

**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: 1.78 acres, J. Ball Survey, A-45, Titus County,  
Texas (formerly in the name of Lela Smith)

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 2, 2019. 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 sale can become final, if the sale is approved by your Court, the consent of the other taxing entities of the county is necessary.

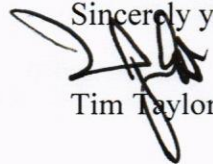
Bobbie R. Cooks offered \$1,650.00. The Judgment amount was \$7,165.88. The taxable value for this property is listed as \$10,324.00. This tract of land is located on County Road 4955 in Southeast Titus County and is in the Daingerfield School District. It is overgrown and wooded and has been neglected for the past several years.. 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,

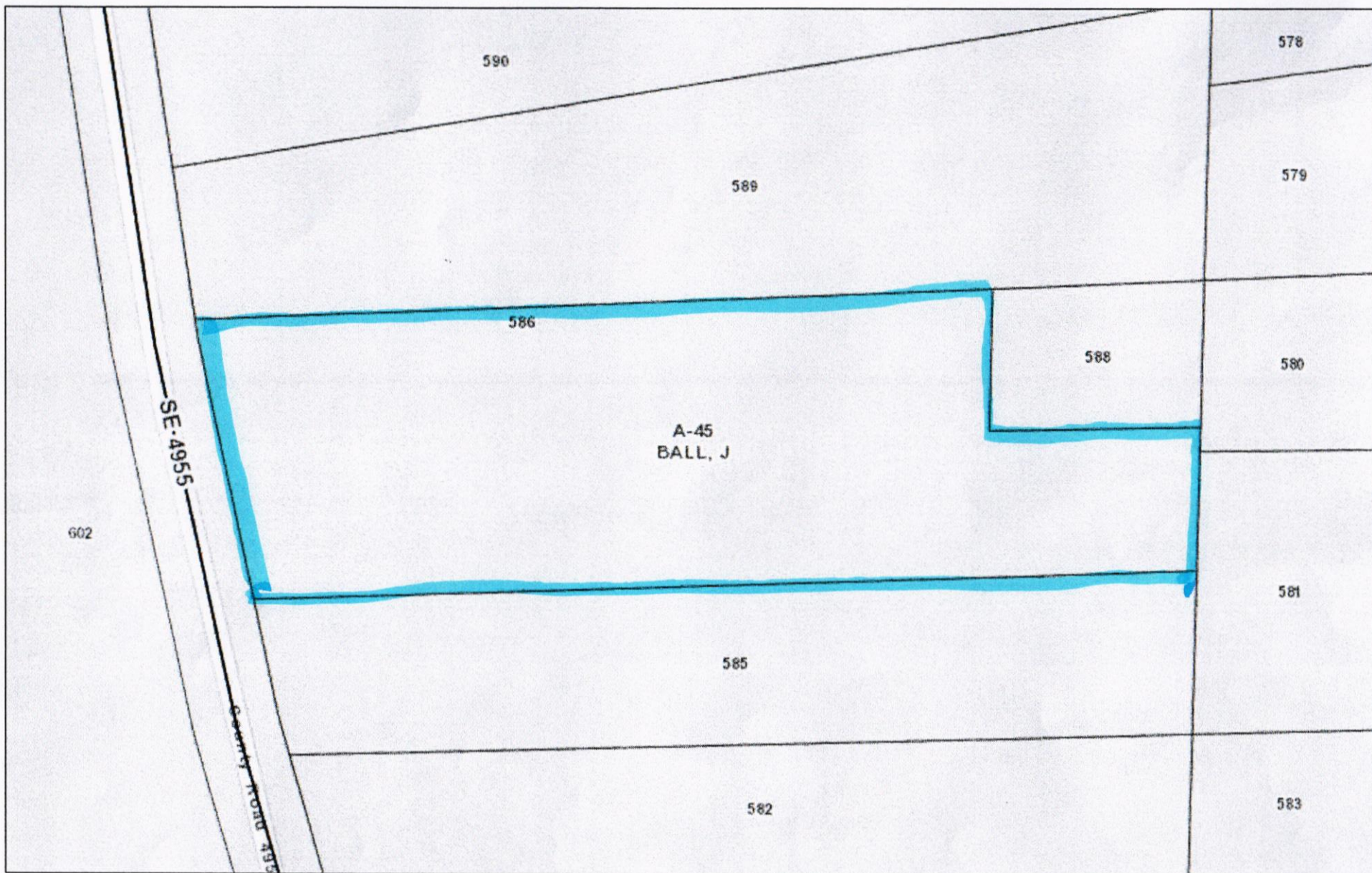


Tim Taylor

TRT:plw



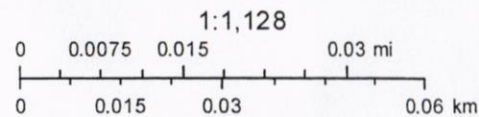
# Property ID 586



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

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



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

Titus Central Appraisal District; BIS Consulting - [www.bisconsultants.com](http://www.bisconsultants.com)  
Esri, HERE, Garmin, INCREMENT P, NGA, USGS | Esri, HERE |

Bobbie R Cooks  
1130 E Hawkins Parkway  
APT 2207  
Longview, TX 75605  
August 24, 2019  
903-930-7991

Dear Tim Taylor Attorney,

I am inquiring about Leila Smiths Property. Property ID# 586, Track # 120, 1.7 acres. I am offering the amount of \$1,650.

Thanks,

*Bobbie  
Cooks*



RESOLUTION NO. 2019-10

**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. 37,775:

**Titus County Appraisal District et al vs. LELA SMITH**

**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

**BOBBIE COOKS**  
**1130 East Hawkins Parkway**  
**Longview, Texas 75605**

for and in consideration of the cash sum of \$1,650.00, said \$1,650.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 25 day of November, 2019.

Attest:

John Furman  
Secretary



Brian Lee  
County Judge

Those Voting Aye Were:

BRIAN LEE  
JOHN FITCH  
DANA APPLEWHITE  
JIMMY PARKER

Those Voting Nay Were:

AL RIDDLE - Abstained  
Abstained

**EXHIBIT "A"**

Cause Number	37,775 Titus County Appraisal District, et al vs. Lela Smith
Judgment Amount	\$ 5,059.54 Morris County Appraisal District \$ 1,757.39 County of Titus and Hospital District \$ 348.95 Northeast Texas Community College
Present Bid	\$1,650.00
Bidder	Bobbie Cooks

**PROPERTY DESCRIPTION**

1.78 acres, J. Ball Survey, A-45, Titus County, Texas