

RESOLUTION NO. 2018-08

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. 37,256:

Titus County Appraisal District et al vs. KAREN LOGAN MURPHY

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

JOHN MATTINGLY
960 E. FM 71
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 24 day of September, 2018.

Attest:

Brian P. Lee

County Judge

Jean Newman
Secretary



Those Voting Aye Were:

Brian Lee
Al Riddle
Mike Fields
Dana Applewhite
Sunny Perker

Those Voting Nay Were:



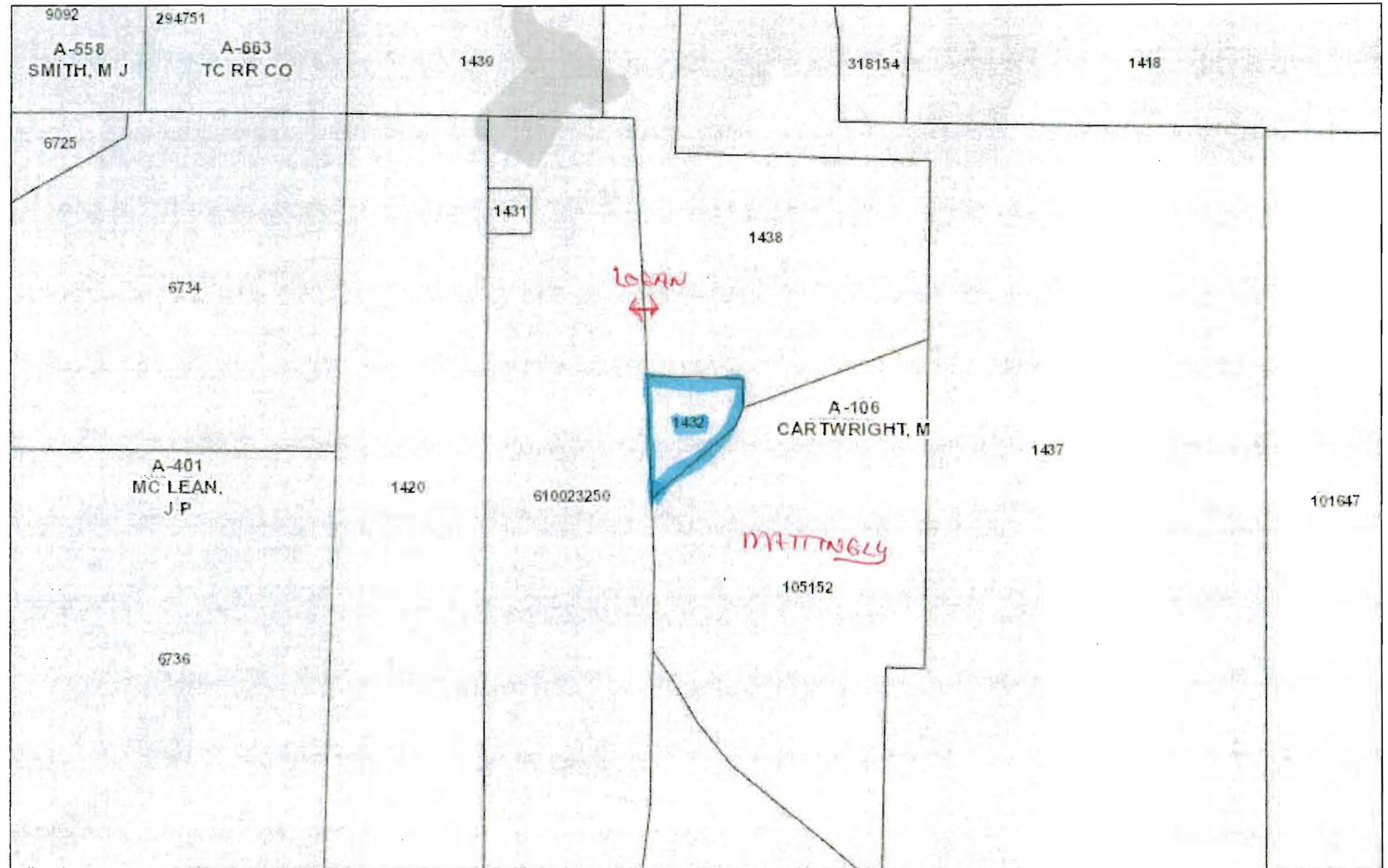
EXHIBIT "A"

Cause Number	37,256
	Titus County Appraisal District, et al vs. Karen Logan Murphy
Judgment Amount	\$ 4,870.57 Titus County Appraisal District
	\$ 2,340.22 County of Titus and Hospital District
	\$ 436.92 Northeast Texas Community College
Present Bid	\$1,500.00
Bidder	John Mattingly

PROPERTY DESCRIPTION

3.165 acres, M. Cartwright Survey, A-106, Titus County, Texas

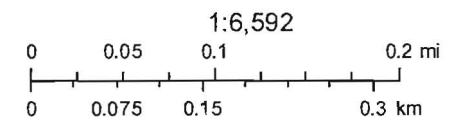
MURPHY



January 11, 2018

- 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



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

Statement of Account

NOTICE: This is a statement of Taxes Due as of 08/21/2018 02:38:03PM
based upon the tax records of the tax office.

Titus County Appraisal District
PO Box 528
Mount Pleasant, TX 75456-0528

Property Information

Property ID: 1432 Geo ID: 00106-00000-00540
Legal Acres: 3.1650
Legal Desc: CARTWRIGHT, MATTHEW ABS 00106 TR 540 3.165 AC
Situs: E FM 71 TX
DBA:
Exemptions:

Owner ID: 124447 Ownership: 100.00%
COUNTY OF TITUS TEXAS
110 S MADISON
MT PLEASANT, TX 75455

Value Information

Improvement HS: 0
Improvement NHS: 29,132.
Land HS: 0
Land NHS: 16,142
Productivity Market: 0
Productivity Use: 0
Assessed Value 45,274.

Entity	Description	Pct.	Ex Code	Description
225	Titus County	100.00%		
230	Titus Regional Medical Center	100.00%		
231	NTX Community College	100.00%		
902	Mount Pleasant ISD	100.00%		

Unpaid Bills Summary								
Entity	Year	Statement ID	Tax Rate	Type	Tax Due	Disc/P&I	Attorney Fees	Total Due
902	2006	34624	1.451000	L	3.10	4.68	1.56	9.34
Total for Year 2006					3.10	4.68	1.56	9.34
902	2007	13025	1.195000	L	26.70	37.11	12.76	76.57
Total for Year 2007					26.70	37.11	12.76	76.57
902	2008	13403	1.184000	L	44.70	56.77	20.29	121.76
Total for Year 2008					44.70	56.77	20.29	121.76
902	2009	34887	1.174000	L	44.32	50.97	19.06	114.35
Total for Year 2009					44.32	50.97	19.06	114.35
902	2010	56411	1.174000	L	276.32	284.60	112.18	673.10
Total for Year 2010					276.32	284.60	112.18	673.10
902	2011	13164	1.225000	L	286.87	261.05	109.58	657.50
Total for Year 2011					286.87	261.05	109.58	657.50
902	2012	13191	1.203000	L	281.72	222.56	100.86	605.14
Total for Year 2012					281.72	222.56	100.86	605.14
902	2013	13215	1.203000	L	281.72	188.75	94.09	564.56
Total for Year 2013					281.72	188.75	94.09	564.56
902	2014	13570	1.212000	L	510.81	280.95	158.35	950.11
Total for Year 2014					510.81	280.95	158.35	950.11
902	2015	13567	1.212000	L	508.06	218.47	145.31	871.84
Total for Year 2015					508.06	218.47	145.31	871.84
902	2016	13520	1.212000	L	516.70	160.17	135.37	812.24
Total for Year 2016					516.70	160.17	135.37	812.24
902	2017	13640	1.239000	L	560.95	106.58	133.51	801.04
Total for Year 2017					560.95	106.58	133.51	801.04
Total For All Years					3,341.97	1,872.66	1,042.92	6,257.55

Total Due if Paid By 08/31/2018 6,257.55

Paid Refunds Summary
No Information on File.


*** End of Statement ***

NOTICE: This document is not a tax certificate and does not absolve a Taxpayer from tax liability in any way. If this document is found to be in error, it may be corrected by the Collection Office listed above. Responsibility to pay the remaining taxes rests entirely with the Taxpayer, as outlined in the Texas Property Tax Code.

August 6, 2018

TO: The County of Titus

I, John Mattingly, wish to make a bid of \$1,500.00 on Property ID Number 1432, which was struck of to the county of Titus at a 2018 sheriff sale. The property was originally in the name of Karen Logan Murphy and is known as Abstract 106 of the Cartwright Survey, Tract 540 on E FM 71.



John Mattingly
960 E FM 71
Mt. Pleasant, Texas 75455

830-220-9544

TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
August 21, 2018

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

RE: 3.165 acres, Cartwright Survey, Titus County,
Texas (formerly in the name of Karen Logan
Murphy)

Dear Judge Lee:

I have received a 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 February 6, 2018. 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.

An adjoining landowner, John Mattingly has offered \$1,500.00. The Judgment amount was \$7,647.71. The taxable value for this property is listed as \$45,274.00, which included a value of \$29,132.00 for a structure which is now uninhabitable. This is a landlocked tract of land which has value only to adjoining landowners. All adjacent landowners were notified and this is the only response we have gotten. The only other adjacent landowner had previously conveyed this tract to a child and provided her access to the property through his land, but he expressed no interest in getting the property back. I recommend acceptance of this bid 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