


MEMORANDUM

DATE: September 15, 2022

TO: Mayor Lankford & City Council

VIA: Mercy Rushing, City Manager

FROM: Cindy Karch, City Secretary 

SUBJECT: Tax Deed – Block 297, Towneast Village Subdivision, Lots 8, 9, 10, 11
&12
Council Meeting Agenda Item for September 19, 2022

Background Information:

Trust properties sold through Texas Communities Group, LLC.

Highest bid received was \$2,500.00 from Manuel Montiel Jr.

The Deed for these parcels were combined into one because they were foreclosed on together and won by the same bidder.

Recommendation:

It is the recommendation of city staff that the council approve tax deed.

Final Disposition:

Cindy Karch

From: madison@texascg.com
Sent: Thursday, August 25, 2022 10:27 AM
To: Cindy Karch; Justin Clower; wests@mineolaisd.net
Cc: molly@texascg.com; 'Danny Barrett'
Subject: Mineola August Tax Deeds
Attachments: TaxDeed53620-24.docx; TaxDeed53625.docx; PC53620.pdf; PC53621.pdf; PC53622.pdf; PC53623.pdf; PC53624.pdf; PC53625.pdf

Good morning,

Attached are Two (2) Tax Deeds and the corresponding Property Cards for Trust Properties in the City of Mineola. These will need to be added to your next agenda for consideration.

The property card is attached simply for your reference when considering the deed. The following is the parcel and bidder information for the Tax Deeds that are attached to this email:

Parcel **53625**, winning bidder **David C Ramirez**, for the amount of **\$2,000.00**

Parcel **53620, 53621, 53622, 53623, 53624**, winning bidder **Manuel Montiel Jr**, for the amount of **\$2,500.00**

Please note, the deed for Parcels 53620 to 53624 were combined into one because they were foreclosed on together and won by the same bidder.

The money has been received for each property and is being held per your approval.

If approved, please mail the original, fully executed signature page for your entity to us at:

**TEXAS COMMUNITIES GROUP
PO Box 792
Lubbock, TX 79408**

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

If you have any questions at all or need further clarification, please let me know!

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



“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-4428 styled City of Mineola, et al, vs. Owners of Various Properties Located Within the City Limits of Mineola, 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 on the 14th day of March, 2022, 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 14th day of March, 2022 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 **TWO THOUSAND FIVE HUNDRED DOLLARS AND 00/100 (\$2,500.00)**, said amount being the highest and best offer received from **Manuel Montiel Jr., 5206 FM 1254, Mineola, Texas 75773**, 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 Eight (8), in Block Two Hundred and Ninety-seven (297), Towneast Village Subdivision, to the City of Mineola, Wood County, Texas (R53620) &

Lot Nine (9), in Block Two Hundred and Ninety-seven (297), Towneast Village Subdivision, to the City of Mineola, Wood County, Texas (R53621) &

Lot Ten (10), in Block Two Hundred and Ninety-seven (297), Towneast Village Subdivision, to the City of Mineola, Wood County, Texas (R53622) &

Lot Eleven (11), in Block Two Hundred and Ninety-seven (297), Towneast Village Subdivision, to the City of Mineola, Wood County, Texas (R53623) &

Lot Twelve (12), in Block Two Hundred and Ninety-seven (297), Towneast Village Subdivision, to the City of Mineola, Wood County, Texas (R53624)

TO HAVE AND TO HOLD the above described property unto the named purchaser Manuel Montiel Jr., 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 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.

This deed is effective as of the date of the last notary acknowledgment of the Grantors' signatures.

CITY OF MINEOLA

By: _____
Jayne Lankford, Mayor

ATTEST:

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

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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



**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







**Management Info:**

Status: Trust

Best Process: Sold Best Process Type:

Progress: pending bid to Manuel Montiel Jr 8/5/22

**Property Info:**

City: Mineola

Cad Property Id: 53620 CAD Value: 1,480

Site Description: 1015 E Broad St, Mineola, TX 75773, USA

Owner Info: City of Mineola, In Trust

Legal Description: METCALFE JAMES B  
 Property may not have access. Please satisfy yourself as to the validity of the legal description, the physical address, actual boundaries, and any easements or covenants tied to the property. The local appraisal district has maps and plats, in addition to legal descriptions and physical location information which is open to the public. The county clerk's office has all deed information, and again, these records are open to the public. You may also want to seek legal counsel on your behalf, if you so choose.

Lot Eight (8), in Block Two Hundred and Ninety-seven (297), Towneast Village Subdivision, to the City of Mineola, Wood County, Texas (R53620)

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

**Litigation Info:**

Case Number: T-4428

Judgement Date: 03/14/2022 Sale Date: 04/05/2022

Sheriff's Deed Date: 11/30/-0001 Redemption Date: 11/30/-0001

Court: 402nd

Style Plaintiff: City of Mineola, et al

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

Sheriff's Deed Volume:

Tax Due: No

Delinquent: Yes Litigation: No



**Management Info:**

Status: Trust  
Best Process: Sold  
Progress: pending bid to Manuel Montiel Jr 8/5/22  
sheriffs deed not in CAD yet

Best Process Type:

**Property Info:**

City: Mineola  
Cad Property Id: 53621  
Site Description: 1015 E Broad St, Mineola, TX 75773, USA  
CAD Value: 1,480

Owner Info: City of Mineola, In Trust

Legal Description: METCALFE JAMES B  
Property may not have access. Please satisfy yourself as to the validity of the legal description, the physical address, actual boundaries, and any easements or covenants tied to the property. The local appraisal district has maps and plats, in addition to legal descriptions and physical location information which is open to the public. The county clerk's office has all deed information, and again, these records are open to the public. You may also want to seek legal counsel on your behalf, if you so choose.

Lot Nine (9), in Block Two Hundred and Ninety-seven (297), Towneast Village Subdivision, to the City of Mineola, Wood County, Texas (R53621)

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

**Litigation Info:**

Case Number: T-4428  
Judgement Date: 03/14/2022  
Sheriff's Deed Date: 11/30/-0001  
Court: 402nd  
Style Plaintiff: City of Mineola, et al  
Style Defendant: Owners of Various Properties Located Within the City Limits of Mineola, Texas  
Sheriff's Deed Volume:  
Tax Due: No  
Delinquent: Yes  
Litigation: No  
Sale Date: 04/05/2022  
Redemption Date: 11/30/-0001



**Management Info:**

Status: Trust

Best Process: Sold

Progress: pending bid to Manuel Montiel Jr 8/5/22

sheriffs deed not in CAD yet

Best Process Type:

**Property Info:**

City: Mineola

Cad Property Id: 53622

Site Description: 1015 E Broad St, Mineola, TX 75773, USA

CAD Value: 1,480

Owner Info: City of Mineola, In Trust

Legal Description: METCALFE JAMES B  
 Property may not have access. Please satisfy yourself as to the validity of the legal description, the physical address, actual boundaries, and any easements or covenants tied to the property. The local appraisal district has maps and plats, in addition to legal descriptions and physical location information which is open to the public. The county clerk's office has all deed information, and again, these records are open to the public. You may also want to seek legal counsel on your behalf, if you so choose.

Lot Ten (10), in Block Two Hundred and Ninety-seven (297), Towneast Village Subdivision, to the City of Mineola, Wood County, Texas (R53622)

Homestead: No

Site Structure: No

Non Affixed Material: No

**Litigation Info:**

Case Number: T-4428

Judgement Date: 03/14/2022

Sale Date: 04/05/2022

Sheriff's Deed Date: 11/30/-0001

Redemption Date: 11/30/-0001

Court: 402nd

Style Plaintiff: City of Mineola, et al

Style Defendant: Owners of Various Properties Located Within the City Limits of Mineola, Texas

Sheriff's Deed Volume:

Tax Due: No

Delinquent: Yes

Litigation: No



**Management Info:**

Status: Trust

Best Process: Sold Best Process Type:

Progress: pending bid to Manuel Montiel Jr 8/5/22

sheriffs deed not in CAD yet

**Property Info:**

City: Mineola

Cad Property Id: 53623 CAD Value: 1,480

Site Description: 1015 E Broad St, Mineola, TX 75773, USA

Owner Info: City of Mineola, In Trust

Legal Description: METCALFE JAMES B

Property may not have access. Please satisfy yourself as to the validity of the legal description, the physical address, actual boundaries, and any easements or covenants tied to the property. The local appraisal district has maps and plats, in addition to legal descriptions and physical location information which is open to the public. The county clerk's office has all deed information, and again, these records are open to the public. You may also want to seek legal counsel on your behalf, if you so choose.

Lot Eleven (11), in Block Two Hundred and Ninety-seven (297), Towneast Village Subdivision, to the City of Mineola, Wood County, Texas (R53623)

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

**Litigation Info:**

Case Number: T-4428

Judgement Date: 03/14/2022 Sale Date: 04/05/2022

Sheriff's Deed Date: 11/30/-0001 Redemption Date: 11/30/-0001

Court: 402nd

Style Plaintiff: City of Mineola, et al

Style Defendant: Owners of Various Properties Located Within the City Limits of Mineola, Texas

Sheriff's Deed Volume:

Tax Due: No

Delinquent: Yes Litigation: No





**Management Info:**

Status: Trust

Best Process: Sold Best Process Type:

Progress: pending bid to Manuel Montiel Jr 8/5/22

sheriffs deed not in CAD yet

**Property Info:**

City: Mineola

Cad Property Id: 53624 CAD Value: 1,480

Site Description: 1015 E Broad St, Mineola, TX 75773, USA

Owner Info: City of Mineola, In Trust

Legal Description: METCALFE JAMES B  
 Property may not have access. Please satisfy yourself as to the validity of the legal description, the physical address, actual boundaries, and any easements or covenants tied to the property. The local appraisal district has maps and plats, in addition to legal descriptions and physical location information which is open to the public. The county clerk's office has all deed information, and again, these records are open to the public. You may also want to seek legal counsel on your behalf, if you so choose.

Lot Twelve (12), in Block Two Hundred and Ninety-seven (297), Towneast Village Subdivision, to the City of Mineola, Wood County, Texas (R53624)

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

**Litigation Info:**

Case Number: T-4428

Judgement Date: 03/14/2022 Sale Date: 04/05/2022

Sheriff's Deed Date: 11/30/-0001 Redemption Date: 11/30/-0001

Court: 402nd

Style Plaintiff: City of Mineola, et al

Style Defendant: Owners of Various Properties Located Within the City Limits of Mineola, Texas

Sheriff's Deed Volume:

Tax Due: No

Delinquent: Yes Litigation: No