

**TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604**

April 29, 2014

Honorable Brian Lee
County Judge, Titus County
Titus County Courthouse
Mt. Pleasant, Texas

RE: .48 acre, William White Survey, A-604
Titus County, Texas

Dear Judge Lee:

I have received a bid for the purchase of the above referenced tract which had been previously struck off at a delinquent tax auction to the County of Titus as Trustee for the taxing entities of Titus County. The bid is for greater than the amount of the Judgment which led to the Sheriff's sale to the County on April 1, 2014. Therefore consent by all other taxing entities is not required (Section 34.05(h) of the Texas Property Tax Code). The sale can become final upon approval by the Commissioner's Court of Titus County.

Abelino Chavez Mata has offered \$10,748.66 for this parcel which is a house and lot located on CR 4950(plat attached) in the Cason area of Titus County. The judgment amount was \$9,449.01. At this time, I recommend the approval of this sale which will result in the property being returned to the active tax role.

If you agree with my recommendation, please have the sale approved at your next Commissioner's Court meeting. I have prepared a Resolution with accompanying exhibit which I request be submitted for approval and a Deed. If approved, please forward me a copy of the signed resolution and the original Deed signed. I will file the deed upon receipt of the sales price from the bidder. Sales proceeds will be delivered to the County for distribution to the collecting agencies.

Should you have questions about this specific transaction or sales by the taxing entities in general, I am available to meet with you to discuss them at your convenience.

Thank you for your help and cooperation in this matter.

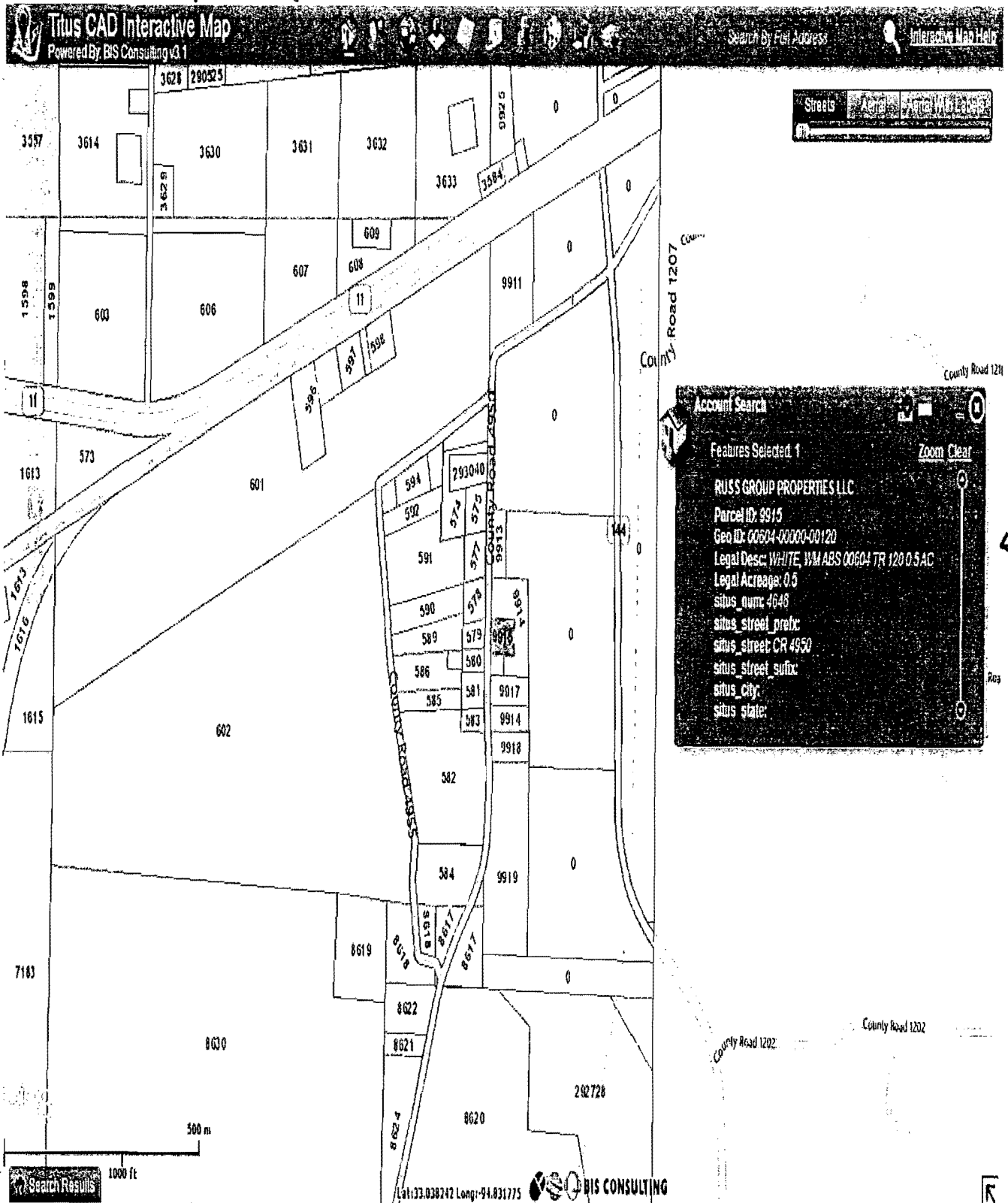
Sincerely yours,



Tim Taylor

TRT:plw

Russ



PROPERTY 9915 R
 Legal Description
 WHITE, WM ABS 00604 TR 120 0.5 AC

OWNER ID 123633
 OWNERSHIP 100.00%
 RUSS GROUP PROPERTIES LLC
 UNKNOWN
 , TX US

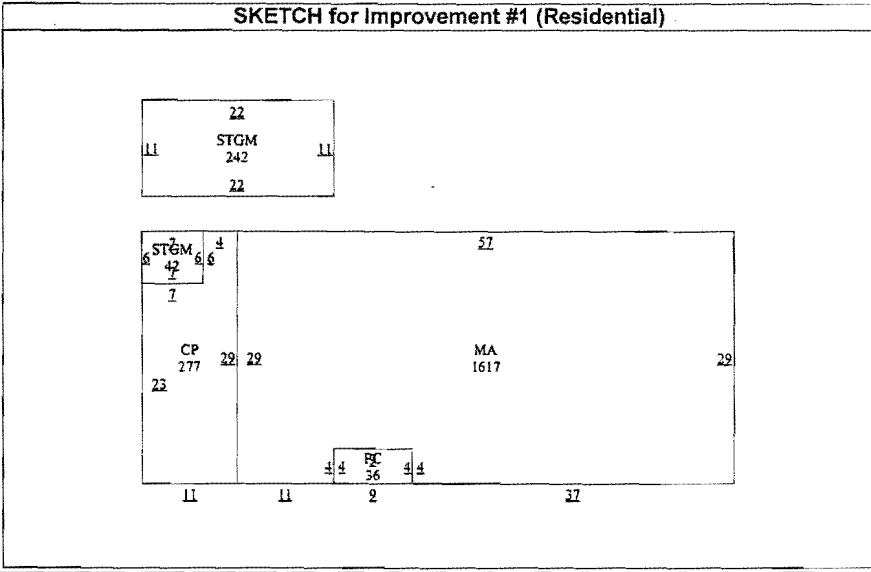
225	100%	IMPROVEMENTS	23,058
230	100%	LAND MARKET	+ 2,813
231	100%	MARKET VALUE	= 25,871
908	100%	PRODUCTIVITY LOSS	- 0
CAD	100%	APPRAISED VALUE	= 25,871
		HS CAP LOSS	- 0
		ASSESSED VALUE	= 25,871

00604-00000-00120 Ref ID2: 9915
 Map ID S

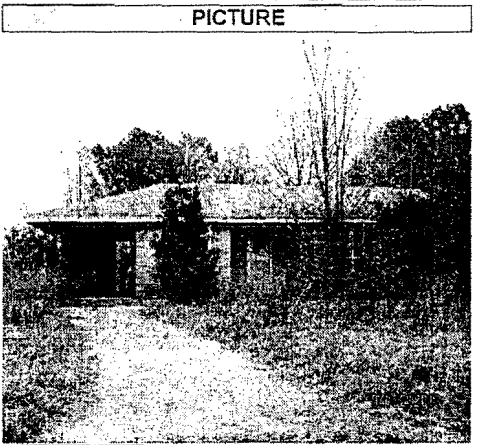
ACRES: .5000
 EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS 4648 CR 4950

GENERAL		
UTILITIES	LAST APPR.	Doug
TOPOGRAPHY	LAST APPR. YR	2011
ROAD ACCESS	LAST INSP. DATE	04/02/2013
ZONING	NEXT INSP. DATE	
NEXT REASON		
REMARKS	repossessed	



EXEMPTIONS



BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
01/01/2009	*****		//
01/07/2008	*****	US BANK NATIONAL SWD / /	
01/01/2007	*****	HAMILTON GEORGE ST / 386 / 044	

IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
MA		Main Area	R	M2/	1,617.0	52.56	1	1970	1970	FA	84,990	53%	50%	100%	100%	100%	0.27	22,522
PC		COVERED PORC	R	/	36.0	14.72	1	1970	1970	FA	530	53%	50%	100%	100%	100%	0.27	140
CP		CARPORT	R	/	277.0	15.77	1	1970	1970	FA	4,368	53%	50%	100%	100%	100%	0.27	1,158
STGM		METAL STORAG	R	/	42.0	6.00	1	1970	1970	FA	252	53%	50%	100%	100%	100%	0.27	87
STGM		METAL STORAG	R	/	242.0	6.00	1	1970	1970	FA	1,452	53%	50%	100%	100%	100%	0.27	385
1.	RESIDENCE		STCD:	A1	2,214.0					Homesite: Y (100%)	91,592							24,272

IMPROVEMENT FEATURES									

LAND INFORMATION																				
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS	ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	RST50		DRST	A1	Y (100%)	A	0.5000 AC	5,800.00	2,900	1.00	0.97	A		2,813	NO				0.00	0
	Comment: ptax A													2,813						0

April 16, 2014

I, Abelino Chavez Mata, wish to place a bid of \$10,748.66 on the 0.50 acre tract of land, Abstract 609 in the White Survey in the name of Russ Group Properties. This property was struck off to the County of Titus at the Sheriff Sale on April 1, 2014 for the judgment amount of \$10,748.66. Tax Suit Number 36,028. Property ID Number 9915.

Abelino mata
Abelino Chavez Mata

Post Office Box 285
Winfield, Texas

903-717-9684

RESOLUTION NO. 2014-02

WHEREAS, the County of Titus, as Trustee for the benefit of all taxing entities of Titus County, Texas, 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. 36,028:

Titus County Appraisal District et al vs. RUSS GROUP PROPERTIES, LLC

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

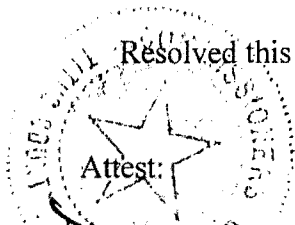
Commissioner's Court of the County of Titus, State of Texas

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

ABELINO CHAVEZ MATA
P. O. BOX 285
Winfield, Texas

for and in consideration of the cash sum of \$10,748.66, said \$10,748.66 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 12 day of May, 2014.



Attest:

Diana Harris

Secretary

Brian P. Lee

County Judge

Those Voting Aye Were:

Brian Lee, Judge
Al Riddle, Comm. Pct. 1
Mike Fields, Comm. Pct. 2
Phillip Hinton, Comm. Pct. 3
Thomas Hockaday, Comm. Pct. 4

Those Voting Nay Were:

EXHIBIT "A"

Cause Number	36,028 Titus County Appraisal District, et al vs. Russ Group Properties, LLC
Judgment Amount	\$ 6,234.08 Morris County Appraisal District \$ 2,695.15 County of Titus and Hospital District \$ 519.78 Northeast Texas Community College
Present Bid	\$10,748.66
Bidder	Abelino Chavez Mata

PROPERTY DESCRIPTION

0.48 Acre, William White Survey, A-604, Titus County, Texas

TAX RESALE DEED

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

That the COUNTY OF TITUS, as Trustee for and for the use and benefit of Morris County Appraisal District, the County of Titus, Titus County Memorial Hospital, and Northeast Texas Community College, acting through the presiding officer to its governing body, hereunto duly authorized by resolution and order of its governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$ 10,748.66 cash in hand paid by

ABELINO CHAVEZ MATA
POST OFFICE BOX 285
WINFIELD, TEXAS 75493

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 all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Cause No. 36,028 in the district court of said county, said property being located in Titus County, Texas, and described as follows:

Being a lot, tract, or parcel of land situated in the William White Survey, Abstract No. 604, and being all of that certain ½ acre tract of land conveyed from Pearl Hamilton to George Hamilton, by Warranty Deed, as recorded in Volume 83, Page 294, Deed Records, Morris County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a steel spindle set at the Northwest corner of said ½ acre tract, and a Southwest corner of the remainder of a 3 acre tract of land conveyed to Pearl Hamilton, by deed recorded in Volume 56, Page 626, Deed Records, Morris County, Texas, said point lying in County Road No. 4950, (A.K.A. Shady Grove Road), from said point, a 5/8 inch iron rod found with a yellow plastic cap marked (D C & A INC) at a Northwest corner of the remainder of said 3 acre tract, bears North 01 deg. 29 Minutes 49 Seconds East, a distance of 184.83 feet;

THENCE NORTH 89 Degrees 37 Minutes 10 Seconds East, along the North line of said ½ acre tract, and a South line of the remainder of said 3 acre tract, a distance of 210.11 feet to a ½ inch iron rod set with a yellow plastic cap marked (D C & A INC) at the Northeast corner of said ½ acre tract, and an ell corner of the remainder of said 3 acre tract;

THENCE SOUTH 01 Degrees 29 Minutes 49 Seconds West, along the East line of said ½ acre tract, and a West line of the remainder of said 3 acre tract, a distance of 100.05 feet to a ½ inch iron rod set with a yellow plastic cap marked (D C & A INC) at the Southeast corner of said ½ acre tract, and an ell corner of the remainder of said 3 acre tract;

THENCE SOUTH 89 Degrees 37 Minutes 10 Seconds West, along the South line of said ½ acre tract, and a North line of the remainder of said 3 acre tract, passing a Northwest corner of the remainder of said 3 acre tract, and the Northeast corner of a tract of land conveyed to Willie Stern, by deed recorded in Volume 423, Page 216, Deed Records, Titus County, Texas, and continuing the same course along the South line of said ½ acre tract, and the North line of said Stern tract in all a total distance of 210.11 feet to a steel spindle set at the Southwest corner of said ½ acre tract, and the Northwest corner of said Stern tract, said point lying in said County Road No. 4950, from said point, a 5/8 inch iron rod found with a yellow plastic cap marked (D C & A INC) at the Southwest corner of said Stern tract, and a Southwest corner of the remainder of said 3 acre tract, bears South 01 Degrees 29 Minutes 49 Seconds West, a distance of 238.66 feet;

THENCE NORTH 01 Degrees 29 Minutes 49 Seconds East, (Reference Bearing), along the West line of said ½ acre tract, and said County Road No. 4950, a distance of 100.05 feet to the POINT OF BEGINNING and CONTAINING 21,011 square feet or 0.48 acre of land, more or less.

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.

SUBJECT however to the following covenant, condition and restrictions:

- (a) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which discriminates against any person because of his race, color or national origin, regardless of whether such discrimination be effected by design or otherwise.
- (b) The above described realty, or any part thereof, shall not be used in the operation of, or in conjunction with, any school or other institution of learning, study or instruction which creates, maintains, reinforces, renews, or encourages, or which tends to create, maintain, reinforce, renews or encourage a dual school system.

These restrictions and conditions shall be binding upon grantee and grantee's successors, assigns, heirs and personal representatives for a period of fifty (50) years from the date hereof.

The foregoing restrictions and the other covenants hereafter set out are covenants running with the land, and each and every parcel thereof, and shall be fully binding upon any person, firm, partnership, corporation, trust, church, club, governmental body, or other organization or entity whatever (whether private or governmental in nature), without limitation hereinafter acquiring any estate, title, interest or property in said land, whether by descent, devise, purchase or otherwise; and no act or omission upon the part of grantor herein, its successors and assigns, shall be a waiver of the operation or enforcement of such restrictions; but neither restriction shall be construed to be a condition subsequent or special limitation on the estate thereby conveyed.

It is further covenanted, that third party beneficiaries of the restrictions set forth above shall be as follows:

- (1) As to the restrictions set out in (a) above, any person prejudiced by its violation;
- (2) As to the restriction set out in (b) above, any public school district or any person prejudiced by its violation; and
- (3) As to either or both of the restriction set out in (a) and (b) above, the United States of America, as plaintiff, and the America G.I. Forum, the League of United Latin American Citizens (LULAC), and the National Association for the Advancement of Colored People (NAACP), as intervenors, in U.S. v. Texas, Civil Action No. 5281, Tyler Division, U.S. District County, Eastern District of Texas; reported in U.S. v. Texas, 321 F. Supp. 1043 (E.D. Tex. 1970); U.S. v. Texas, 330 F. Supp. 235 (E.D. Tex 1971); aff'd with modifications sub. nom. U.S. v. State of Texas and J.W. Edgar, et al., 447 F2d 441 (5 Cir_ 1971); stay den. Sub. Nom. Edgar v. U.S., 404 U.S. 1206 (1971); cert den. 404 U.S. 1016 (1972).

It is further covenanted that in case of violation of either or both of the above restrictions, any of the third party beneficiaries above alluded to is authorized and empowered to prosecute proceedings at law or in equity against any person, firm, partnership, corporation, trust, church, club, governmental body or other organization or entity whatever (whether private or governmental in nature), without limitation:

- (A) To enforce either or both of such restrictions relating to the use of the above-described realty;
- (B) To abate or prevent violations of either or both of such restrictions; and
- (C) To recover damages for a breach of either or both such restrictions.

It is further covenanted, that is any third party beneficiary referred to above shall prosecute proceedings at law or in equity for the aforesaid purposes, such third party beneficiary may recover reasonable attorney's fees from the violator or violators of either or both of such restrictions, of the Court finds that the proceedings were necessary to bring about compliance therewith.

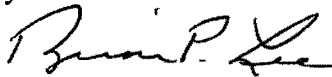
Taxes for the present year are to be paid by grantees(s) herein.

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 year the tax lien(s) arose.

IN TESTIMONY WHEREOF the County of Titus has caused these presents to be executed this 12 day of May, 2014.

The County of Titus

By: _____

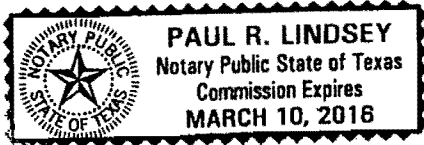


Brian Lee, County Judge

STATE OF TEXAS X

COUNTY OF TITUS X

This instrument was acknowledged before me on this 15 day of May 2014, by
Brian Lee, County Judge of Titus County, Texas.



Paul R Lindsey
Notary Public, State of Texas

Commission Expires: 3/10/16

After recording return to:

Abelino Chavez Mata
P O Box 285
Winfield, Texas 75493