

**From:** [Julie Himel](#)  
**To:** [Cindy Karch](#)  
**Cc:** [Patrick Woods](#)  
**Subject:** FW: Tax Deed  
**Date:** Wednesday, March 18, 2020 11:06:23 AM  
**Attachments:** [image001.png](#)  
[image004.png](#)  
[Tax Deed 36028.docx](#)  
[36028.pdf](#)

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Cindy,

Patrick confirmed that he would like this resale item postponed until your April 27<sup>th</sup> meeting. Thanks so much.

**Julie Himel**  
Legal Assistant



**p:** 903-597-7664 **f:** 903-597-6298  
**a:** 305 S. Broadway, Suite 200, Tyler, TX 75702  
**w:** [www.pbfcml.com](http://www.pbfcml.com) **e:** [jhimel@pbfcml.com](mailto:jhimel@pbfcml.com)

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**From:** madison@texascg.com <madison@texascg.com>  
**Sent:** Tuesday, March 3, 2020 10:04 AM  
**To:** 'Cindy Karch' <ckarch@mineola.com>; Julie Himel <jhimel@pbfcml.com>;  
mrushing@mineol.com; wests@mineolaisd.net  
**Subject:** Tax Deed

Good morning,

Enclosed is one (1) Tax Deed and Property card for Trust Property in the City of Mineola.

Parcel 36028, winning bidder Tim Rushing for the amount of \$4,000.00.

The money has been received and being held per your approval. Please place this deed on your next agenda. If approved, please forward the signature page to me at:

TEXAS COMMUNITIES GROUP  
PO BOX 792  
LUBBOCK, TX 79408.

**\*please note our mailing address change\***

Once this email is received please let me know the date that the deeds will be considered.

If denied, please let me know the reason for the denial.

Thank you,

Madison Trevino  
Texas Communities Group, LLC  
P.O. Box 792  
Lubbock, TX 79408  
806.TEXASCG  
(839.2724)





## Management Info:

Status: Trust

Best Process: Sign Best Process Type:

Progress:

## Property Info:

City: Mineola

Cad Property Id: 36028 CAD Value: 4,380.00

Site Description: , Mineola, TX 75773, USA

Owner Info: Jake Jacobs, Deceased

Unknown Heirs of Jake Jacobs

Mollie Jacobs, Deceased

Unknown Heirs of Mollie Jacobs

Fred Duncan, Deceased

Unknown Heirs of Fred Duncan

Nita L. Duncan and Todd Duncan, individually and as a possible heir to Fred Duncan, Deceased  
9540 Tomahawk Trl.  
Fort Worth, TX 76244-7123

Lisa D. Pelletier, individually and as a possible heir to Fred Duncan, Deceased  
1013 Williamsburg Ln.  
Keller, TX 76248-5241

Legal Description: Lot One (1), in Block Fifty-nine (59), to the City of Mineola, Wood County, Texas

Homestead: No Site Structure: No

Non Affixed Material: No

## Litigation Info:

Case Number: T-4225

Judgement Date: 06/06/2019 Sale Date: 08/06/2019

Sheriff's Deed Date: 09/23/2019 Redemption Date: 03/31/2020

Court: 402nd

Style Plaintiff: City of Mineola, et al

Style Defendant: Owners of Various Properties located within the City Limits of Mineola, TX

Sheriff's Deed Volume: 2019-00009730

Tax Due: No

Delinquent:

Yes

Litigation:

No

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**TAX DEED**

STATE OF TEXAS                   §  
   §  
  
COUNTY OF WOOD               §

WHEREAS, by an warrant issued out of the 402<sup>nd</sup> Judicial District Court of Wood County, Texas; in Cause No. T-4225 styled City of Mineola, et al, vs. Owners of Various Properties located within the City Limits of Mineola, TX, and delivered to the Sheriff directing him to seize, levy upon and sell the hereinafter described property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by a warrant rendered in said cause on the 6th day of June, 2019, in favor of the Plaintiffs.

WHEREAS, in obedience to said warrant, the Sheriff did seize and levy on the hereinafter described property and all the estate, right, title and interest or claims which said Defendants so had, in and to, on the 6th day of June, 2019 and since that time had of, in and to, the hereinafter described real property; and as prescribed by law for Sheriff's sales, did offer to sell such real property at public auction.

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said warrant established therein, the title to said real property pursuant to said warrant and Section 34.01 of the Texas Property Tax Code was struck off in trust for the use and benefit of each taxing district having been by said warrant adjudged to have valid tax liens against such real property, and

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the taxing entities set forth in the warrant in said cause, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **FOUR THOUSAND DOLLARS AND 00/100 (\$4,000.00)**, said amount being the highest and best offer received from **Trinidad Benham Corporation, 3650 South Yosemite St #300, Denver, Colorado 80237**, receipt of which is hereby acknowledged, and by these presents do convey, expressly subject to the right of redemption by the Defendants in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, and further subject to all presently recorded and validly existing restrictions, reservations, covenants, conditions, easements, oil and gas leases, mineral interests, and water interests outstanding in persons other than Grantor, and other instruments, other than conveyances of the surface fee estate, that affect the Property, all the right, title and interest as was acquired by the taxing entities through foreclosure the certain tract of land described as follows:

**Lot One (1), in Block Fifty-nine (59), to the City of Mineola, Wood County, Texas (R36028)**

TO HAVE AND TO HOLD the above described property unto the named purchaser Trinidad Benham Corporation, his/her heirs, successors and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of warrant in the above referred tax suit to all taxing units which were a party of said Warrant and as fully and absolutely as the entities named below can convey the above described real property by virtue of said warrant and Order of Sale and said Section 34.05 of the Texas Property Tax Code.

GRANTEE IS TAKING THE PROPERTY IN AN ARM'S-LENGTH AGREEMENT BETWEEN THE PARTIES. THE CONSIDERATION WAS BARGAINED ON THE BASIS OF AN "AS IS, WHERE IS" TRANSACTION AND REFLECTS THE AGREEMENT OF THE PARTIES THAT THERE ARE NO REPRESENTATIONS OR EXPRESS OR IMPLIED WARRANTIES. GRANTEE HAS NOT RELIED ON ANY INFORMATION OTHER THAN GRANTEE'S INSPECTION.

GRANTEE RELEASES GRANTOR FROM LIABILITY FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY, INCLUDING LIABILITY (1) UNDER THE COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT (CERCLA), THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA), THE TEXAS SOLID WASTE DISPOSAL ACT, AND THE TEXAS WATER CODE; OR (2) ARISING AS THE RESULT OF THEORIES OF PRODUCT LIABILITY AND STRICT LIABILITY, OR UNDER NEW LAWS OR CHANGES TO EXISTING LAWS ENACTED AFTER THE EFFECTIVE DATE OF THE PURCHASE CONTRACT THAT WOULD OTHERWISE IMPOSE ON GRANTORS IN THIS TYPE OF TRANSACTION NEW LIABILITIES FOR ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY. THIS RELEASE APPLIES EVEN WHEN THE ENVIRONMENTAL PROBLEMS AFFECTING THE PROPERTY RESULT FROM GRANTOR'S OWN NEGLIGENCE OR THE NEGLIGENCE OF GRANTOR'S REPRESENTATIVE.

This tax deed may be executed in one or more counterparts, each one of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

EXECUTED this \_\_\_ day of \_\_\_\_\_, 2020.

**CITY OF MINEOLA**

By: \_\_\_\_\_  
Kevin White, Mayor

ATTEST:

\_\_\_\_\_  
City Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Kevin White, Mayor, on behalf of CITY OF MINEOLA in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

**WOOD COUNTY AND UPPER SABINE VALLEY SOLID WASTE MANAGMENT**

By: \_\_\_\_\_  
Lucy Hebron, County Judge

ATTEST:

\_\_\_\_\_  
County Clerk

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by  
Lucy Hebron, County Judge, on behalf of WOOD COUNTY AND UPPER SABINE VALLEY SOLID  
WASTE MANAGMENT in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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**MINEOLA INDEPENDENT SCHOOL DISTRICT**

By: \_\_\_\_\_  
Dr. John Abbott, Board President

ATTEST:

\_\_\_\_\_  
Board Secretary

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by Dr. John Abbott, Board President, on behalf of MINEOLA INDEPENDENT SCHOOL DISTRICT in its capacity therein stated.

\_\_\_\_\_  
Notary Public, State of Texas

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