

RESOLUTION NO. 2018-05

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. 38,017:

Titus County Appraisal District et al vs. G. M. Combs

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

MANUELA PAREDES
P. O. Box 782
Talco, Texas 75487

for and in consideration of the cash sum of \$2,500.00, said \$2,500.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 14 day of May, 2018.



Secretary

[Signature]

[Signature]

County Judge

Those Voting Aye Were:

Brigan P. Lee
Al Riddle
Mike Fields
Dana Applewhite

Those Voting Nay Were:



EXHIBIT "A"

Cause Number	38,017
	Titus County Appraisal District, et al vs. G. M. Combs
Judgment Amount	\$ 1,797.50 Titus County Appraisal District
	\$ 3,970.56 Red River County Appraisal District
	\$ 1,682.08 County of Titus and Hospital District
	\$ 322.44 Northeast Texas Community College
Present Bid	\$3,500.00
Bidder	Manuela Paredes

PROPERTY DESCRIPTION

Lots 1A & 3A, Block 57, Original Town of Talco, Titus County, Texas

Date April 11, 2018

I, Manuela Paredes, wish
to make a bid on Property ID# 17502
in the name of G.M. Combs at
309 East Lide, Talco, Texas. Property is
also known as Lots 1A and 3A
block 57, which was struck off to
County of TAs at a Sheriff Sale
on April 4, 2017. I make a bid of \$2,500.

Manuela Paredes
Signature

April 11, 2018

PO BOX 782
Talco TX 75487
903-285-7459

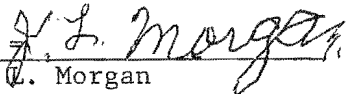
March 1, 2018

J. L. Morgan
5945 Hwy 271 N
Mt. Pleasant, Tx. 75455

To Whom It May Concern:

I am interested in Property located in Talco, Titus County, Texas that was Struck off to the County of Titus at a sheriff sale held on April 4, 2017. The property was in the name of G.M. Combs, Tax Suit No. 38,107 and known as Lots 1A & 3A Block 57, 309 East Lide, Talco, Texas. The Property ID Number is 17502.

I make a bid of \$2,000.00 on this property.


J. L. Morgan

903-563-0591

Manuela Paredes
Re: App ID 17502
903-285-7459

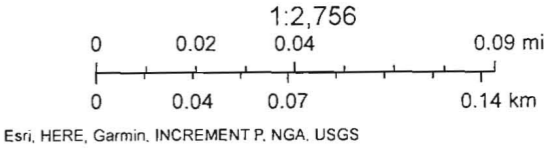
OWNER'S name:
G.M. Combs
wants to BID on this
Property.

Map Title



April 13, 2018

- Parcels
- Abstracts

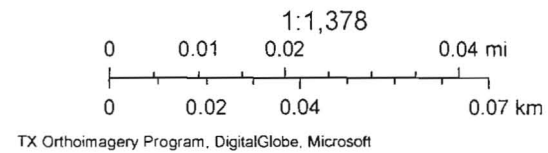


COMBS



April 13, 2018

- Parcels
- Abstracts



Issued By:

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 17502 Geo ID: 04000-00570-00011
Legal Acres: 0.6020
Legal Desc: TALCO BLK 57 LOT 1A & 3A 0.602 AC
Situs: 309/401 E LIDE TALCO,
DBA:
Exemptions:

Owner ID: 532927 100.00%
COMBS G M
PO BOX 963
PITTSBURG, TX 75686

For Entities

Value Information

Improvement HS: 0
Improvement NHS: 13,590
Land HS: 0
Land NHS: 3,387
Productivity Market: 0
Productivity Use: 0
Assessed Value 16,977

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2007	Titus County	0	21.14	26.01	9.43	56.58
2006	NTX Community College	0	6.00	8.10	2.12	16.22
2006	Titus County Hospital	0	8.71	11.76	4.09	24.56
2006	Titus County	0	21.31	28.77	10.02	60.10
2005	NTX Community College	0	6.00	8.82	2.22	17.04
2005	Titus County Hospital	0	9.25	13.60	4.57	27.42
2005	Titus County	0	16.52	24.29	8.16	48.97
2004	NTX Community College	0	6.18	9.82	2.40	18.40
2004	Titus County Hospital	0	9.85	15.66	5.10	30.61
2004	Titus County	0	16.68	26.52	8.64	51.84
Totals:			1,039.25	705.81	306.40	2,051.46

Effective Date: 04/30/2017

Total Due if paid by: 04/30/2017

2,051.46

Tax Certificate Issued for:	Taxes Paid in 2016
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)].

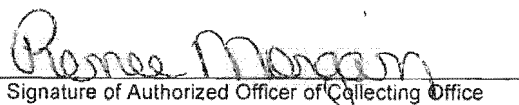
Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's 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: 02/15/2017
Requested By: TAYLOR TIM R
Fee Amount: 0.00
Reference #: N/A


Signature of Authorized Officer of Collecting Office

Issued By:

TITUS COUNTY TAX OFFICE
110 S MADISON SUITE A
MOUNT PLEASANT, TX 75455

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Situs: 309/401 E LIDE TALCO,
DBA:
Exemptions:

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Titus County
Titus County Hospital

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Year	Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
2016	NTX Community College	16,977	22.07	2.44	0.00	24.51
2016	Titus County Hospital	16,977	32.14	3.53	0.00	35.67
2016	Titus County	16,977	77.82	8.56	0.00	86.38
2015	NTX Community College	17,069	22.19	5.99	4.23	32.41
2015	Titus County Hospital	17,069	29.34	7.92	7.45	44.71
2015	Titus County	17,069	76.39	20.63	19.40	116.42
2014	NTX Community College	17,688	17.60	6.86	3.67	28.13
2014	Titus County Hospital	17,688	28.12	10.96	7.82	46.90
2014	Titus County	17,688	73.98	28.85	20.57	123.40
2013	NTX Community College	15,360	15.36	7.83	3.48	26.67
2013	Titus County Hospital	15,360	22.12	11.28	6.68	40.08
2013	Titus County	15,360	63.78	32.54	19.26	115.58
2012	NTX Community College	12,797	12.80	8.07	3.13	24.00
2012	Titus County Hospital	12,797	18.43	11.61	6.01	36.05
2012	Titus County	12,797	51.18	32.24	16.68	100.10
2011	NTX Community College	13,167	13.16	9.87	3.45	26.48
2011	Titus County Hospital	13,167	18.97	14.23	6.64	39.84
2011	Titus County	13,167	50.98	38.23	17.84	107.05
2010	NTX Community College	15,619	15.61	13.59	4.38	33.58
2010	Titus County Hospital	15,619	19.90	17.31	7.44	44.65
2010	Titus County	15,619	54.40	47.32	20.34	122.06
2009	NTX Community College	14,800	14.80	14.65	4.42	33.87
2009	Titus County Hospital	14,800	19.05	18.87	7.58	45.50
2009	Titus County	14,800	51.85	51.34	20.64	123.83
2008	NTX Community College	0	14.05	15.58	4.44	34.07
2008	Titus County Hospital	0	18.62	20.67	7.86	47.15
2008	Titus County	0	49.04	54.43	20.69	124.16
2007	NTX Community College	0	5.71	7.03	1.91	14.65
2007	Titus County Hospital	0	8.15	10.03	3.64	21.82

Continued on Next Page

TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
April 13, 2018

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

RE: Lots 1A & 3A, Block 57, Original town of
Talco, Titus County, Texas (formerly in the
name of G. M. Combs)

Dear Judge Lee:

I have received two bids 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. Each 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.

J. L. Morgan has offered \$2,000.00 for this property. An adjoining landowner, Manuela Paredes has offered \$2,500.00. The Judgment amount was \$7,728.58. The taxable value for this property is listed as \$16,977.00, which included a value of 13,590.00 for a house which is now uninhabitable and needs to be torn down. This is two small city lots located at 309/401 East Lide in Talco, Texas. I recommend acceptance of one of these bids to place this property back on the tax rolls. I enclose 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. 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