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October 4, 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 October.

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

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
000040377	Harold Jackson	\$ 1,900.00

Property Description: Lot 3, Block I, Landers & Revelle, 0.23 Ac. / 309 Landers St., Mineola

The following attached documents are the Bid Analysis, the Resale Bid Form received from the purchaser, 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,

Alesha Buckner

AB/jh
Enclosures

BID ANALYSIS

Cause #: T-3927

Previous Owner: Raymond Williams

Acct#: 000040377

Bid Amount: \$ 1,900.00

Date Bid Received: 7/24/2019

Property Value today: \$ 1,020.00

Property Value at Judgment: \$ 8,680.00

Bidders Name: Harold Jackson II

Bidders Address: 320 McWhorter Street
Mineola, TX 75773

Judgment Date: 5/16/2016

Date of Sale: 10/2/2018

Minimum Bid at Sale: \$ 4,321.29

PROPERTY DESCRIPTION

Tract 1: Geo# 000040377

BEING 0.23 ACRES, MORE OR LESS, LOT 3, BLOCK I, PART OF THE LANDERS & REVELLE SUBDIVISION, AS DESCRIBED IN WARRANTY DEED RECORDED IN DOCUMENT NUMBER 2009-00011516, ON INSTRUMENT FILED SEPTEMBER 8, 2009, WOOD COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF MINEOLA INDEPENDENT SCHOOL DISTRICT AND THE CITY OF MINEOLA UNDER PROPERTY ACCOUNT NUMBER 000040377

SITUS /LOCATION PER CAD: Lot 3, Block I, Landers & Revelle/ 309 Landers Street, Mineola

JUDGMENT INFORMATION

<u>TAX ENTITY</u>	<u>TAX YEARS</u>	<u>AMOUNT DUE</u>	<u>PERCENTAGE</u>
City of Mineola	2009-2015	\$ 596.36	(26%)
Mineola ISD	2009-2015	\$ 1,098.71	(49%)
Wood County & Upper Sabine Waste Disposal	2009-2015	\$ 574.76	(25%)

TOTAL JUDGMENT: \$ 2,269.83

ALL COSTS

Court Costs	\$ 559.00	Wood County District Clerk
Resale Deed Recording Fee:	\$ 40.00	Wood County Clerk
Publication/Deed/Research Fee:	\$ 918.89	Perdue Law Firm (Publication 638.85, Sheriff Deed 34.00, TS-R Fee 246.04)

TOTAL COSTS: \$ 1,517.89

PROPOSED TAX DISTRIBUTION

Bid Amount: \$ 1,900.00

Costs: \$ 1,517.89

Net to Distribute: \$ 382.11

<u>TAX ENTITY</u>	<u>AMOUNT TO DISBURSE</u>	<u>PERCENTAGE</u>
City of Mineola	\$ 99.35	(26%)
Mineola ISD	\$ 187.23	(49%)
Wood County & Upper Sabine Waste Disposal	\$ 95.53	(25%)

(These amounts are contingent on verification of cost)

TOTAL DISTRIBUTION: \$ 382.11

WOOD COUNTY RESALE PROPERTY BID FORM

I hereby submit my bid for the purchase of:

PROPERTY ACCOUNT #: 000040377 BID AMOUNT: \$ 1900

PROPERTY ADDRESS OR SITUS: 309 Landers, Mineola, TX

Print Name(s): Harold Jackson, II

Address: 320 McWhorter Street

City: Mineola State: TX Zip: 75773

Telephone: 903 268 5922

E-Mail: abry1776@yahoo.com

Purpose for purchasing property:
Possible Open Lot or Resale
Behind my current property

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

DATE: 7/24/19 SIGNATURE: Harold Jackson II

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@pbfcml.com

**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-3927, MINEOLA INDEPENDENT SCHOOL DISTRICT vs. RAYMOND WILLIAMS.**

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 **HAROLD JACKSON II** for and in consideration of the cash sum of **ONE THOUSAND NINE HUNDRED DOLLARS AND 00/100 (\$1,900.00)**, 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:

In testimony whereof the CITY OF MINEOLA, Wood County, Texas has caused these presents to be executed this the _____ day of _____, 2019.

CITY OF MINEOLA

BY: _____
City of Mineola, Mayor

State of Texas {}
 {}
County of Wood {}

This instrument was acknowledged before me on this the _____ day of _____, 2019, by _____, Mayor, City Council for the CITY OF MINEOLA, Wood County, Texas.

Notary Public, State of Texas

EXHIBIT "A"

Property Description:

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