



Management Info:

Status: Trust

Best Process: Sold Best Process Type:

Progress: NO HOMESTEAD
pending entity app - kazimir 11/23

Property Info:

City: Mineola

Cad Property Id: 38774 CAD Value: 63,520

Site Description: 406 Giles St, Mineola, TX 75773, USA

Owner Info: Mineola ISD in trust

Legal Description: Being 0.2522 Acres, more or less, Lots 6A and 6C, Block 20, Part of The Ham Addition, in the W H Crawford Survey, Abstract No. 120, Wood County, Texas, as described in Warranty Deed Recorded In Volume 1595, Page 307, Filed On February 3, 1998, In The Deed Records Of 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 000038774.

Homestead: No Site Structure: Yes Non Affixed Material: Yes

Litigation Info:

Case Number: T-4232

Judgement Date: 07/31/2020 Sale Date: 08/03/2021

Sheriff's Deed Date: 08/04/2021 Redemption Date: 02/10/2022

Court: 402nd

Style Plaintiff: Mineola Independent School District

Style Defendant: Humphreys, Kim

Sheriff's Deed Volume: 2021-00009449

Tax Due: No

Delinquent: Yes Litigation: No

BID ANALYSIS

Cause #: T-4232

Previous Owner: Kim Humphreys, R38774

Bid Amount: \$ 12,459.00

Property Value today: \$ 63,520.00

Bidder's Name: Kazimir Investments, LLC

Bidder's Address: 2623 Country Hollow, San Antonio, TX 78209

Bidder's Phone Number: 210-480-3939

ALL COSTS

Court Costs	\$ 1,287.00	Wood County District Clerk	
Resale Deed Recording Fee:	\$ 34.00	Perdue Law Firm	
Publication/Deed/Research Fee:	\$ 369.00	Perdue Law Firm	
		<i>(Publication, Sheriff Deed, TS-R Fee)</i>	
			TOTAL COSTS: \$ 1,690.00

PROPOSED TAX DISTRIBUTION - 000036902

Bid Amount: \$ 12,459.00

Costs: \$ 1,690.00

Net to Distribute: \$ 10,769.00

TAX ENTITY

Mineola ISD	30%	\$3,230.70
City of Mineola	39%	\$4,199.91
Wood County & Upper Sabine	31%	\$3,338.39

(These amounts are contingent on verification of cost)

TOTAL DISTRIBUTION: \$ 10,769.00

“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 an Order of Sale issued out of the 402nd Judicial District Court of Wood County, Texas; in Cause No. T-4232 styled Mineola Independent School District, vs. Humphreys, Kim, 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 judgment rendered in said cause on the 31st day of July, 2020, in favor of the Plaintiffs.

WHEREAS, in obedience to said Order of Sale, 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 31st day of July, 2020 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 judgment established therein, the title to said real property pursuant to said judgment 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 judgment 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 judgment 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 **TWELVE THOUSAND FOUR HUNDRED FIFTY-NINE DOLLARS AND 00/100 (\$12,459.00)**, said amount being the highest and best offer received from **Kazimir Investments, LLC – Mineola 38774 Series, 2623 Country Hollow, San Antonio, TX 78209**, 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:

Being 0.2522 Acres, more or less, Lots 6A and 6C, Block 20, Part of The Ham Addition, in the W H Crawford Survey, Abstract No. 120, Wood County, Texas, as described in Warranty Deed Recorded In Volume 1595, Page 307, Filed On February 3, 1998, In The Deed Records Of 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 000038774 (R38774)

TO HAVE AND TO HOLD the above described property unto the named purchaser Kazimir Investments, LLC – Mineola 38774 Series, 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 judgment 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 judgment 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 _____, 2022.

CITY OF MINEOLA

By: _____
Jayne Lankford, Mayor

ATTEST:

Cindy Karch, City Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by Jayne Lankford, 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



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



UPPER SABINE VALLEY SOLID WASTE MANAGEMENT DISTRICT

By: _____
Executive Director

ATTEST:

Board Secretary

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

Notary Public, State of Texas

