSTS: \$ 380.74

PROPOSED TAX DISTRIBUTION - 000036211

Bid Amount: \$ 393.24 Costs: \$ 380.74 Net to Distribute: \$ 12.50

<u>TAX ENTITY</u>	<u>AMOUNT TO DISBURSE</u>	<u>TAX YEARS</u>
Mineola ISD	\$ 3.01	2017 taxes only
City of Mineola	\$ 6.25	2017 taxes only
Wood County & Upper Sabine Waste Disposal	\$ 3.24	2017 taxes only

(These amounts are contingent on verification of cost)

TOTAL: \$ 12.50



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WOOD COUNTY RESALE PROPERTY BID FORM

I hereby submit my bid for the purchase of:

PROPERTY ACCOUNT #: 000036211 BID AMOUNT: \$ 393.24

PROPERTY ADDRESS OR SITUS: 612 Stone, Mineola

Print Name(s): April Stephens

Address: 612 Stone

City: Mineola State: TX Zip: 75773

Telephone: 903-316-1682 cell

E-Mail: _____

Purpose for purchasing property:

Land for Mobile Home

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

DATE: 3-4-19 SIGNATURE: April Stephens

**----- 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. T-3815, MINEOLA INDEPENDENT SCHOOL DISTRICT vs. ADRIAN L & NONA R STEPHENS.**

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 **APRIL STEPHENS** for and in consideration of the cash sum of **THREE HUNDRED NINETY-THREE DOLLARS AND 24/100 (\$393.24)**, 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# 000036211

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