

RESOLUTION NO. 2013-05

WHEREAS, Titus County has become the owner of certain real property (see attached Exhibit "A") by virtue of the fact that a sufficient bid was not received at a sale conducted by the Sheriff pursuant to an order of the District Court in Cause No. 31,708 (see attached Exhibit "A")

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;

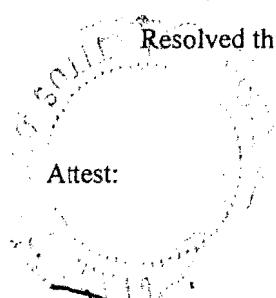
NOW THEREFORE BE IT RESOLVED BY THE

Commissioners Court of Titus County, Texas

That the County Judge be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the hereinabove described real property to (see attached Exhibit "A")

for and in consideration of the cash sum of (see attached Exhibit "A"), said money to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 12 day of August, 2013.



Attest:

Brian P. Lee
County Judge
Titus County, Texas

Dianne Morris
County Clerk
{seal}

Those Voting Aye Were:

Al Riddle
Mike Fields
Phillip Hinton
Thomas Hockaday

Those Voting Nay Were:

COPY

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 TITUS

X

That the Rivercrest Independent School District, City of Talco, Titus County and Northeast Texas Community College 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 \$3,000.00 cash in hand paid by

BILL HENSON
P. O. BOX 604
TALCO, TX 75487

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. 31,708, Northeast Texas Community College District, et al vs. John Trainer, et al, in the district court of said county, said property being located in Titus County, Texas, and described as follows:

TRACT 2

THE WEST ONE-HALF OF LOT 1, BLOCK 41, CRAWFORD ADDITION, AN ADDITION TO THE TOWN OF TALCO, TITUS COUNTY, TEXAS, AS DESCRIBED IN VOLUME 1277, PAGE 90, REAL PROPERTY RECORDS OF TITUS COUNTY, TEXAS (ACCT #04000-00410-00011 CITY OF TALCO & NE TX COMM. COLLEGE DIST., #00005564 RIVERCREST ISD)

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), his 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.

Conveyance of the property herein is made "as is" and grantors make no warranty or representation as to the title, condition, suitability for any use, or location of the property.

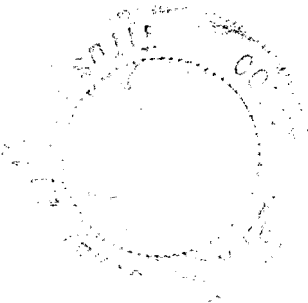
This deed is given expressly subject to recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF TITUS COUNTY has caused these presents to be executed this 12 day of August, 2013.

BY: Brian P. Lee
Brian P. Lee, County Judge
Titus County, Texas

STATE OF TEXAS X
COUNTY OF TITUS X

This instrument was acknowledged before me on this 12 day of August, 2013, by Brian P. Lee, County Judge of Titus County.



Dianne Morris
Printed Name: Dianne Morris
Notary Public, State of Texas
My Commission Expires: 2014

EXHIBIT "A"

Cause No. 31,708, Northeast Texas College District, et al
vs. John Trainer, et al

Tax Sale held September 2, 2008

Taxes due @ Tax Sale \$914.60 (Rivercrest ISD)
\$372.47 (City of Talco)
\$63.72 (NE Texas Community College)

Account No. #04000-00410-00011

Adjudged Value \$3,790.00

Opening Bid at Tax Sale \$3,371.55

Bid Amount \$500.00

Bidder Bill Henson
P. O. Box 604
Talco, TX 75487

PROPERTY DESCRIPTION

TRACT 2

**The West one-half Lot 1A, Block 41, Crawford Addition, City of Talco
(Situs: Crawford-FM 71)**

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW
1517 W. FRONT – SUITE 202
TYLER, TX 75702

Telephone (903) 597-2897
FAX (903) 597-2402

July 19, 2013

Honorable Brian Lee, County Judge of Titus County
Attn: Secretary to Commissioners Court
100 W. 1st St. – Suite 200
Mt. Pleasant, TX 75455

RE: Re-Sale Property for Bid Approval – (Bid for Tract 2) - Cause No. 31,708, Northeast Texas Community College District, et al vs. John Trainer, et al

Dear Judge Lee:

Enclosed herewith is the resolution with Exhibit A, a copy of the proposed deed and deed signature page on the above tax re-sale case and property for Bid Approval.

Please consider our request to be placed on the next Commissioners Court Meeting agenda, and upon approval or if the bid is declined, please fill out the resolution accordingly.

Should the bid be approved by the Commissioners Court, please sign the Deed signature page as indicated and have it notarized and return the executed documents to our office in the self-addressed, stamped envelope.

Conveyance of this property is pending the approvals of the City of Talco, Rivercrest Independent School District and the Northeast Texas Community College Board of Trustees.

We appreciate your assistance in this matter, and if you have any questions please give me a call.

Very truly yours,


Kay Ross
Legal Assistant

KR/jf