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MT. PLEASANT, TEXAS 75456
903/572-6604
August 6, 2020

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

RE: Block 59, Lot 3, City of Talco, Titus County,
Texas (formerly in the name of E. L. Miller)

Dear Judge Lee:

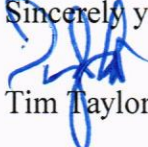
I have received two bids for the purchase of the above referenced tract of land which had been previously struck off at a delinquent tax auction to the County of Titus as Trustee for the taxing entities of Titus County on April 4, 2019. The bid is for less than the amount of the Judgment which led to 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.

Andrew Ryle has offered \$3,000.00. The Judgment amount was \$37,805.50. The taxable value for this property is listed as \$65,648.00. This structure has a house on it which is not habitable and will have to be torn down. It has been abandoned and vacant for many years. It is my opinion the tract will require extensive clean up. I also have a bid from Monica Collins on the same property of \$2,750.00. 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

RESOLUTION NO. 2020-03

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. 37,418:

Titus County Appraisal District et al vs. Dr. E. L. Miller

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

ANDREW RYLE
1575 Faith Drive #326
Ft. Worth, Texas 76120

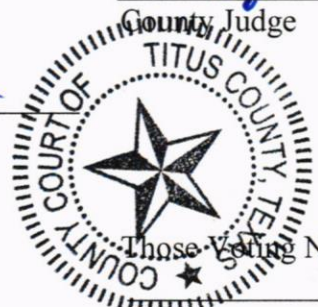
for and in consideration of the cash sum of \$3,000.00, said \$3,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 24 day of August, ²⁰²⁰ 2019.

Attest:

[Signature]
Secretary

[Signature]
County Judge



Those Voting Aye Were:

Brian Lee
AL Riddle
John Fitch
DANA Applewhite
Jimmy PARKER

Those Voting Nay Were:



EXHIBIT "A"

Cause Number	37,418
	Titus County Appraisal District, et al vs. Dr. E. L. Miller
Judgment Amount	\$ 11,153.38 Titus County Appraisal District
	\$ 16,434.95 Red River County Appraisal District
	\$ 8,738.84 County of Titus and Hospital District
	\$ 1,478.13 Northeast Texas Community College
Present Bid	\$3,000.00
Bidder	Andrew Ryle



PROPERTY DESCRIPTION

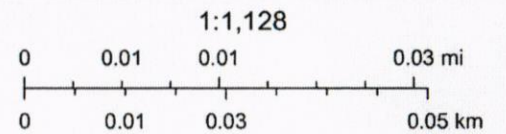
Lot 3, Block 59, City of Talco, Titus County, Texas

Miller



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-  Abstracts
-  Parcels



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap


Titus County Appraisal District, BIS Consulting - www.bisconsulting.com


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Miller

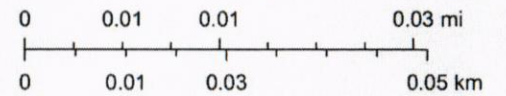


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 Abstracts

 Parcels

1:1,128



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Titus County Appraisal District, BIS Consulting - www.bisconsulting.com

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DATE 6-8-20

Hello THIS IS ANDREW RYLE I WOULD
Like TO Bid \$3000.00 on the property
Listed Below

Property ID# 17508
Lot 3 Block 59
203 East Live Street
TALCO TEXAS

my phone number is 469-279-9618

Andrew H Ryle

We want so much to keep this property in the family's name especially after being friends with the Ingram family directly across from us. We were told from them that drug dealers have been using the property at 203 East Line for storing their drugs there and in the old Ingrams house that's abandoned. We have no interest in fixing the house we just want the property its on to keep in the family. The roof is falling through^{out} the flat part and there is black and green mold throughout the home it seriously needs to be condemned.

We were told around 7 or 8 months ago from a lady named Mary at the tax office that we only owed around 6000.00 in back taxes

Come to find out she mistakenly told us the taxes owed on the clinic Dr Miller owned not his house and we were also told that we shouldn't worry and could start making small payments every month because it wasn't being auctioned off and we were not in any trouble or would be foreclosed on, so we started saving our money to put down on a camper to then put on the property with cameras to deter the vandalism and drug stuff going on. Well needless to say we just found out after saving and purchasing a camper that Titus County now owns it.

May 28, 2020

Taylor & Taylor
PO Box 1212
Mt Pleasant, TX 75456

RE: Foreclosed property/tax sale

To Whom It May Concern:

I would like to place a bid for the property you have for delinquent tax sale through Titus County/Red River County.

803 CARR DR

Property ID: 17508

Property Address: 203 E. LIDE ST., Talco, TX 75487

Legal Desc: TALCO BLK 59 LOT 3 .5165 AC.

Considering the condition of the structure on the property, my bid will mostly reflect the worth of the lot alone.

BID: \$ 2,750.00

Thank you for your consideration,

Monica Collins
803 Carr Drive
Mt Pleasant, TX 75455
903-573-1529

PROPERTY ID: 17508

PROPERTY ADDRESS: 203 E. LIDE ST., TALCO, TX 75487