



Listing of Menard CAD Trust Properties

A "Trust" property is a property that, under the provisions of Chapter 34 of the Texas Property Tax Code, was ordered sold at a sheriff's tax sale pursuant to foreclosure of a tax lien. At the sheriff's tax sale, however, the property was bid off to the taxing unit that requested the order of sale. Said taxing unit takes title to the property for the use and benefit of itself and all other taxing units that established liens against the property in the underlying delinquent tax lawsuit.

Offers on the trust properties set forth on the next page may be made in any amount. However, only competitive offers will be presented to the Menard CAD Board of Trustees (the "Board") for consideration. If a competitive offer is accepted by the Board, approval must be sought from all taxing units having an interest in the property unless the offer is equal to or greater than the "target bid". In the event the offer is equal to or greater than the "target bid", the Board may accept the offer without further approval or acceptance being sought from another taxing unit. Regardless, the Board is not under any legal obligation to accept any offer made on a Trust property.

In the event you are the successful bidder, you will be notified as soon as practicable. Payment in full using check, money order or cashier's check must be made to: Perdue, Brandon, Fielder, Collins & Mott, L.L.P. within 14 days of being notified of the acceptance of your offer. A Quit Claim deed will be issued as soon as the payment is fully processed.

In order to submit a bid, on the following page please insert your bid amount in the rightmost field corresponding to the property you wish to purchase and complete the requested information. Please return the bid by mail to: Sergio E. Garcia, % Perdue Brandon Fielder Collins & Mott, 3301 Northland Drive, Ste. 505, Austin, Texas 78731. You may also fax your completed bid sheet to Sergio E. Garcia, 512 302-1802.

If you have additional questions, you may contact Sergio E. Garcia at: office (512) 302-0190; or by email sgarcia@pbfc.com.

Note: The Board reserves the right to accept or reject any and/or all offers. It is the responsibility of anyone making an offer on trust property that has been bid off to Menard CAD or any other taxing entity to research the property. No title insurance or survey will be provided. Property is sold "as is" and "without warranty."

In addition to filling in bid amounts on the desired properties, please provide the following information:

1. Name & Address: _____
2. Phone #: _____
3. Email Address: _____
4. Name to appear on Deed: _____

AVAILABLE TRUST PROPERTIES

Tax Suit No.	Legal Description / Address (if available)	Your Bid
2014-05413 MENARD CAD VS. THE UNKNOWN HEIRS TO THE ESTATE OF D. SIMMONS AKA DEE SIMMONS, ET AL.	Lot 1, Block 31, North Menard Addition to the City of Menard, Menard County, Texas being that property more particularly described at Volume 50 Page 445, et seq. of the Deed Records of Menard County, Texas (Tax Account No. 03000-0031-001-00 /Property ID No. 3635) Appraised Value at time of Judgment: \$2,800.00 Original Minimum Bid: \$2,800.00	