

TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
December 12, 2014

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

RE: Lots 21 and 22, Woodland Estates, Titus
County, Texas

Dear Judge Lee:

I have received a bid for the purchase of the above referenced lots of land 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 on October 1, 2013. The bid is for less than the amount of the Judgment which led to the Sheriff's sale to the County and also less than the listed appraised value. Section 34.05 of the Texas Property Tax Code requires consent by all taxing entities when such a sale is for less than the amount of the judgment. Therefore, before the sales can become final, if the sale is approved by your Court, the consent of the other taxing entities of the county is necessary.

Jeff Seaton has offered \$2,800.00 for this property, being \$1,400.00 for each lot. The Judgment amount was \$3,767.64. The taxable value for both lots is listed as \$5,498.00.

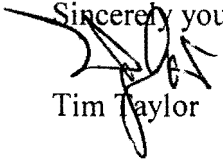
This property is located off FM 127 in SW Titus County, and was platted and sold as a subdivision. The only access is by an unfinished platted street. This bid is by one of the adjoining landowners, whose family members own most of the lots in the platted subdivision. It appears to be unkempt and wooded. I enclose plats and documentation for the court's consideration.

I would request the court to take some action on this offer by either acceptance or rejection at this time. If the county wishes to accept the offer, please so advise and I will prepare the necessary Resolutions.

Should you have questions about these specific transactions 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

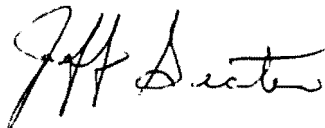
Jeff Seaton
PO Box 116
Cookville, TX 75558

County of Titus
Tax Attorney, Tim Taylor
Mt. Pleasant, TX 75455

Dec. 8, 2014

I, Jeff Seaton would like to make an offer of \$2,800.00. Lots being #21 & #22 in the Woodland Est. Recorded in a deed to Rose Griebel, recorded vol. 507, page 511 Titus County Texas, plat there of recorded in vol. 3, page 18, plat records of Titus County Texas. I will honor this offer for 90 days from today, Dec. 8, 2014.

Thank You,

A handwritten signature in black ink, appearing to read "Jeff Seaton", written in a cursive style.

Jeff Seaton

PROPERTY 16859

R

Legal Description

WOODLAND EST BLK 1 LOT 21 0.5498 AC

OWNER ID

10432

OWNERSHIP

100.00%

PROPERTY APPRAISAL INFORMATION 2013

GRIEBEL ROSE

320 28TH ST W

NORTH VANCOUVER, BC V7N 2- 2J1

Entirety

225 100%

230 100%

231 100%

902 100%

CAD 100%

Value

IMPROVEMENTS 0

LAND MARKET + 2,749

MARKET VALUE = 2,749

PRODUCTIVITY LOSS - 0

APPRAISED VALUE = 2,749

HS CAP LOSS - 0

ASSESSED VALUE = 2,749

03250-00010-00210

Ref ID2: 16859
Map ID S

ACRES: .5498

EFF. ACRES:

APPR VAL METHOD: Cost

SITUS

GENERAL

UTILITIES	LAST APPR.	Randy
TOPOGRAPHY	LAST APPR. YR	2011
ROAD ACCESS	LAST INSP. DATE	10/12/2010
ZONING	NEXT INSP. DATE	
NEXT REASON		

REMARKS

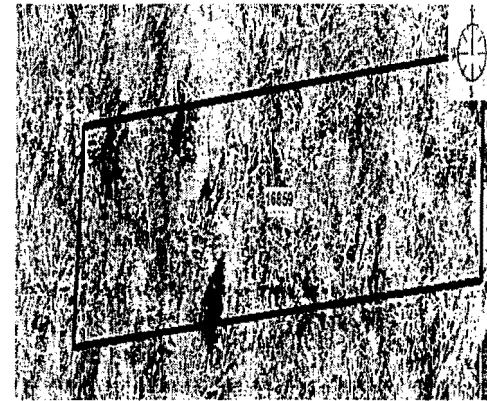
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
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SALE DT	PRICE	GRANTOR	DEED INFO
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EXEMPTIONS

PICTURE



IMPROVEMENT FEATURES

SUBD: 03250 100.00% NBHD:MP 100.00%

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
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SUBD: 03250 100.00% NBHD:MP 100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0

IRR Acres: 0

Oil Wells: 0

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		RST50	C1	Y (100%)	A	0.5498 AC	5,000.00	2,749	1.00		1.00	A	2,749	NO				0.00	0

Comment: ptax A

2,749

0

PROPERTY 16860

R

Legal Description

WOODLAND EST BLK 1 LOT 22 0.5498 AC

OWNER ID

10432

OWNERSHIP

100.00%

PROPERTY APPRAISAL INFORMATION 2013

GRIEBEL ROSE

320 28TH ST W

NORTH VANCOUVER, BC V7N 2- 2J1

Entities

225	100%
230	100%
231	100%
902	100%
CAD	100%

Values

IMPROVEMENTS		0
LAND MARKET	+	2,749
MARKET VALUE	=	2,749
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	2,749
HS CAP LOSS	-	0
ASSESSED VALUE	=	2,749

03250-00010-00220

Ref ID2: 16860
Map ID S

ACRES: .5498

EFF. ACRES:

APPR VAL METHOD: Cost

SITUS

GENERAL

UTILITIES	LAST APPR.	Randy
TOPOGRAPHY	LAST APPR. YR	2011
ROAD ACCESS	LAST INSP. DATE	10/12/2010
ZONING	NEXT INSP. DATE	
NEXT REASON		

REMARKS

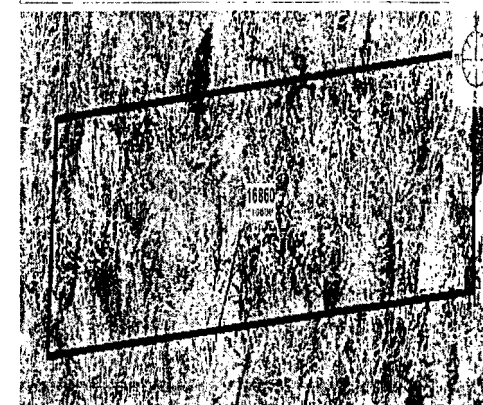
BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
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SALE DT	PRICE	GRANTOR	DEED INFO
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EXEMPTIONS

PICTURE



IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
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IMPROVEMENT FEATURES

SUBD: 03250 100.00% NBHD:MP 100.00%

#	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		RST50	C1	Y (100%)	A	0.5498 AC	5,000.00	2,749	1.00	1.00	A	2,749	NO			0.00	0

Comment: plax A

2,749

0

PID - 16856	PID - 16851
PID - 16857	PID - 16850
PID - 16858 <i>Pe Box 116</i> <i>Coke 7/11 75508</i>	PID - 16849
PID - 16859 <i>251055</i>	PID - 16848 <i>16915 ALA WAI BO</i> <i>Apt 206</i> <i>Honolulu HI</i> <i>96815-102</i>
PID - 16860 <i>251055</i>	PID - 16847 <i>Schmitt's</i> <i>CLUBHOUSE</i>
<i>Concrete MC-Collins</i> PID - 16861 <i>PO 2306</i> <i>MF</i>	<i>PO 116</i> PID - 16846
PID - 16862	PID - 16845

16853	16852	16851	16850	16849	16848	16847	16846	16845	16844	16843	16842	16841	16840
16854	16855	16856	16857	16858	16859	16860	16861	16862	16863	16864	16865	16866	16867

RESOLUTION NO. 2014-11

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. 37,043:

Titus County Appraisal District et al vs. Rose Griebel

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

JEFF SEATON
P. O. BOX 116
COOKVILLE, TEXAS 77558

for and in consideration of the cash sum of \$2,800.00, said \$2,800.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 22nd day of December, 2014.

Attest:

Jan Newman
Secretary

Brian P. Lee
County Judge

Those Voting Aye Were:

Brian Lee
Al Riddle
Mike Fields
Phillip Hinton
Thomas Hackaday

Those Voting Nay Were:

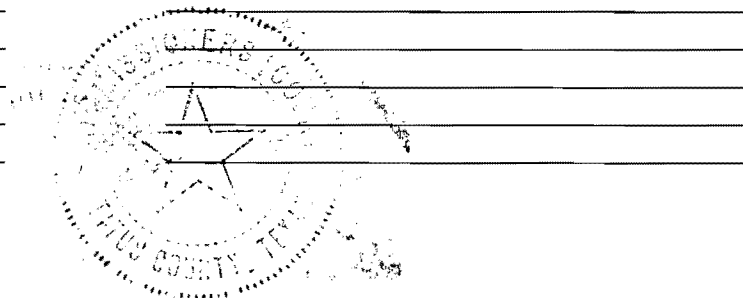


EXHIBIT "A"

Cause Number	35,035
	Titus County Appraisal District, et al vs. Rose Griebel
Judgment Amount	\$ 2,803.20 Titus County Appraisal District
	\$ 780.02 County of Titus and Hospital District
	\$ 184.42 Northeast Texas Community College
Present Bid	\$2,800.00
Bidder	Jeff Seaton

PROPERTY DESCRIPTION

Lots 21 & 22, Woodland Estates, Titus County, Texas