

BID ANALYSIS

Cause #: T-4225
Previous Owner: Lee Butler, Deceased R35813

Bid Amount: \$ 800.00 **Property Value today: \$ 710.00**
Bidding closed: 2/9/2020

Bidders Name: Jonathan Pichardo Blanco
Bidders Address: 8313 Miami Spring Dr
Fort Worth, Texas 76123

ALL COSTS

Court Costs \$ 0.00 Wood County District Clerk
Publication/Deed/Research Fee: \$ 0.00 Perdue Law Firm

TOTAL COSTS: \$ 0.00

PROPOSED TAX DISTRIBUTION – R35813

Bid Amount: \$ 800.00 Costs: \$ 0.00 Net to Distribute: \$ 800.00

TAX ENTITY

Mineola ISD	\$392.00	49%
City of Mineola	\$200.00	25%
Wood County	\$200.00	25%
Upper Sabine Water District	\$8.00	1%

(These amounts are contingent on verification of cost)

TOTAL DISTRIBUTION: \$ 800.00

“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.”

TAX DEED

STATE OF TEXAS §

§

COUNTY OF WOOD §

WHEREAS, by a Warrant issued out of the 402nd 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, Wood County, Texas, 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 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, 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 **EIGHT HUNDRED DOLLARS AND 00/100 (\$800.00)**, said amount being the highest and best offer received from **Jonathan Pichardo Blanco, 8313 Miami Spring Dr., Fort Worth, TX 76123**, 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 J, A of Lot I, in Block Thirty-four-one (34-1), to the City of Mineola, Wood County, Texas, (R35813)

TO HAVE AND TO HOLD the above described property unto the named purchaser Jonathan Pichardo Blanco, 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 suit 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

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 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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UPPER SABINE VALLEY SOLID WASTE MANAGEMENT DISTRICT

By: _____
Execute Director

ATTEST:

Board Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by
Execute Director, on behalf of UPPER SABINE VALLEY SOLID WASTE MANAGEMENT
DISTRICT in its capacity therein stated.

Notary Public, State of Texas

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