

“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-4675 styled City of Mineola, vs. Owners of Various Properties, 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 29th day of July, 2024, 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 29th day of July, 2024 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 **SIX THOUSAND DOLLARS AND 00/100 (\$6,000.00)**, said amount being the highest and best offer received from **Michael Eugene Smith & Stephen Uchechukwu Ogueri, 1000 Ginger Trail, DeSoto, TX 75115**, 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 Four A (4A), Block Thirty (30), Mineola Townsites, to the City of Mineola, Wood County, Texas, being the same property as described in a Warranty Deed recorded in Vol. 682. Pg. 204 of the Deed Records of Wood County, Texas., (R35738)**

TO HAVE AND TO HOLD the above described property unto the named purchaser Michael Eugene Smith & Stephen Uchechukwu Ogueri, 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’ and Grantee’s 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 for itself and on behalf of
UPPERSABINE VALLEY SOLID WASTE
MANAGEMENT DISTRICT**

By: _____
Kevin White, County Judge

ATTEST:

County Clerk

This instrument was acknowledged before me on the _____ day of _____, _____, by
Kevin White, County Judge, on behalf of WOOD COUNTY in its capacity therein stated.

Notary Public, State of Texas



MINEOLA INDEPENDENT SCHOOL DISTRICT

By: _____
Rodney Watkins, Board President

ATTEST:

Board Secretary

This instrument was acknowledged before me on the _____ day of _____, _____, by
Rodney Watkins, Board President, on behalf of MINEOLA INDEPENDENT SCHOOL DISTRICT in its
capacity therein stated.

Notary Public, State of Texas

~~~~~



---

### Management Info:

Status: Trust

Best Process: Sold Best Process Type:

Progress: No homestead

Pending bid from Michael Smith 11/22/24

### Property Info:

City: Mineola

Cad Property Id: 35738 CAD Value: 1860

Site Description: 218 READ MINEOLA, TX 75773

Owner Info: Mathews Vallie % Linda J Duncan

Legal Description:

Lot Four A (4A), Block Thirty (30), Mineola Townsites, to the City of Mineola, Wood County, Texas, being the same property as described in a Warranty Deed recorded in Vol. 682. Pg. 204 of the Deed Records of Wood County, Texas.

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

### Litigation Info:

Case Number: T-4675

Judgement Date: 07/29/2024 Sale Date: 09/03/2024

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

Court: 402nd DC

Style Plaintiff: City of Mineola

Style Defendant: Owners of Various Properties

Sheriff's Deed Volume: Vol. 682, Pg. 204

Tax Due: No

Delinquent: Yes Litigation: No

---