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MT. PLEASANT, TEXAS 75456
903/572-6604

November 15, 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. and Denise Renfroe)

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 March 5, 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.

Erik Torres has now offered \$4,000.00. 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 dump site for building materials and concrete and road materials in the past 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

November 12, 2019

I wish to bid \$ 4,000.00 on the 4.1 acres , Property ID Number 9261, which was struck off on the March 5, 2019 Sheriff Sale.



Erik Torres

3011 Matthew Drive
Mt. Pleasant, Texas 75455

903- 261- 5307

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 DENICE 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

ERIK TORRES
3011 Matthew Drive
Mt. Pleasant, Texas 75455

for and in consideration of the cash sum of \$4,000.00, said \$4,000.00 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	\$4,000.00
Bidder	Erik Torres

PROPERTY DESCRIPTION

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

November 22, 2019

I wish to bid \$ 5,000.00 on the 4.1 acres, Property ID Number 9261,
which was struck off on the March 5, 2019 Sheriff Sale which was
struck off tbe the County of Titus.



Erik Torres

3011 Matthew Drive
Mt. Pleasant, Texas 75455

903-261-5307

RESOLUTION NO. 2019-11

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 DENICE 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

ERIK TORRES
3011 Matthew Drive
Mt. Pleasant, Texas 75455

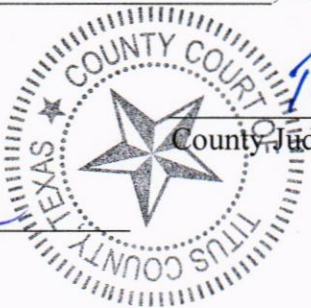
for and in consideration of the cash sum of \$5,000.00, said \$5,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 25 day of November, 2019.

Attest:

John Newman
Secretary

Brian Lee
County Judge



Those Voting Aye Were:
BRIAN LEE
John Fitch
AL RIDDLE
DANA APPLEWHITE
Jimmy PARKER

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	\$5,000.00
Bidder	Erik Torres

PROPERTY DESCRIPTION

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