

# MARJA PROPERTIES, INC.

110 Nocona Drive  
Nocona, Texas 76255

SEALED BID ON NOCONA HILLS LOTS

<u>LOT 55 ✓</u>	Bid # 280.00	← 2013-0208	Bundling
<u>LOT 195 ✓</u>	Bid # 280.00	— 2013-0198	
<u>LOT 2678 ✓</u>	Bid # 280.00	— 2013-0211	
<u>LOT 2023 ✓</u>	Bid # 280.00	— 2013-0220	
<u>LOT 2194 ✓</u>	Bid # 280.00	— 2013-0231	
<u>LOT 1019</u>	Bid # 280.00	— 2018-0281	

Marja Properties Inc.  
110 Nocona Drive  
Nocona, Texas 76255

*James Altman* Pres.

7-2-2019

1789.75

1st-576293

65587

**Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.**

**TAX RESALE DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF MONTAGUE**

**X**

That **Montague County, Trustee**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of said governing body which is duly recorded in its official Minutes, hereinafter called grantor, for and in consideration of the sum of \$280.00 cash in hand paid by

**Marja Properties  
110 Nocona Hills  
Nocona, TX 76255**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents does quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. 2013-0231M-CV, Montague County, Et Al vs. Glenn E Meadows, Deceased**, in the district court of said county, said property being located in Montague County, Texas, and described as follows:

**Lot 2194, Nacona Hills, an addition in Montague County, Texas, according to the map or plat thereof, recorded in Volume 603, Page 405, Deed Records of Montague County, Texas.**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantor, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

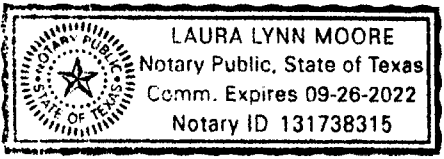
IN TESTIMONY WHEREOF Montague County has caused these presents to be executed this 9<sup>th</sup> day of SEPTEMBER, 2019.

BY: [Signature]  
Rick Lewis  
County Judge  
Montague County

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 9<sup>th</sup> day of SEPTEMBER, 2019, by Rick Lewis, County Judge, of Montague County.



[Signature]  
Printed Name:  
LAURA LYNN MOORE  
Notary Public, State of Texas  
My Commission Expires:  
09-26-2022

IN TESTIMONY WHEREOF Farmer's Creek Water District has caused these presents to be executed this 11<sup>th</sup> day of September, 2019.

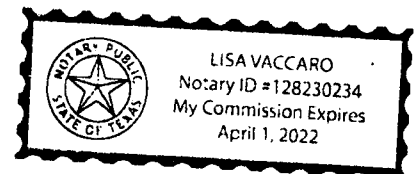
BY: Jess Haralson  
Jess Haralson  
President  
Farmer's Creek Water District

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 11<sup>th</sup> day of September, 2019, by President, Jess Haralson, Farmer's Water Creek District.

LISA VACCARO  
Printed Name:  
Lisa Vaccaro  
Notary Public, State of Texas  
My Commission Expires:  
April 1, 2022



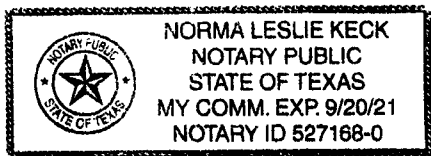
IN TESTIMONY WHEREOF Nocona Independent School District has caused these presents to be executed this 28 day of August, 2019.

BY: *Guy Hill*  
Guy Hill  
President  
Nocona Independent School District

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 28 day of August, 2019, by President, Guy Hill, Nocona Independent School District.



*Norma Leslie Keck*  
Printed Name:  
Norma Leslie Keck  
Notary Public, State of Texas  
My Commission Expires:  
9/20/21

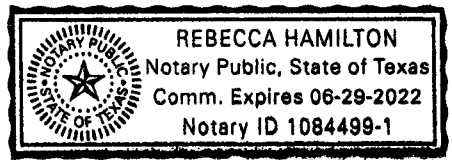
IN TESTIMONY WHEREOF Nocona Hospital District has caused these presents to be executed this 20<sup>th</sup> day of August, 2019.

BY: Charles May  
Charles May  
President  
Nocona Hospital District

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 20<sup>th</sup> day of August, 2019, by President, Charles May, Nocona Hospital District.



Rebecca Hamilton  
Printed Name:  
Rebecca Hamilton  
Notary Public, State of Texas  
My Commission Expires:  
6-29-2022

After recording return to:  
Marja Properties  
110 Nocona Drive  
Nocona, TX 76255

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**TAX RESALE DEED**

**STATE OF TEXAS** X  
X **KNOW ALL MEN BY THESE PRESENTS**  
**COUNTY OF MONTAGUE** X

That **MONTAGUE COUNTY and FARMER'S CREEK WATER DISTRICT**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$560.00 cash in hand paid by

**Marja Properties  
110 Nocona Drive  
Nocona, TX 76255**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. 2013-0208M-CV, Montague County, Et Al vs. Geneva Brumley, in the district court of said county, said property being located in Montague County, Texas, and described as follows:

**Tract No. 1: Lot 55, Nocona Hills Addition, a subdivision in Montague County, Texas, as described in Volume 81, Page 852, Official Public Records of Montague County, Texas.**


**Tract No. 2: Lot 195, Nocona Hills Addition, a subdivision in Montague County, Texas, as described in Volume 9, Page 171, Official Public Records of Montague County, Texas.**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

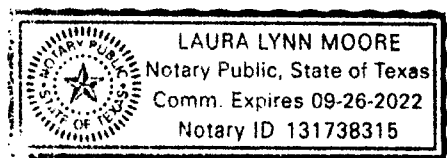
This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

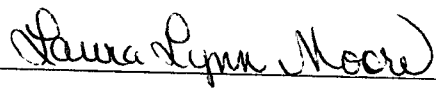
IN TESTIMONY WHEREOF MONTAGUE COUNTY has caused these presents to be executed this 9<sup>th</sup> day of SEPTEMBER, 2019.

BY:   
Rick Lewis  
County Judge  
MONTAGUE COUNTY

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 9<sup>th</sup> day of SEPTEMBER, 2019, by Rick Lewis, County Judge, of MONTAGUE COUNTY.



  
Printed Name: LAURA LYNN MOORE  
Notary Public, State of Texas  
My Commission Expires: 09-26-2022



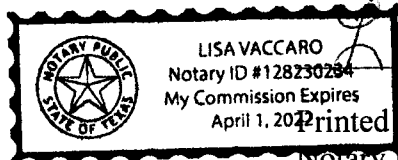
IN TESTIMONY WHEREOF FARMER'S CREEK WATER DISTRICT has caused these presents to be executed this 19<sup>th</sup> day of September, 2019.

BY: Jess Haralson  
Jess Haralson  
President  
FARMER'S CREEK WATER DISTRICT

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 19<sup>th</sup> day of September, 2019, by Jess Haralson, President of FARMER'S CREEK WATER DISTRICT.



Lisa Vaccaro  
Name: LISA VACCARO  
Notary Public, State of Texas  
My Commission Expires: April 1, 2022

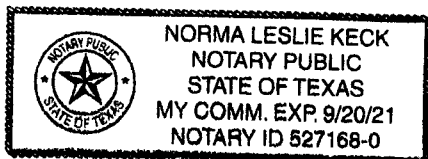
IN TESTIMONY WHEREOF NOCONA INDEPENDENT SCHOOL DISTRICT has caused these presents to be executed this 28 day of August, 20  .

BY: *[Signature]*  
President  
Guy Hill  
NOCONA INDEPENDENT SCHOOL DISTRICT

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 28 day of August, 2019, by Guy Hill, Board President, of NOCONA INDEPENDENT SCHOOL DISTRICT.



*Norma Leslie Keck*  
Printed Name: Norma Leslie Keck  
Notary Public, State of Texas  
My Commission Expires: 9/20/21

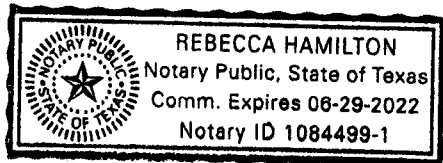
IN TESTIMONY WHEREOF NOCONA HOSPITAL DISTRICT has caused these presents to be executed this 20<sup>th</sup> day of August, 2019.

BY: Charles May  
President  
Charles May  
NOCONA HOSPITAL DISTRICT

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 20<sup>th</sup> day of August, 2019, by Charles May, President, of NOCONA HOSPITAL DISTRICT.



Rebecca Hamilton  
Printed Name: Rebecca Hamilton  
Notary Public, State of Texas  
My Commission Expires: 6-29-2022

After Recording Return to:  
Marja Properties  
110 Nocona Drive  
Nocona, TX 76255

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**TAX RESALE DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF MONTAGUE**

**X**

That MONTAGUE COUNTY and FARMER'S CREEK WATER DISTRICT, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$280.00 cash in hand paid by

**Marja Properties  
110 Nocona Drive  
Nocona, TX 76255**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. 2013-0211M-CV, Montague County, Et Al vs. Henry A Richards Decd.** in the district court of said county, said property being located in Montague County, Texas, and described as follows:

**Lot 2678, Nocona Hills, an addition to Montague County, Texas, as described in Volume 700, Page 545, Deed Records of Montague County, Texas.**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

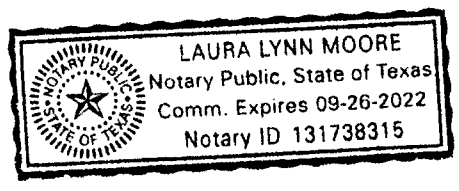
This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale. if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF Montague County has caused these presents to be executed this 9<sup>th</sup> day of SEPTEMBER, 2019.

BY: [Signature]  
Rick Lewis  
County Judge  
Montague County

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 9<sup>th</sup> day of SEPTEMBER, 2019, by Rick Lewis, County Judge, of Montague County.



Laura Lynn Moore  
Printed Name:  
LAURA LYNN MOORE  
Notary Public, State of Texas  
My Commission Expires:  
09-26-2022

IN TESTIMONY WHEREOF Farmer's Creek Water District has caused these presents to be executed this 11th day of September, 2019.

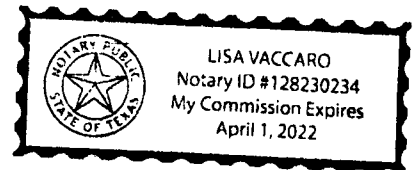
BY: Jess Haralson  
Jess Haralson  
President  
Farmer's Creek Water District

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 11th day of September, 2019, by President, Jess Haralson, Farmer's Water Creek District.

LISA VACCARO  
Printed Name:  
Lisa Vaccaro  
Notary Public, State of Texas  
My Commission Expires:  
April 1, 2022

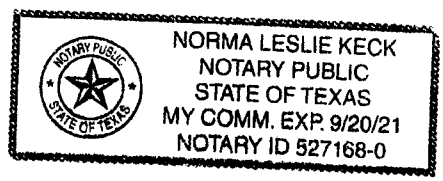


IN TESTIMONY WHEREOF Nocona Independent School District has caused these presents to be executed this 28 day of August, 2019.

BY: G. Hill  
Guy Hill  
President  
Nocona Independent School District

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 28 day of August, 2019, by President, Guy Hill, Nocona Independent School District.



Norma Leslie Keck  
Printed Name:  
Norma Leslie Keck  
Notary Public, State of Texas  
My Commission Expires:  
9/20/21

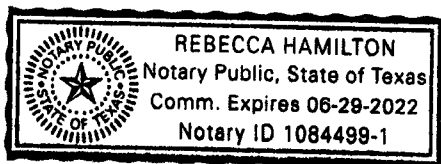
IN TESTIMONY WHEREOF Nocona Hospital District has caused these presents to be executed this 20<sup>th</sup> day of August, 2019.

BY: *Charles May*  
Charles May  
President  
Nocona Hospital District

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 20<sup>th</sup> day of August, 2019, by President, Charles May, Nocona Hospital District.



*Rebecca Hamilton*  
Printed Name:  
Rebecca Hamilton  
Notary Public, State of Texas  
My Commission Expires:  
6-29-2022

After recording return to:  
Marja Properties  
110 Nocona Drive  
Nocona, TX 76255



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**TAX RESALE DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF MONTAGUE**

**X**

That MONTAGUE COUNTY and FARMER'S CREEK WATER DISTRICT, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$280.00 cash in hand paid by

**Marja Properties  
110 Nocona Drive  
Nocona, TX 76255**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. 2013-0220M-CV, Montague County, Et Al vs. Harold R Miller Jr Etal**, in the district court of said county, said property being located in Montague County, Texas, and described as follows:

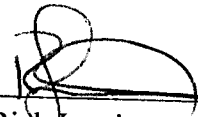
**Lot 2023, Nocona Hills Addition, a subdivision in Montague County, Texas, as described in Volume 893, Page 502, Deed Records of Montague County, Texas.**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

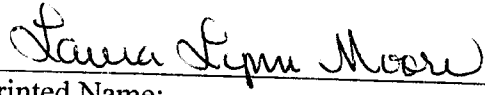
This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF Montague County has caused these presents to be executed this 9<sup>th</sup> day of SEPTEMBER, 2019.

BY:   
Rick Lewis  
County Judge  
Montague County

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 9<sup>th</sup> day of SEPTEMBER, 2019, by Rick Lewis, County Judge, of Montague County.

  
Printed Name: LAURA LYNN MOORE  
Notary Public, State of Texas  
My Commission Expires: 09-26-2022

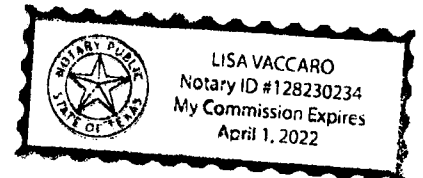
IN TESTIMONY WHEREOF Farmer's Creek Water District has caused these presents to be executed this 11th day of September 2019.

BY: Jess Haralson  
Jess Haralson  
President  
Farmer's Creek Water District

STATE OF TEXAS X  
COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 11th day of September, 2019, by President, Jess Haralson, Farmer's Water Creek District.

LISA VACCARO  
Printed Name:  
Lisa Vaccaro  
Notary Public, State of Texas  
My Commission Expires:  
April 1, 2022



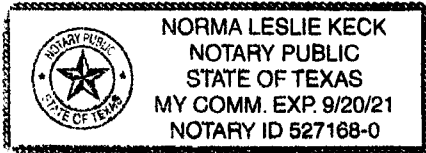
IN TESTIMONY WHEREOF Nocona Independent School District has caused these presents to be executed this 28 day of August, 2019.

BY: [Signature]  
Guy Hill  
President  
Nocona Independent School District

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 28 day of August, 2019, by President, Guy Hill, Nocona Independent School District.



[Signature]  
Printed Name: Norma Leslie Keck  
Notary Public, State of Texas  
My Commission Expires: 9/20/21

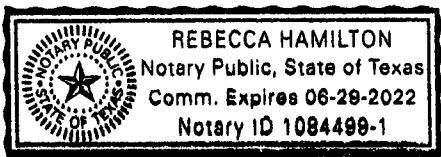
IN TESTIMONY WHEREOF Nocona Hospital District has caused these presents to be executed this 20<sup>th</sup> day of August, 2019.

BY: *Charles May*  
Charles May  
President  
Nocona Hospital District

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 20<sup>th</sup> day of August, 2019, by President, Charles May, Nocona Hospital District.



*Rebecca Hamilton*  
Printed Name:  
Rebecca Hamilton  
Notary Public, State of Texas  
My Commission Expires:  
6-29-2022

After recording return to:  
Marja Properties  
110 Nocona Drive  
Nocona, TX 76255

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**TAX RESALE DEED**

**STATE OF TEXAS**

**X**

**X KNOW ALL MEN BY THESE PRESENTS**

**COUNTY OF MONTAGUE**

**X**

That , **Trustee**, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of said governing body which is duly recorded in its official Minutes, hereinafter called grantor, for and in consideration of the sum of \$280.00 cash in hand paid by

**Marja Properties  
110 Nocona Drive  
Nocona, TX 76255**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents does quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. 2018-0281M-CV, Montague County, Et Al vs. Socorro I. Swerdlove, Aka Socorro Ignacio Swerdlove**, in the district court of said county, said property being located in Montague County, Texas, and described as follows:


**Lot 1019, Nocona Hills Addition, a subdivision in Montague County, Texas, as described in Volume 48, Page 518, Real Records of Montague County, Texas.**

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantor, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

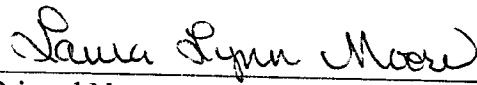
IN TESTIMONY WHEREOF Montague County has caused these presents to be executed this 9<sup>th</sup> day of SEPTEMBER, 2019.

BY:   
Rick Lewis  
County Judge  
Montague County

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 9<sup>th</sup> day of SEPTEMBER, 2019, by Rick Lewis, County Judge, of Montague County.

  
Printed Name:  
LAURA LYNN MOORE  
Notary Public, State of Texas  
My Commission Expires:  
09-26-2022

IN TESTIMONY WHEREOF Farmer's Creek Water District has caused these presents to be executed this 11th day of September, 2019.

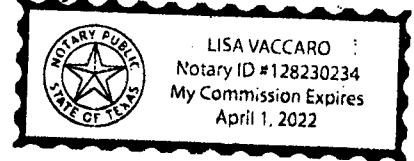
BY: Jess Haralson  
Jess Haralson  
President  
Farmer's Creek Water District

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 11th day of September, 2019, by President, Jess Haralson, Farmer's Water Creek District.

LISA VACCARO  
Printed Name:  
Lisa Vaccaro  
Notary Public, State of Texas  
My Commission Expires:  
April 1, 2022





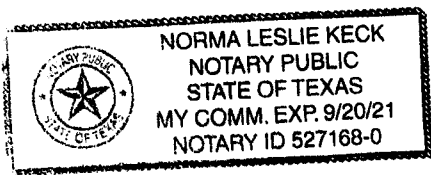
IN TESTIMONY WHEREOF Nocona Independent School District has caused these presents to be executed this 28 day of August, 2019.

BY: Guy Hill  
Guy Hill  
President  
Nocona Independent School District

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 28 day of Aug, 2019, by President, Guy Hill, Nocona Independent School District.



Norma Leslie Keck  
Printed Name:  
Norma Leslie Keck  
Notary Public, State of Texas  
My Commission Expires:  
9/20/21

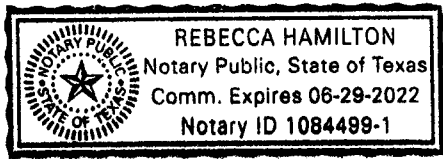
IN TESTIMONY WHEREOF Nocona Hospital District has caused these presents to be executed this 20<sup>th</sup> day of August, 2019.

BY: Charles May  
Charles May  
President  
Nocona Hospital District

STATE OF TEXAS X

COUNTY OF MONTAGUE X

This instrument was acknowledged before me on this 20<sup>th</sup> day of August, 2019, by President, Charles May, Nocona Hospital District.



Rebecca Hamilton  
Printed Name:  
Rebecca Hamilton  
Notary Public, State of Texas  
My Commission Expires:  
6-29-2022

After recording return to:  
Marja Properties  
110 Nocona Drive  
Nocona, TX 76255