

RESOLUTION 12-10

**A RESOLUTION OF THE CITY OF COMMERCE AUTHORIZING THE MAYOR TO
SELL DELINQUENT PROPERTIES AND SETTING AN EFFECTIVE DATE.**

WHEREAS, the City of Commerce became, pursuant to a Sheriff's/Constable's Sale for delinquent taxes, the owner, in trust for the taxing entities, of a certain tract of land described in the attached Exhibit "A" and incorporated herein and/

WHEREAS, because the property described is not currently on the tax roll and will not be added to the tax roll until it is sold, it is desirable that the property be sold so that it may be added to the tax roll and so that the taxes may be assessed against the property in the future;

WHEREAS, an offer has been made to purchase the property, and the City of Commerce wishes to accept the offer ABSOLUTE LEE, LLC to purchase the property in the attached Exhibit "A", also known as 1200 Kennie Drive, Account #R39186, for FOUR THOUSAND DOLLARS AND NO CENTS (\$4,000.00) and,

WHEREAS, the City Council of the City of Commerce believes a sale for this price is the best interest of the city; and

WHEREAS, the funds received pursuant to this sale shall be distributed according to the Texas Property Tax Code.

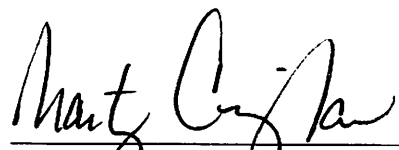
**NOW, THEREFORE, BE IT RESOLVED THAT BY THE CITY COUNCIL OF
THE CITY OF COMMERCE, TEXAS:**

SECTION 1. That the City Council of the City of Commerce hereby approves the sale for the terms as stated above and authorized the Mayor to sign the Quitclaim Deed on the behalf of the City of Commerce.

SECTION 2. This resolution shall be in full force and effect immediately upon its passage and approval.

PASSED AND APPROVED THIS THE 17TH DAY OF APRIL 2012.

ATTEST:


Marty Cunningham, City Secretary

CITY OF COMMERCE:


Quay Throgmorton, Mayor

**COUNTY OF HUNT
PROPERTY RESALE PROGRAM**

PROPERTY ACCOUNT #: 39186

DATE PROPERTY WAS STRUCK OFF TO ENTITIES: 04-05-11 CAUSE TAX 18,907
Sheriffs Deed filed 05-10-11 REDEMPTION PERIOD ENDS 11-10-11
PREVIOUS OWNERS NAME BOBBIE RUTH BRANCH DATE: 03-26-12
HOMESTEAD EXEMPTION N AGRICULTURE EXEMPTION N
DEED ASSIGNED TO: COMMERCE ISD
OTHER TAXING JURISDICTION CITY OF COMMERCE, COUNTY OF HUNT, HUNT MEMORIAL
HOSPITAL DISTRICT, HUNT COUNTY EDUCATION DISTRICT

PHYSICAL LOCATION 1200 KENNIE DR.

IN THE CITY OF: COMMERCE

IN THE PROXIMITY:

IMPROVEMENT VALUE: \$34,660.00

LAND VALUE: \$2,120.00

APPRAISED VALUE TOTAL: \$36,780.00

COURT COST: \$551.00

ADVERTISING FEES: \$208.80

ATTORNEY RESEARCH FEE: \$0.00

COUNTY RESEARCH FEE: \$0.00

SHERIFF/CONSTABLE DEED FEE: \$48.00

LIENS FILED: \$0.00

WARRANT FEE: \$60.00

JURISDICTION BID REQUEST: \$3,132.20

REDUCED: 3103.32

MINIMUM BID: \$4,000.00

TIMES ON RESALE: 1

Properties are sold "AS IS" and MAY or MAY NOT have water, sewer or street access. Purchaser will be responsible for all infrastructures.



PROPERTY LEGAL DESCRIPTION:

Tract:1 GEO: R39186 BEING LOT 18, PART OF THE ARDIS SMITH ADDITION SECTION 1, AS DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 973, PAGE 901, ON INSTRUMENT FILED SEPTEMBER 5, 1985 AND DOCUMENT NO. 2011-4799 FILED ON MAY 5TH, 2011 IN HUNT COUNTY TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF COMMERCE INDEPENDENT SCHOOL DISTRICT UNDER ACCOUNT NUMBER R39186.

HIGHT BIDDER: ABSOLUTE LEE, LLC
ADDRESS: P.O. BOX 1724
CITY: ROWLETT STATE: TX
AMOUNT OF BID: \$4,000.00

R39186, 1200 KENNIE DR.

DEED

THE STATE OF TEXAS	S	
	S	KNOW ALL PERSONS BY THESE PRESENTS
COUNTY OF HUNT	S	

That the Commerce Independent School District for and in consideration of the sum of **FOUR THOUSAND DOLLARS AND NO CENTS** \$4,000.00), the receipt of which is hereby acknowledged, release, quitclaim and surrender to the GRANTEE such title or interest at the Commerce Independent School District "ISD", and the City of Commerce "CITY" the County of Hunt "COUNTY" the Hunt Memorial Hospital District "HOSPITAL", and the Hunt County Education District "CED" may acquired , if any, by virtue of tax foreclosure proceedings, and by virtue of becoming purchaser of the tax title under a Sheriff's/Constable's sale, as shown by Sheriff's/Constable's Deed, recorded in Volume , Page of the Deed Records of Hunt County, Texas, and by these presents and in accordance with a Resolution, approved by the Board of Trustee's of the Commerce Independent School District the County, Hospital, and the CITY release, quitclaim and surrender, subject to the terms, conditions, provisions and restrictions, herein set forth, unto **ABSOLUTE LEE, LLC**, GRANTEE herein of **P.O. BOX 1724, ROWLETT, TX**, all our right, title and interest, if any, in and to the following described real property situated in Hunt County, Texas, to wit:

GRANTEE:
ABSOLUTE LEE, LLC
P.O. BOX 1724
ROWLETT TX 75030

R39186, 1200 KENNIE DR.

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ALSO BEING KNOWN AS:

1200 KENNIE DR.

This Quitclaim is made subject to and GRANTEE acknowledges the right of redemption as provided in Section 34.05 of the Texas Property Tax Code.

IN ACCEPTING THE QUITCLAIM OF THIS PROPERTY, GRANTEE EXPRESSLY ACCEPTS THE PROPERTY IN "AS IS" CONDITION, WITH ALL ITS FAULTS, IF ANY. GRANTEE RELEASES ANY RIGHTS, AT LAW OR IN EQUITY, GRANTEE MAY HAVE AGAINST THE CITY, COUNTY, HOSPITAL, AND ISD, THEIR OFFICERS, AGENTS AND EMPLOYEES IN CONNECTION WITH THIS TRANSACTION. FURTHER, GRANTEE RELEASES THE CITY, COUNTY, HOSPITAL AND ISD, THEIR OFFICERS, AGENTS, AND EMPLOYEES, FROM ANY AND ALL CLAIMS AND CAUSES OF ACTION IN CONNECTION WITH THE BIDDING, TERMS, CONDITIONS, AND SALE OF THIS PROPERTY. THIS RELEASE ALSO IS BINDING ON GRANTEE'S SUCCESSORS, HEIRS, AND ASSIGNS. GRANTEE HAS HAD THE OPPORTUNITY TO INSPECT THE PROPERTY, AND GRANTEE IS NOT RELYING ON ANY REPRESENTATION OR DISCLOSURES BY THE CITY, COUNTY, HOSPITAL, AND ISD IN CONNECTION WITH THE PURCHASE OF THE PROPERTY. GRANTEE EXPRESSLY ASSUMES RESPONSIBILITY FOR ANY ENVIRONMENTAL PROBLEMS ON OR WITH THE PROPERTY.

GRANTEE:
ABSOLUTE LEE, LLC
P.O. BOX 1724
ROWLETT TX 75030

R39186, 1200 KENNIE DR.

EXHIBIT "A"

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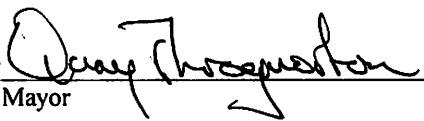
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R39186, 1200 KENNIE DR.

TO HAVE AND TO HOLD all of our right title and interest in and to the above described property and premises, subject to the aforesaid, unto the said grantee, his/her heirs, successors, and assigns forever, so that the CITY, the COUNTY, HOSPITAL and the ISD, and our legal representatives, successors and assigns shall not have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 2nd day of May, 2012.

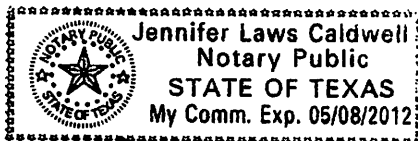
City of Commerce

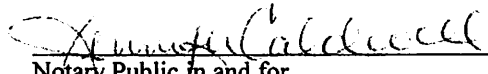
by 
Mayor

THE STATE OF TEXAS
COUNTY OF HUNT

before me, the undersigned authority, personally appeared Gary Throgmorton
MAYOR of the CITY OF COMMERCE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and in the capacity therein stated.

given under my hand and seal of office this the 2nd day of May, 2012.




Notary Public in and for
State of Texas
My Commission Expires 5/8/12