

RESOLUTION NO. 2016-02

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. 37,232:

Titus County Appraisal District et al vs. John Sherrill & Jewel Sherrill

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

BRETSYN JONES
904 Gibson
Mt. Pleasant, Texas 75455

for and in consideration of the cash sum of \$1,500.00, said \$1,500.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 14 day of March, 2016.

Attest:

Brian Lee
County Judge

Jan Purman
Secretary County Clerk

Those Voting Aye Were:

Brian Lee
Al Riddle
Mike Fields
Phillip Hinton
Jimmy Parker

Those Voting Nay Were:

EXHIBIT "A"

Cause Number 37,232
Titus County Appraisal District, et al vs. John Sherrill & Jewel Sherrill

Judgment Amount \$ 2,417.69 Titus County Appraisal District
\$ 1,182.06 County of Titus and Hospital District
\$ 223.38 Northeast Texas Community College

Present Bid \$1,500.00

Bidder Bretsyn Jones

PROPERTY DESCRIPTION

3.294 Acres, Norbon D. Burnett Survey, A-16, Titus County, Texas

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

February 22, 2016

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

RE: 3.294 acres, Norbon D. Burnett Survey, A-16,
Titus County, Texas
Formerly in the name of John Sherrill

Dear Judge Lee:

I have received a bid for the purchase of the above referenced tract 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 March 3, 2015. 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.

Bretsyn Jones has offered \$1,500.00 for this property. The Judgment amount was \$5,063.34 for this property. The taxable value for this property is listed as \$13,934.00. This is a landlocked tract of property, overgrown without any marketable timber. It has value only to the adjoining landowners who were notified to see if there was any interest. This is the only response I have received. I have attempted to negotiate this offer up without success.

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

Tim-

Sale approved in Court Mar 14, 2016.



Dear Mr. Traylor, my name is Bretsyn Jones and I want to make an offer on the property in the Piney community that was owned by John Sherrill, property ID 285, 3.294 acres in the Burnett Survey, Abstract 16, Tract 1490.

This property is landlocked. There is no timber, and the fence is poor or not there. There is no tri-water or electricity to this property.

My offer is \$1500.

October 26, 2015.

A handwritten signature in cursive script, appearing to read "Bretsyn Jones", with a long horizontal flourish extending to the right.

(904) 466-4503

Inrough Tax Year
2014

TAX CERTIFICATE

Certificate #
5979

Issued By:
TITUS COUNTY TAX OFFICE
105 W FIRST ST, STE 101
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 285 Geo ID: 00016-00000-01490
Legal Acres: 3.2940
Legal Desc: BURNETT, NORBON D ABS 00016 TR 1490 3.294 AC
Situs:
DBA:
Exemptions:

Owner ID: 542234 100.00%
SHERRILL JOHN
16 158TH PL APT 5W
CALUMET CITY, IL 60409-4931

For Entities

NTX Community College
Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 13,934
Productivity Market: 0
Productivity Use: 0
Assessed Value 13,934

Tax Certificate Issued for:	Taxes Paid in 2014
Titus County	0.00
Titus County Hospital	0.00
NTX Community College	0.00

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that falls to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

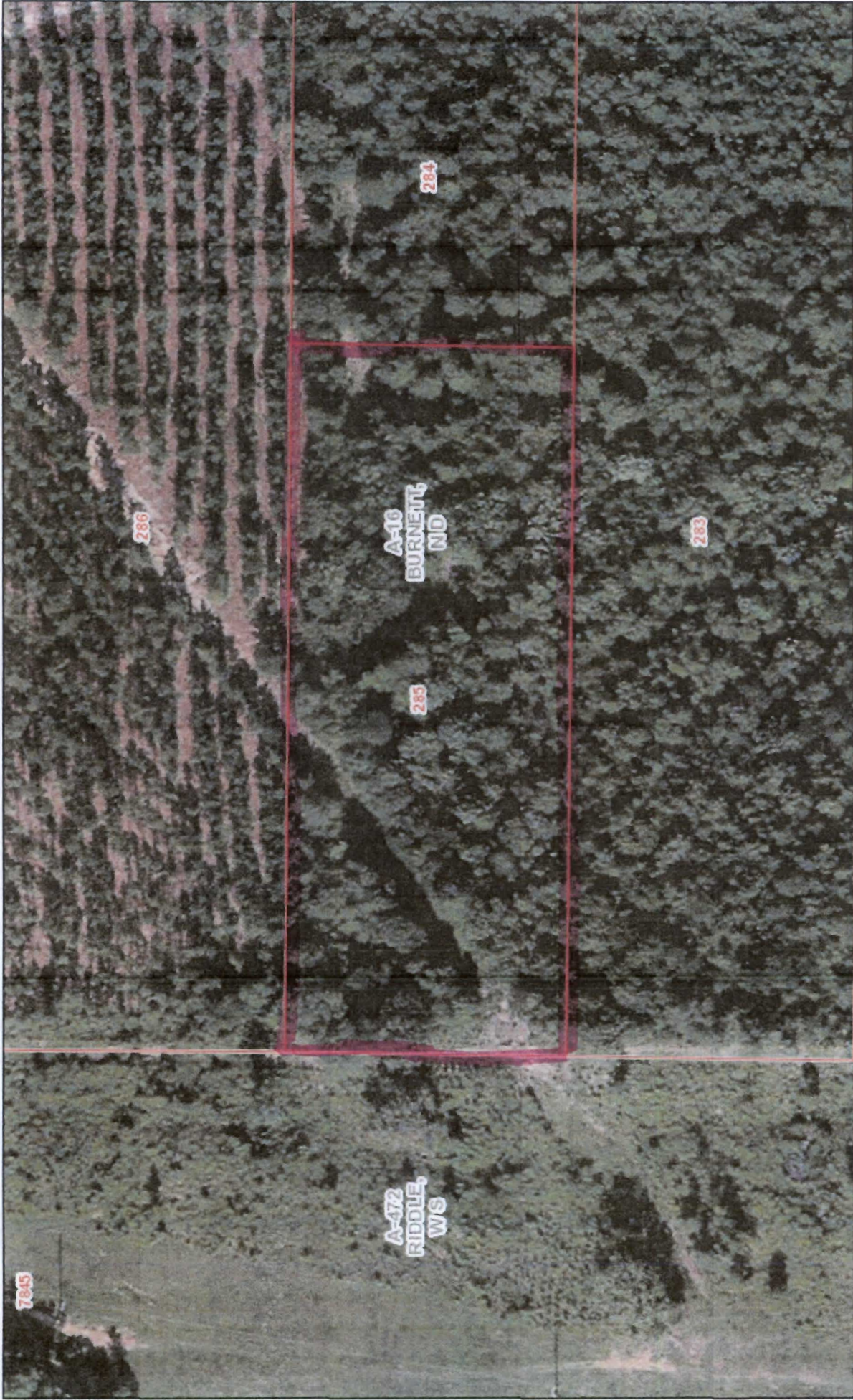
May Be Subject to Court Costs If Suit is Pending

Date of Issue: 01/29/2015
Requested By: TAYLOR TIM R
Fee Amount: 0.00
Reference #:



Signature of Authorized Officer of Collecting Office

Map Title



February 22, 2016

- Parcels
- Abstracts

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries

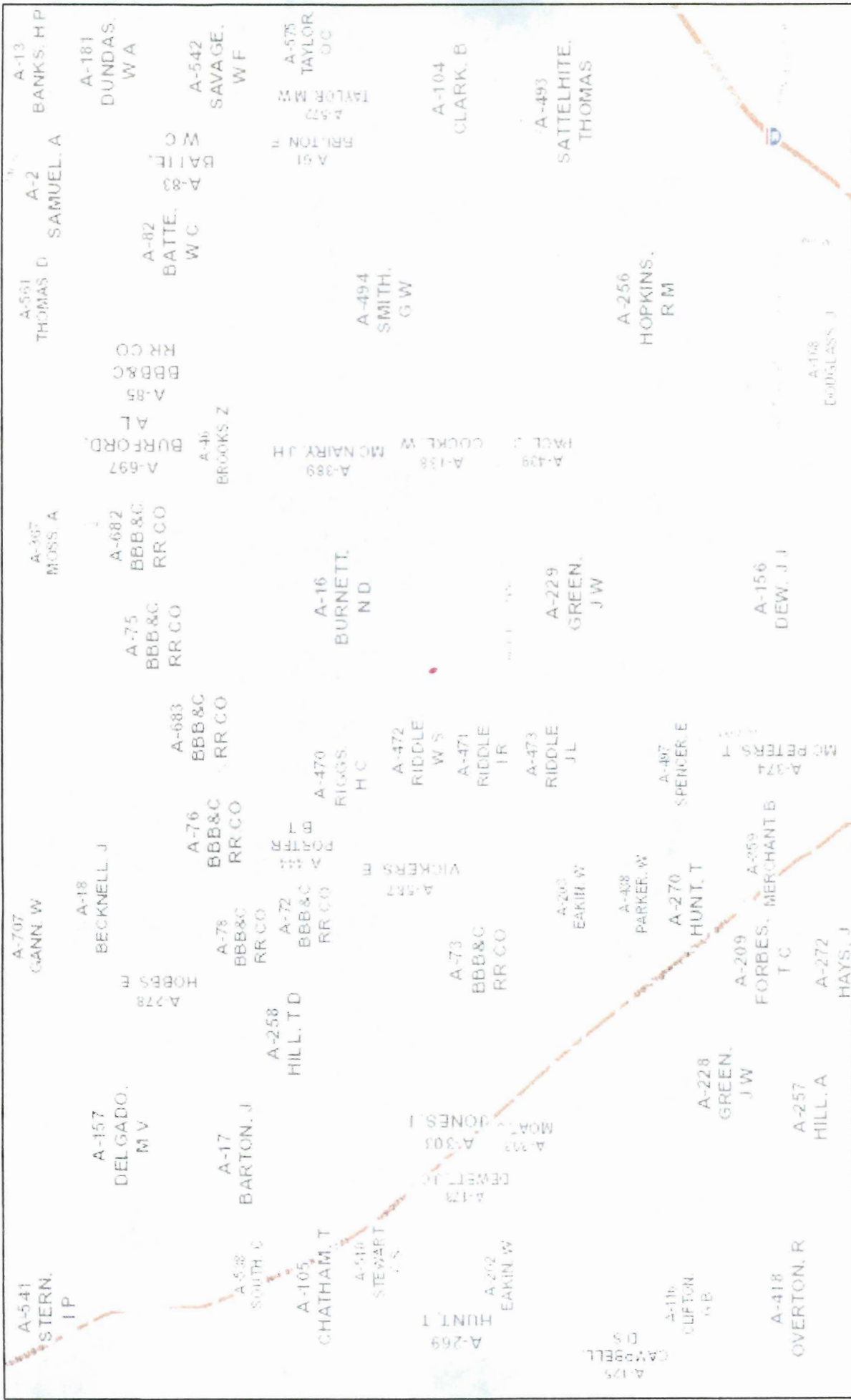
1:1,669



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Geomapping, Aerognd, IGN, IGP, swisstopo, and

Titus County Appraisal District & BIS Consulting - www.bisconsultants.com
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Map Title

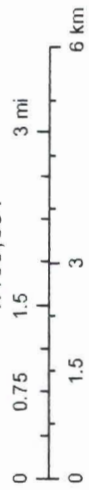


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February 22, 2016

Abstracts

1:106,831



Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand),