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April , 2015

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

RE: Re-Sale Property for Bid Approval - (Bid for Tract 1) - Cause No. 26,094, City of Talco vs. John Pat Stephens, et al

Dear Secretary to Commissioners Court:

I have enclosed 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 Commissioner's 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 County Judge & County Commissioners, 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 Mayor & City Council, the Board of Trustees of 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

JF/Titus/resolutions/RCISD/res-let

RESOLUTION NO. _____

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. 26,094** (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 _____ day of _____, 2015.

Attest:

County Judge
Titus County, Texas

County Clerk
{seal}

Those Voting Aye Were:

Those Voting Nay Were:

EXHIBIT "A"

Cause No. 26,094, City of Talco vs. John Pat Stephens, et al

Judgment Date May 21, 2002

Judgment amounts \$50.51 (City of Talco)
\$538.24 (Rivercrest ISD)
\$279.80 (NE Texas Community College)
\$665.16 (Titus County)

Account No. #040000-0006-00110

Adjudged Value \$430.00

Present Bid \$30.00

Bidder Bruce & Tammie Case
P. O. Box 145
Talco, TX 75487

PROPERTY DESCRIPTION

Tract 1:

LOT 11, BLOCK 6, TOWN OF TALCO (SITUS: 418 BROAD ST.)

IN TESTIMONY WHEREOF TITUS COUNTY has caused these presents to be executed this
_____ day of _____, 2015.

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

STATE OF TEXAS X

COUNTY OF TITUS X

This instrument was acknowledged before me on this _____ day of
_____, 2015, by Brian P. Lee, County Judge of Titus County.

Printed Name: _____
Notary Public, State of Texas
My Commission Expires: _____

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 City of Talco, Trustee, Rivercrest Independent School District, Titus County and Northeast Texas Community College, acting through the presiding officer of each 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 \$30.00 cash in hand paid by

BRUCE CASE and TAMMIE CASE
P. O. BOX 145
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. 26,094, City of Talco vs. John Pat Stephens, et al, in the district court of said county, said property being located in Titus County, Texas, and described as follows:

TRACT 1
LOT 11, BLOCK 6, TOWN OF TALCO, AS DESCRIBED IN VOLUME 482, PAGE 560, DEED RECORDS OF TITUS COUNTY, TEXAS (ACCT #04000-00060-00110)

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.

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.