

RESOLUTION NO. 2017-03

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. 26,093:

**City of Talco et al vs. Robert Titsworth**

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**

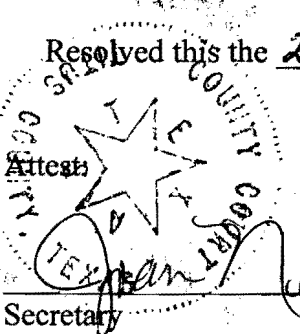
Commissioner's Court of the County of Titus, State of Texas

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

**Nicholas Johnson**  
**Cookville, Texas 75558**

for and in consideration of the cash sum of \$1,000.00, said \$1,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

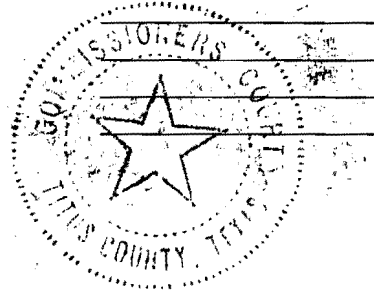
Resolved this the 27 day of March, 2017.

 Attest  
[Signature]  
Secretary

[Signature]  
County Judge

Those Voting Aye Were:  
Judge Brian Lee  
Commissioner Al Riddle  
Commissioner Mike Fields  
Commissioner Dana Applewhite  
Commissioner Jimmy Parker

Those Voting Nay Were:  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



**TIM R. TAYLOR**  
**ATTORNEY AT LAW**  
**P. O. BOX 1212**  
**313 N. JEFFERSON**  
**MT. PLEASANT, TEXAS 75456**  
**903/572-6604**  
March 9, 2017

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

RE: Lot 2, Block 41, Original Town of Talco,  
Titus County, Texas  
Formerly in the name of Robert Titsworth

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 5, 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.

Nicholas Johnson has offered \$1,000.00 for this property. The Judgment amount was \$2,037.76 for this property. The taxable value for this property is listed as \$3,260.00. This is a now vacant lot on Crawford Street in Talco. At one time, there was a mobile home on the property, but now it is basically a shell, totally uninhabitable.

I would request the court to take some action on this offer by either acceptance or rejection at this time. I have prepared a Resolution if the county wishes to accept the offer.

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

FEBRUARY 28, 2017

I will make a bid of \$ 1,000.00 on Lot 2 Block 41, 302 Crawford Street, Talco, Titus County, Texas. This property was originally in name of Robert Titsworth and was Struck off to the County of Titus in a Sheriff Sale on March 5, 2013. Tax Suit Number 26,093.  
Property ID Number: 17397

  
\_\_\_\_\_  
Nicholas Johnson  
Cookville, Texas  
903-573-7621

**EXHIBIT "A"**

Cause Number	26,093 City of Talco, et al vs. Robert Titsworth
Judgment Amount	\$ 558.99 Titus County Appraisal District \$ 1,032.29 County of Titus and Hospital District \$ 257.73 Northeast Texas Community College \$ 188.75 Rivercrest ISD
Present Bid	\$1,000.00
Bidder	Nicholas Johnson

**PROPERTY DESCRIPTION**

Lot 2, Block 41, Town of Talco, Titus County, Texas

PROPERTY 17397 R  
 Legal Description  
 TALCO BLK 41 LOT 2 0.5165 AC

*T. Tsworth*

OWNER ID 221 TITUS COUNTY TRUSTEE  
 % TCAD  
 PO BOX 528  
 OWNERSHIP 100.00% MOUNT PLEASANT, TX 75456-5456

Entites	Values
101	100%
225	100%
230	100%
231	100%
903	100%
CAD	100%
IMPROVEMENTS	294
LAND MARKET	+ 2,966
MARKET VALUE	= 3,260
PRODUCTIVITY LOSS	- 0
APPRAISED VALUE	= 3,260
HS CAP LOSS	- 0
ASSESSED VALUE	= 3,260

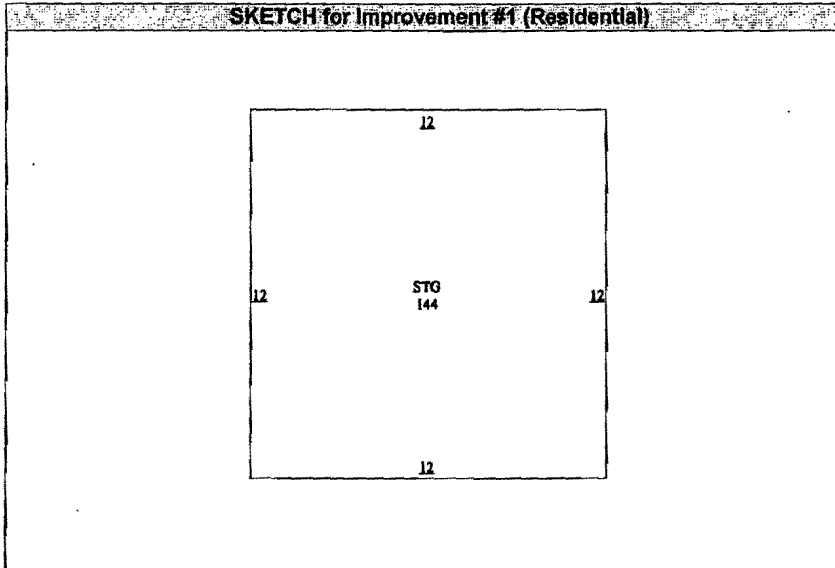
04000-00410-00020 Ref ID2: 17397  
 Map ID N

0.5165  
 EFF. ACRES:

SITUS CRAWFORD TALCO, TX

APPR VAL METHOD: Cost

GENERAL		
UTILITIES	LAST APPR.	Chase
TOPOGRAPHY	LAST APPR. YR	2011
ROAD ACCESS	LAST INSP. DATE	12/18/2007
ZONING	NEXT INSP. DATE	
NEXT REASON		
REMARKS	IMP ONLY 255731 SITS HERE	



EXEMPTIONS	
EX-XV	Other Exemptions (including

SKETCH COMMANDS	
STG	MU30,MR45,B12

BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO
03/15/2013	*****	TITSWORTH ROBERTSD / /	
03/13/2013	*****	CITY OF MT PLEAS SD / /	

IMPROVEMENT INFORMATION																		
#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	STORAGE	conv code ST	R	7	144.0	0.00	1	0			300	100%	100%	100%	100%	100%	1.00	300
						Homestead: Y (100%)												
															300			

IMPROVEMENT FEATURES									

LAND INFORMATION																					
SUBD: 04000 100.00% NBHD: RCISD-A 99.00%			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.	RESIDENTIAL					A	0.5165 AC	5,800.00	2,966	1.00	0.99	A		2,966	NO				0.00		0
Comment: plat F															2,966					0	

17/37/8

88

88

17/350

BROWN

17/396

17/396

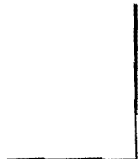


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CRAWFORD

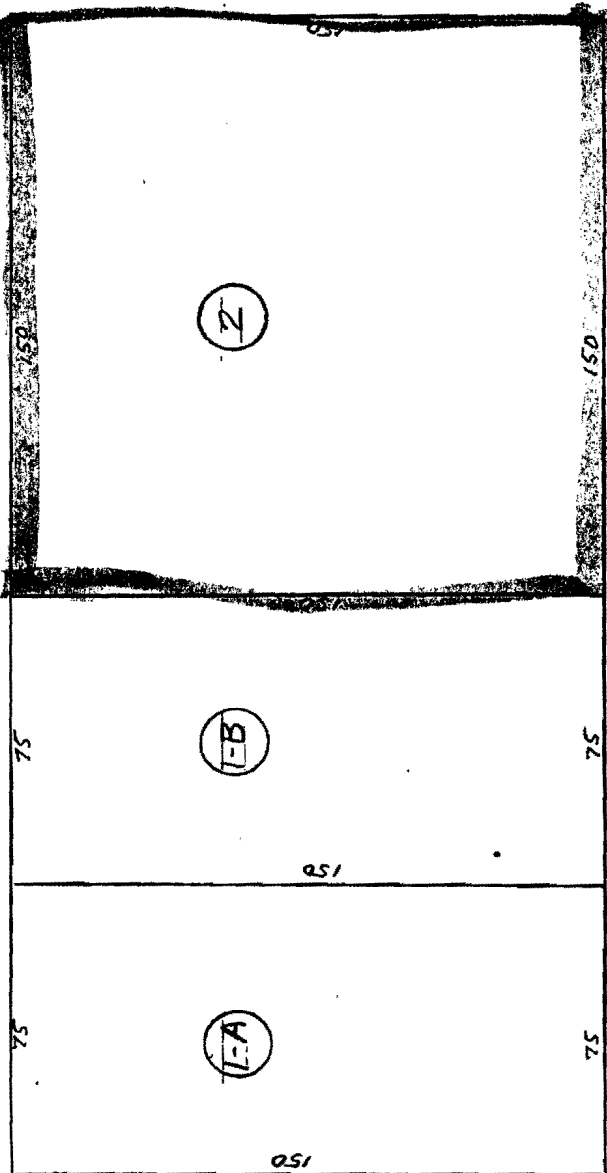
17/327

8932



BROWN ST.

60



60



EIGHTH ST.

60

CRAWFORD AVE (FM 771)