

VOL. 98 PAGE 0568

913 B. PEGUES PLACE
LONGVIEW, TEXAS 75601
TELEPHONE 903-295-3708
FAX 903-753-6831
www.pbfcml.com

Tab Beall
ATTORNEY AT LAW

David Hudson
ATTORNEY AT LAW

Alesha L. Williams
ATTORNEY AT LAW

April 20, 2016

PANOLA COUNTY
VICKI HEINKEL
110 S. SYCAMORE, STE. 216-A
CARTHAGE, TEXAS 75633

RE: AGENDA REQUEST

Dear Mrs. Heinkel:

Please place the following on your next agenda for consideration:
Consider acceptance of bid received on Resale Properties as follows:

<u>Account #</u>	<u>Purchaser</u>	<u>Bid Amount</u>
00562-00311-00000	Zeta Quest LLC	\$1,750.00
Property Description: 1.00 Acre, more or less, being situated in the Henry Roberts Survey, Abstract 562, Panola County, Texas		

I have enclosed the resolution, bid analysis, and the information we received from the Purchaser.

I recommend that this proposal be accepted. Final approval is subject to acceptance by all taxing jurisdictions involved. Please call if you have any questions.

Very truly yours,



DAVID HUDSON

DH/mm
Enclosures

**RESOLUTION OF THE PANOLA COUNTY
COMMISSIONERS COURT:**

WHEREAS, the **PANOLA COUNTY** has become the owner of certain real property described in the attached Exhibit (Exhibit "A") by virtue of the fact that a sufficient bid was not received at a sale conducted by the Sheriff/Constable pursuant to an order of the District Court in **Cause No. 1991-A-175 PANOLA COUNTY, TEXAS, ET AL VS. ETTA & LENEAL BOOTY**

WHEREAS, a potential buyer of the property has come forward, and

WHEREAS, all taxing entities involved in the above referenced cause must consent to the sale of the hereinabove described real property, and

WHEREAS, it is to the benefit of all the taxing entities involved that the property be returned to their respective tax rolls;

NOW therefore be it resolved by the Commissioners Court of **PANOLA COUNTY**, Panola County, Texas

That the sale of the hereinabove described real property to **Zeta Quest LLC** for and in consideration of the cash sum of **ONE THOUAND SEVEN HUNDERED AND FIFTY DOLLARS and 00/100 (\$1,750.00)**, said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 9th day of May, 2016.

Attest:

Beverly Adams
Secretary Co. Clerk

Deanna Jones
Panola County Judge

Those Voting *Aye* Were:

John Hodges
Ron [Signature]
For N. Langley, Jr
Dale [Signature]

Those Voting *Nay* Were:

In testimony whereof the PANOLA COUNTY, Panola County, Texas has caused these presents to be executed this the 9th day of May, 2016

PANOLA COUNTY

BY: Lillian Jones
Panola County Judge

State of Texas

{}

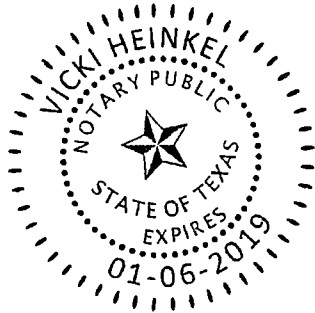
County of Panola

{}

This instrument was acknowledged before me on this the 9th day of

May, 2016 by Lillian Jones,

Panola County Judge for PANOLA COUNTY, Panola County, Texas.



Vicki Heinkel
Notary Public, State of Texas

Cause #: 1991-A-175

Previous Owner: ETTA & LENAL BOOTY

Bid Amount: \$1,750.00

Date Bid Submitted: 9/3/2015

Bidders Name: **ZETA QUEST LLC**Bidders Address: BY MIKE PARKER
419 WEST SABINE
CARTHAGE, TEXAS 75633

Acct#: 00562-00311-00000-000000

Judgment Date: 5/3/1993

Property Value at Judgment: \$2,000.00

Property Value today: \$4,000.00

Date of Sale: 7/28/1999

Minimum Bid at Sale: \$2,000.00Sale Deed Filed: 9/28/99
Redemption Expires: 3/28/00**PROPERTY DESCRIPTION**

1.00 ACRE, MORE OR LESS, BEING SITUATED IN THE HENRY ROBERTS SURVEY, ABSTRACT 562, PANOLA COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 821, PAGE 506, ON INSTRUMENT FILED APRIL 27, 1988 IN PANOLA COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF PANOLA COUNTY UNDER ACCOUNT NUMBER 00562-00311-00000-000000.

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
PANOLA COUNTY	1982, 1984-1986, 1988-1992	\$ 763.52
CARTHAGE ISD	1982, 1984-1986, 1988-1992	\$1,415.13
PANOLA COLLEGE	1991-1992	\$ 183.02

TOTAL: \$2,361.67

COSTS

Court Costs	\$274.00 (Payable to Panola County District Clerk)
Publication Fee:	\$619.00 (Payable to Linebarger Goggan Blair & Sampson)
Constable's Fee:	\$140.00 (Payable to the Panola County District Clerk)
Deed Recording Fee:	\$ 30.00 (Payable to Panola County Clerk)

TOTAL: \$1,063.00

PROPOSED TAX DISTRIBUTION – 00562-00311-00000-000000

Bid Amount: \$1,750.00 Costs: \$1,063.00
Net to Distribute: \$687.00

ENTITY	AMOUNT TO DISBURSE
--------	--------------------

PANOLA COUNTY:	(32%) \$219.84
CARTHAGE ISD:	(60%) \$412.20
PANOLA COLLEGE	(8%) \$54.96

(These amounts are contingent on verification of cost)

TOTAL: \$687.00

EXHIBIT "A"

Property Description:

1.00 ACRE, MORE OR LESS, BEING SITUATED IN THE HENRY ROBERTS SURVEY, ABSTRACT 562, PANOLA COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 821, PAGE 506, ON INSTRUMENT FILED APRIL 27, 1988 IN PANOLA COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF PANOLA COUNTY UNDER ACCOUNT NUMBER 00562-00311-00000-000000.

SPECIAL RESALE DEED

STATE OF TEXAS §
COUNTY OF PANOLA §

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.

KNOW ALL MEN BY THESE PRESENTS that PANOLA COUNTY, TRUSTEE, for itself CARTHAGE INDEPENDENT SCHOOL DISTRICT AND PANOLA COLLEGE, hereinafter called GRANTORS, each acting by and through its duly elected official ("GRANTOR") as authorized by Section 34.05, Texas Property Tax Code, for and in consideration of **ONE THOUSAND SEVEN HUNDRED AND FIFTY DOLLARS AND NO/100 (\$1,750.00)** and other good and valuable consideration, in hand paid by **ZETA QUEST LLC**, Grantee, the receipt of which is hereby acknowledged and confessed, has conveyed and quitclaimed and by the presents do convey and quitclaim unto said GRANTEE all right, title and interest of the GRANTORS, acquired by tax foreclosure sale heretofore held in **CAUSE NO. 1991-A-175** styled State of Texas, **PANOLA COUNTY, TEXAS, ET AL vs. ETTA & LENEAL BOOTY**, said property being described as follows:

1.00 ACRE, MORE OR LESS, BEING SITUATED IN THE HENRY ROBERTS SURVEY, ABSTRACT 562, PANOLA COUNTY, TEXAS, DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 821, PAGE 506, ON INSTRUMENT FILED APRIL 27, 1988 IN PANOLA COUNTY, TEXAS AND BEING FURTHER IDENTIFIED ON THE TAX ROLLS AND RECORDS OF PANOLA COUNTY UNDER ACCOUNT NUMBER 00562-00311-00000-000000.

This conveyance is made and accepted subject to the following matters to the extent that the same are in effect at this time: any and all rights of redemption, restrictions, covenants, conditions, easements, encumbrances and outstanding mineral interests, if any, relating to the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or governmental authorities, if any but only to the extent that they are still in effect, relating to the hereinabove described property.

TO HAVE AND TO HOLD said premises, together with all and singular the rights, privileges and appurtenances thereto in any manner belonging unto the said ZETA QUEST LLC., Grantee, their heirs and assigns forever, so that neither PANOLA COUNTY, TRUSTEE, for itself, CARTHAGE INDEPENDENT SCHOOL DISTRICT AND PANOLA COLLEGE, nor any person claiming under them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances or any part thereof, but not otherwise.

Grantee accepts the property in "AS IS" condition and subject to any environmental conditions that might have or still exist on said property.

Taxes for the current year are assumed by Grantee.

IN TESTIMONY WHEREOF, PANOLA COUNTY, TRUSTEE, for itself, CARTHAGE INDEPENDENT SCHOOL DISTRICT AND PANOLA COLLEGE, Grantors, have caused the presents to be executed on this 9th day of May, 2016

PANOLA COUNTY

BY:

Lee Ann Jones
PANOLA COUNTY JUDGE

THE STATE OF TEXAS
COUNTY OF PANOLA

Lee Ann Jones, BEFORE ME, the undersigned authority, on this day personally appeared Lee Ann Jones, PANOLA COUNTY JUDGE, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 9th day of May, 2016

Vicki Heinkel
NOTARY PUBLIC

GRANTEE'S MAILING ADDRESS:

ZETA QUEST LLC
419 WEST SABINE
CARTHAGE, TEXAS 75633

Return to:
Perdue, Brandon, Fielder, Collins and Mott, LLP
P.O. Box 2007
Tyler TX 75710-2007

