

TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
October 30, 2017

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

RE: Lots 11 & 12, Block 1, Original Town of
Winfield, Titus County, Texas
Formerly in the name of Karen Ann Roberts

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 April 4, 2017. 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.

Yesenia Paco has offered \$1,300.00 for this property. The Judgment amount was \$2,369.03 for this property. The taxable value for this property is listed as \$3,517.00. This is a now vacant lot on West 2nd Street in Winfield. The bid is from an adjoining property owner. To date, there has been no further interest in this lot. I recommend acceptance of this bid to place this property back on the tax rolls

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

RESOLUTION NO. 2017-14

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. 37,017:

Titus County Appraisal District et al vs. Karen Ann Roberts

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

YESENIA PACO
P. O. BOX 278
Winfield, Texas 75493

for and in consideration of the cash sum of \$1,300.00, said \$1,300.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 13 day of November, 2017.

Attest:

Brian P. Lee

County Judge

Jean Newman

Secretary

Those Voting Aye Were:

Brian Lee
Al Riddle
Mike Fields
Dana Applewhite
Jimmy Parker

Those Voting Nay Were:



EXHIBIT "A"

Cause Number 37,017
Titus County Appraisal District, et al vs. Karen Ann Roberts

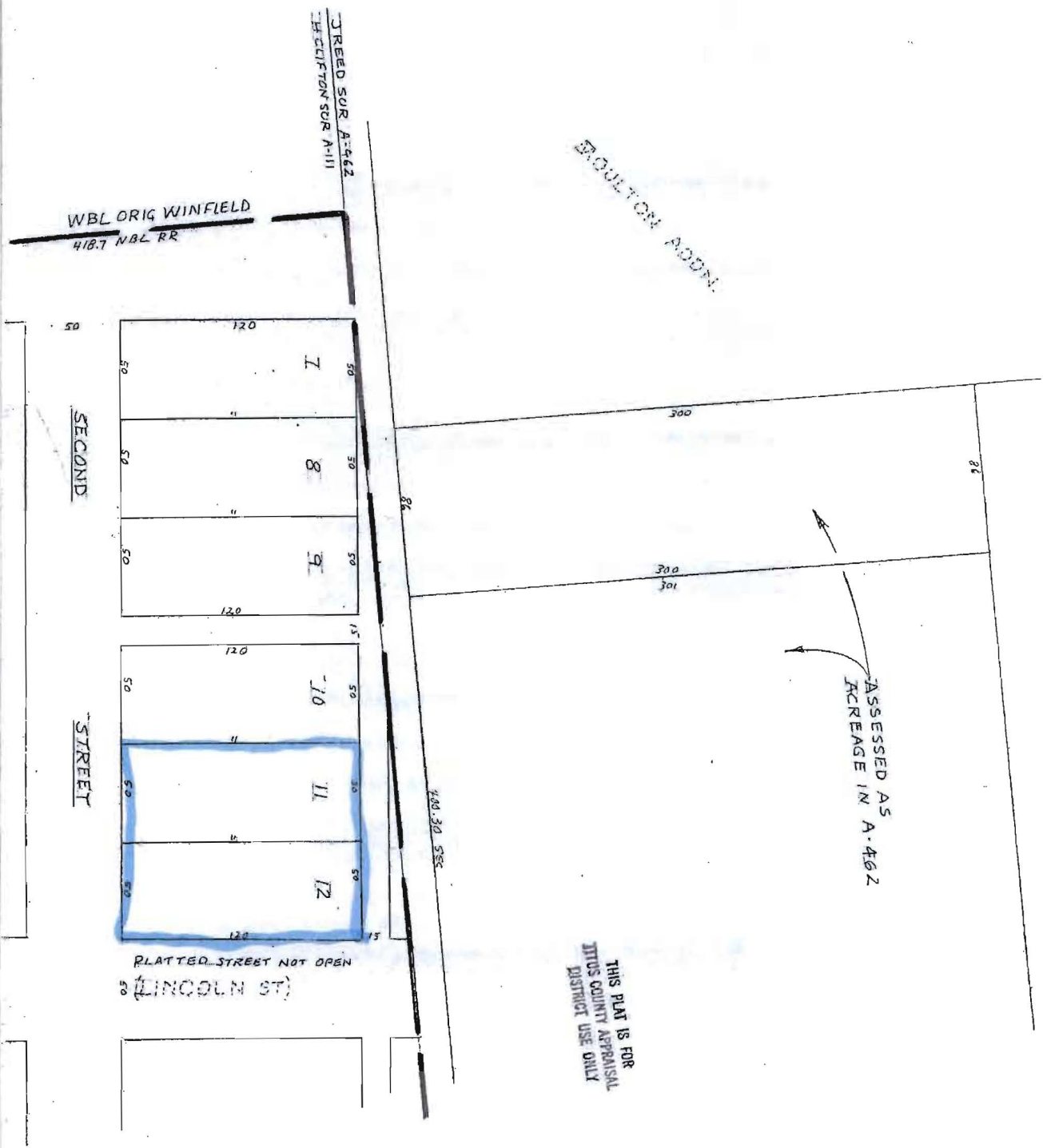
Judgment Amount \$ 1,704.65 Titus County Appraisal District
\$ 551.08 County of Titus and Hospital District
\$ 113.30 Northeast Texas Community College

Present Bid \$1,300.00

Bidder Yesenia Paco

PROPERTY DESCRIPTION

Lots 11 & 12, Block 1, City of Winfield, Titus County, Texas

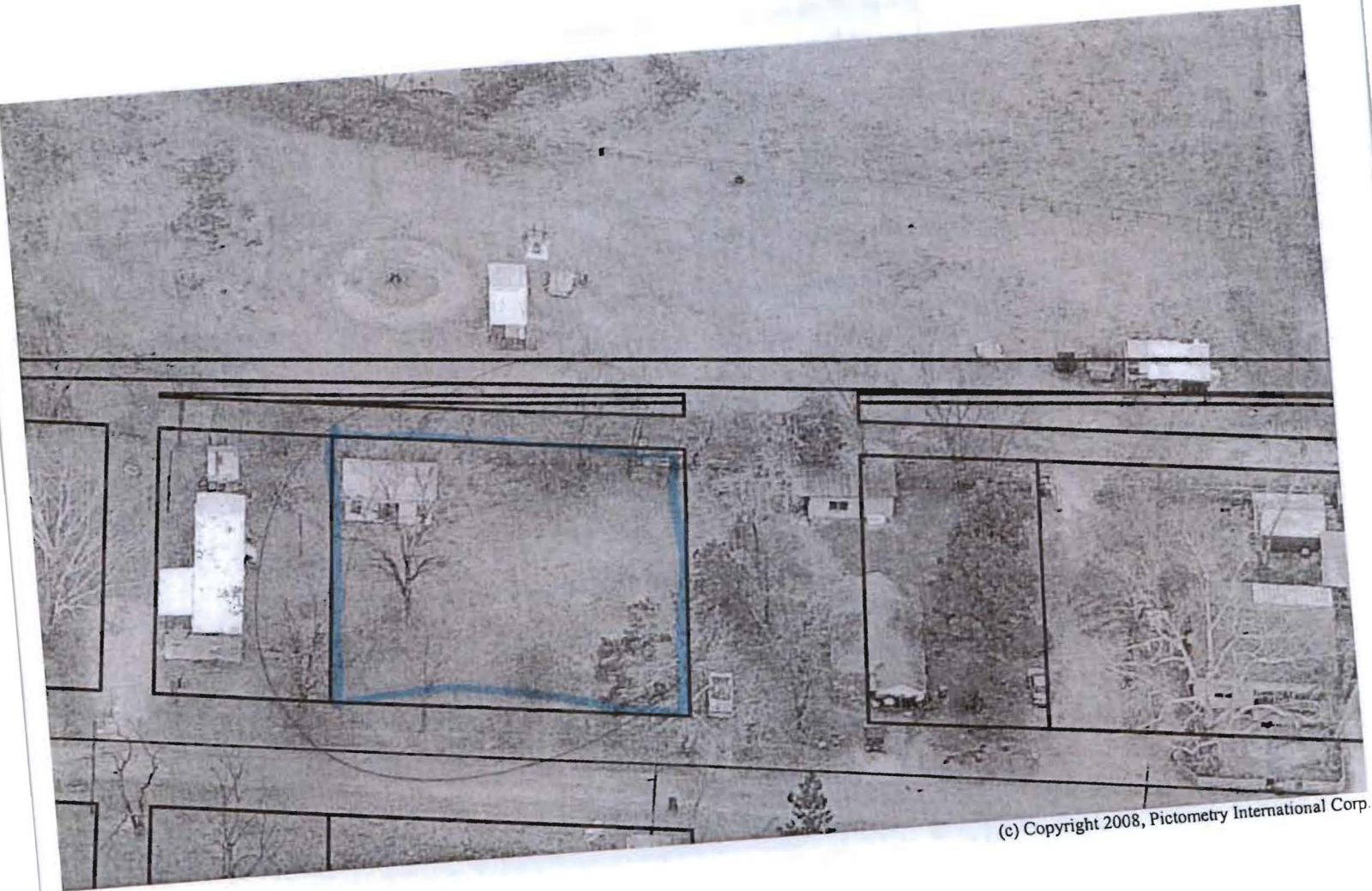


TITUS COUNTY
APPRAISAL DISTRICT
MT. PLEASANT, TEXAS

ORIG - WINFIELD

DEED RECORD _____ ACRES _____ MAP NO. _____

SHEET _____ OF _____ SHEETS



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5/2/2017

To Whom It May Concern:

I Yesenia Paco would like to place a bid of \$1300.00
for lot 11 & 12 located on the block 1216 West 2nd St
Winfield, TX 75493, Property ID # 102978 in the
name of Karen Ann Roberts .

Yesenia Paco
(903) 434-4173