

**RESOLUTION OF THE COMMISSIONER'S COURT OF
PANOLA COUNTY**

A Resolution Approving the bid for struck-off tax sale property

WHEREAS, Carthage Independent School District, Trustee has become the owner of certain real property by virtue of the fact that sufficient bids were not received at prior tax sales conducted by the Sheriff pursuant to order of the District Court.

WHEREAS, potential buyers of property described in Exhibit "A" referenced in Cause No. **1995-A-384, Carthage Independent School District, et.al. vs. Latness and Pearline Lockett** have come forward through a bid submitted to the Panola County Tax Office, and

WHEREAS, all taxing entities involved in the above referenced matter 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,

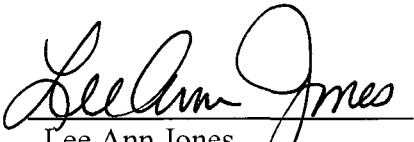
NOW THEREFORE BE IT RESOLVED BY THE

County Commissioner's Court of Panola County, Texas

That the County Judge be and is hereby directed and authorized to execute this Resolution and any and all documents necessary to convey the real property as described on Exhibit "A",

For and in consideration of the cash sum indicated to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

PASSED, APPROVED AND ADOPTED this the 3rd day of October, 2017 in Open Court.



Lee Ann Jones,
County Judge, Panola County

Ronnie LaGrone

Honorable Ronnie LaGrone
Commissioner, Precinct One

Craig M. Lawless

Honorable Craig M. Lawless
Commissioner, Precinct Three

John Gradberg

Honorable John Gradberg
Commissioner, Precinct Two

Dale LaGrone

Honorable Dale LaGrone
Commissioner, Precinct Four

Attest:

Bobbie Davis

Bobbie Davis
County Clerk, Panola County



Exhibit "A"
BID ANALYSIS

Cause #: 1995-A-384
Property: 4.0 acres, Abstract 157, H Davis survey, near CR 159
Previous Owners: Latness and Pearline Lockett

Property Acct#:	00157-00480-00000
Bid Amount: \$8,800.00	Judgment Value: \$4,100.00
Bidders Name: Matt & Melinda Barentine	Date of Sale: October 2, 2001
Bidders Address: 1009 Tyre Street Carthage, Texas 75633	Date Bid Submitted: August 7, 2017

Redemption Expired: *(6 months from the date the Sheriff's Deed was filed for a non-homestead property and 2 years for a homestead)*
Sale Recording Date: November 7, 2002

PROPERTY DESCRIPTION

Being 4.0 acres, a part of the H. Davis survey, abstract 157, and being the same property described in that certain warranty deed dated May 14, 1973 and recorded at volume 557, page 197, deed records, Panola County, Texas and being further identified on the Tax Rolls & Records of the Panola County Tax Office under account number 00157-00480-00000.

SITUS OR LOCATION: near County Road 159 (landlocked)

JUDGMENT INFORMATION

Tax Entity	Tax Years	Amount Due
PANOLA COUNTY	1979-1981, 1983-1999	\$ 702.44
CARTHAGE ISD	1983-1999	\$ 1,430.67
TAX TOTAL:		\$ 2,133.11

COSTS

Court Costs	\$132.00	(Payable to District Clerk)
Sheriff's Fees:	\$205.00	(Payable to County Sheriff / Constable)
Ad Litem Fee:	\$200.00	(Payable to Sherry Mahaffey Law Firm)
Title Research:	\$200.00	(Payable to Perdue Law Firm)
Recording Fee	\$ 30.00	(Payable to County Clerk) – this is to record <i>after</i> resale

(All cost must be paid prior to monies being disbursed to the taxing entities)

COURT COSTS TOTAL: \$767.00

POST JUDGMENT TAXES

Entity	Tax Year	Amount
Panola County	2000-2001	\$ 64.76
Carthage ISD	2000-2001	\$426.58

PROPOSED DISTRIBUTION

Bid Amount:	\$8,800.00	Costs:	\$767.00
Net to Distribute:	\$8,033.00	Post Judgment Taxes:	\$491.34

ENTITY	PERCENTAGE	AMOUNT TO DISBURSE
Panola County	.329	\$ 2,642.86
Carthage ISD	.671	\$ 5,390.14

TOTAL: 8,033.00 *

* Note that while the Judgment taxes were \$2,133.11, this was in 2001 and the accrual of interest now makes the tax claim just over \$13,000.