

TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
October 29, 2019

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

RE: 4.1 acres, Thompson Survey, A-566, Titus
County, Texas (formerly in the name of Billy
C. Renfroe and Denise Renfroe)

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 March 5, 2019. The bids are 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 sale can become final, if the sale is approved by your Court, the consent of the other taxing entities of the county is necessary.

Two bids have been submitted. Jose De La Riva offered \$3,500.00 and Erik Torres offered \$2,000.00. The Judgment amount was \$9,497.12. The taxable value for this property is listed as \$16,400.00. This tract of land is bordered by I-30 on the north and Farm Road 899 on the south. There is no I-30 access. This property is overgrown and has been used as a dumpsite for building materials and concrete and road materials in the past. It is my opinion it will require extensive clean up. 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

August 9, 2019

My name is Jose DELARIVA. I want to make a bid on Property ID Number 9261 which was in the name of Billy & Denese Renfro, but was struck off to the County at a Sheriff Sale in March 5, 2019. I bid \$3,500.00 on the property.



Jose De La Riva

903-466-3360

July 30, 2019

My name is Erik Torres
I wish to bid on 4.1 Acres property ID 9261
which was struck off on March 5, 2019
Sheriff Sale.

My bid is \$2,000 dollars

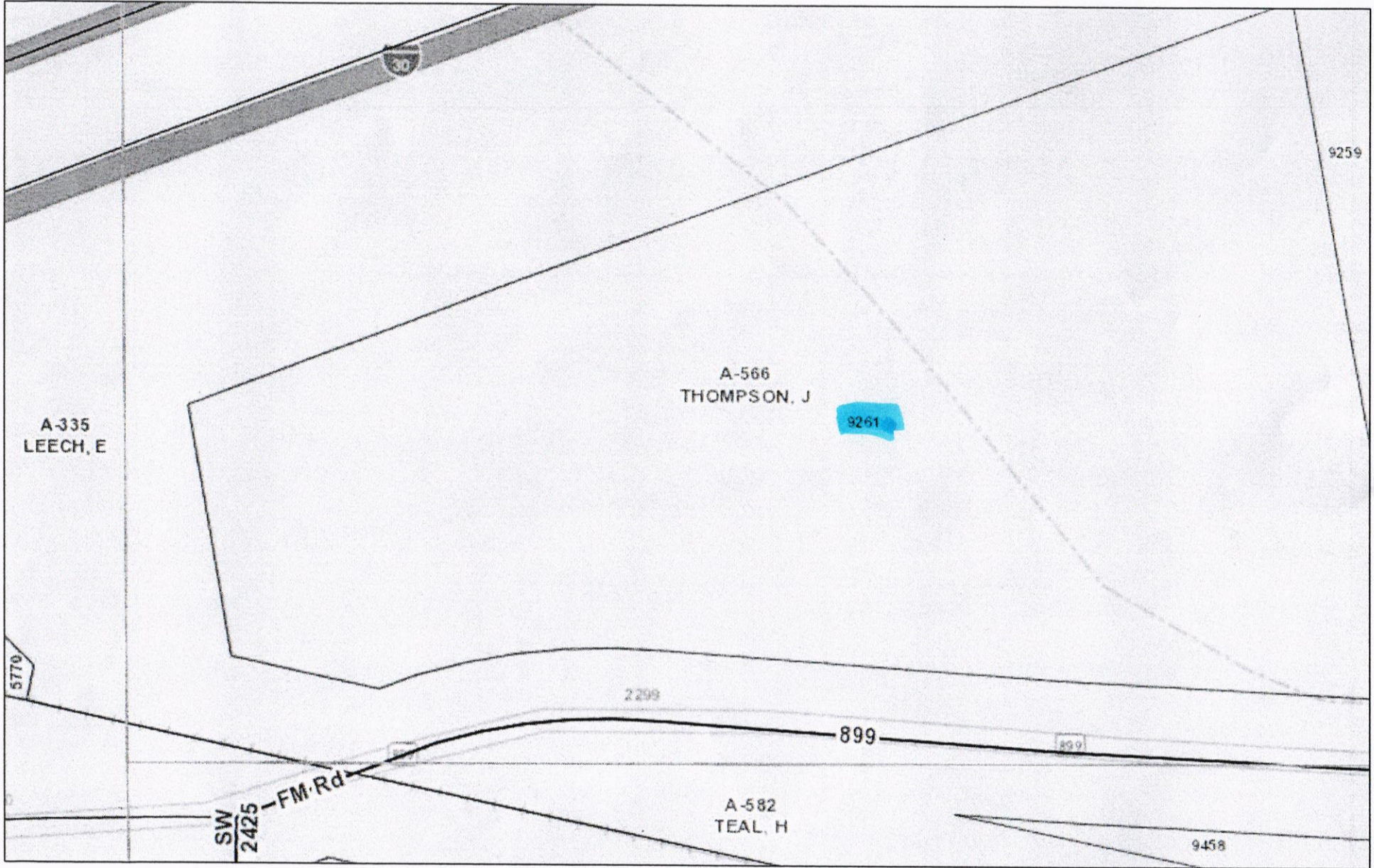
Erik Torres

3011 Matthew Dr. Mt. Pleasant TX

903) 261 5307

Erik Torres

Property ID 9261

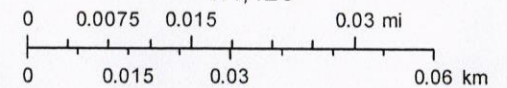


October 29, 2019

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

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|--------------------------|---------------|--|--------------|
| <input type="checkbox"/> | Parcels | | U.S. Highway |
| <input type="checkbox"/> | Abstracts | | Local Roads |
| | Streets Names | | Interstate |
| | | | State Hwy |
| | | | Major Road |

1:1,128



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

The State of Texas,
County of TITUS

000776 VOL 495 PAGE 105

Know All Men by These Presents:

That I, REX AMERSON

of the County of Titus State of Texas for and in consideration
of the sum of ----- Ten and No/100's (\$ 10.00)-----
and other good and valuable consideration-----DOLLARS

to me in hand paid by BILLY RENFROE, whose mailing address is: P.O. Box 29,
Mt. Pleasant, Texas 75455 as follows:

All cash in hand paid, the receipt of which is hereby acknowledged and confessed;

have Granted, Sold and Conveyed, and by these presents do Grant, Sell and Convey unto the said

BILLY RENFROE

of the County of Titus State of Texas all that certain

lot or parcel of land situated in Titus County, Texas, being a part of the John Thompson Survey, Abst. No. 566, and being a part of the 38.8 acre tract described in a deed from Mack A. Goates, a single man, to George H. Boston and Rex Amerson dated September 29, 1969, Deed Records, Titus County, Texas, and described as:
BEGINNING at the SEC of said 38.8 acre tract, in the NBL of the Old Mt. Pleasant-Winfield Road; THENCE NORTH 11-59 West along the EBL of same, 635 ft. to the SBL of Interstate Hwy. No. 30; THENCE WEST along the SBL of Interstate Hwy. No. 30, 631.6 ft. a stake; THENCE SOUTH 21-37 East, 160.24 ft., a stake; THENCE SOUTH 86-14 East, and along the NBL of said Old Mt. Pleasant-Winfield Road to the place of beginning, containing 4.1 acres of land, more or less, and being all of the land out of said 38.8 acre tract lying south of said Interstate Hwy. not heretofore taken for Highway and Easement purposes;

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said

BILLY RENFROE, his

heirs and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said BILLY RENFROE, his

heirs and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

RESOLUTION NO. _____

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. 37,933:

Titus County Appraisal District et al vs. BILLY C. RENFROE and DENISE RENFROE

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

**JOSE DE LA RIVA
518 WEST 7TH STREET
Mt. Pleasant, Texas 75455**

for and in consideration of the cash sum of \$3,500.00, said \$3,500.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the ____ day of _____, 2019.

Attest:

County Judge

Secretary

Those Voting Aye Were:

Those Voting Nay Were:

EXHIBIT "A"

Cause Number	37,933
	Titus County Appraisal District, et al vs. Billy C. Renfroe and Denise Renfroe
Judgment Amount	\$ 5,011.77 Titus County Appraisal District
	\$ 2,580.85 County of Titus and Hospital District
	\$ 484.98 Northeast Texas Community College
Present Bid	\$3,500.00
Bidder	JOSE DE LA RIVA

PROPERTY DESCRIPTION

4.1 acres, Thompson Survey, A-566, Titus County, Texas