

RESOLUTION NO. 2020-08

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. 37,724:

**Titus County Appraisal District et al vs. Jack Swope**

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

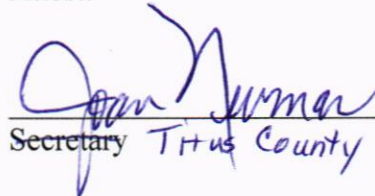
That the County Judge be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the hereinabove described real property to


**JOHN WITHROW and TERRIE DAVIS-WITHROW**  
402 N. 4<sup>TH</sup>  
Talco, Texas 75487

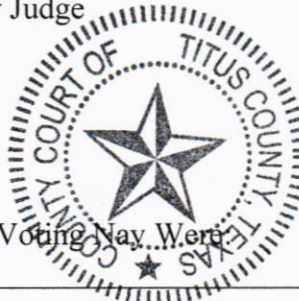
for and in consideration of the cash sum of \$2,000.00, said \$2,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 14 day of DECEMBER, 2020.

Attest:

  
Secretary Titus County Clerk

  
County Judge



Those Voting Aye Were:

AL RIDDLE  
DANA APPLEWHITE  
JIMMY PARKER

Those Voting Nay Were:  
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**EXHIBIT "A"**

Cause Number	37,724
	Titus County Appraisal District, et al vs. Jack Swope
Judgment Amount	\$ 2,706.44 Titus County Appraisal District
	\$ 6,147.73 Red River County Appraisal District
	\$ 2,827.75 County of Titus and Hospital District
	\$ 514.68 Northeast Texas Community College
Present Bid	\$2,000.00
Bidder	John Withrow and Terrie Davis-Withrow

**PROPERTY DESCRIPTION**

Lot 1B, Block 63, City of Talco, Titus County, Texas

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

November 18, 2020

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

RE: Block 63, Lot 1-B, City of Talco, Titus  
County, Texas (formerly in the name of Jack  
Swope)

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 3, 2020. 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.

John Withrow and Terrie Davis-Withrow, adjoining landowners, have offered \$2,000.00. The Judgment amount was \$12,196.00. The taxable value for this property is listed as \$59,865.00 which includes a value of \$56,535.00 for a house that is not habitable in its present condition. It has been abandoned and vacant for many years. It is my opinion the tract will require extensive clean up. 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.

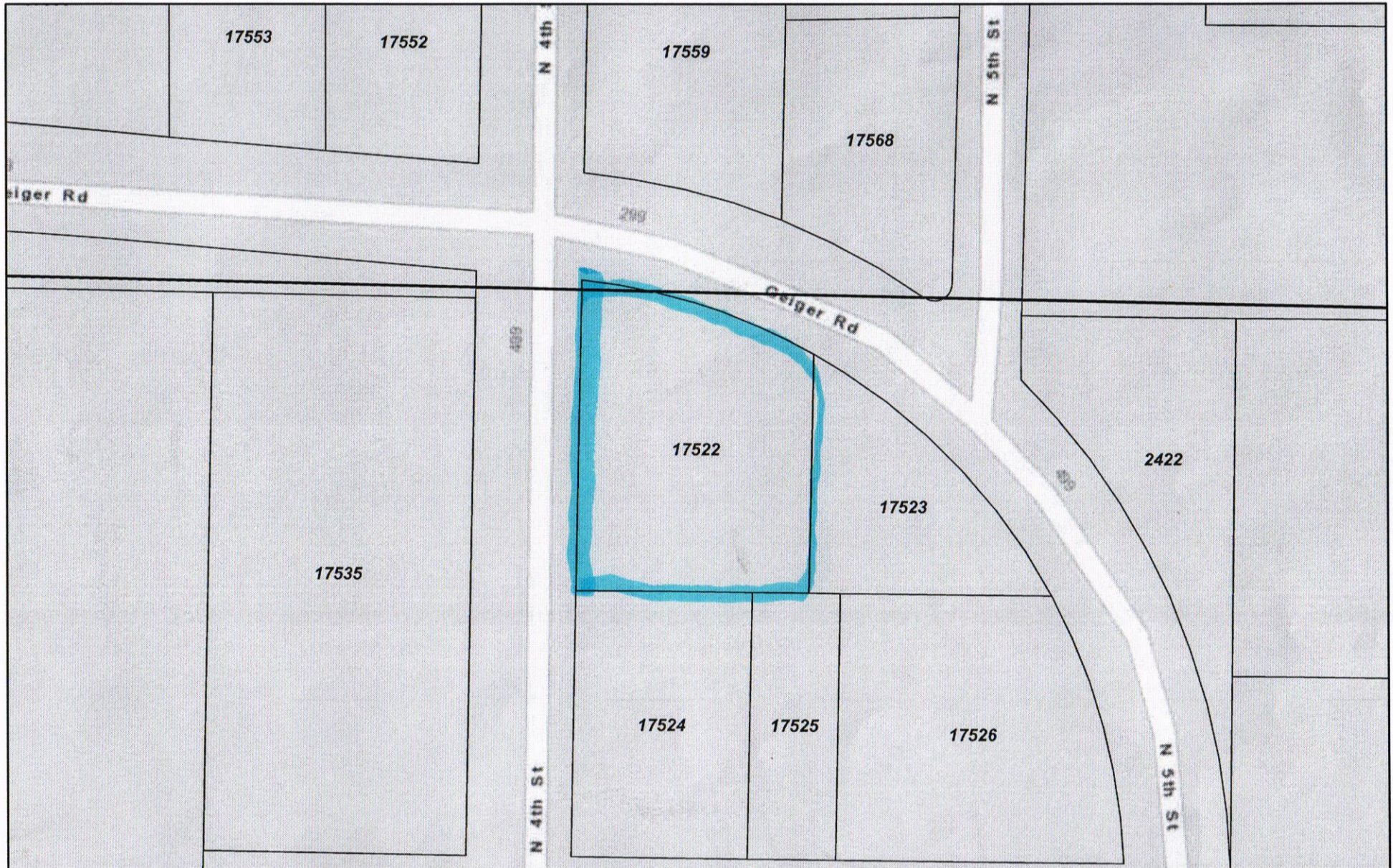
Thank you for your help and cooperation in this matter.

Sincerely yours,



  
Tim Taylor

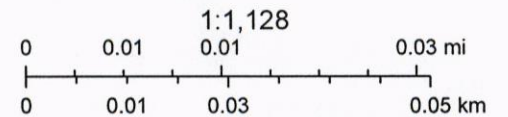
TRT:plw

# SWOPE



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-  Abstracts
-  Parcels



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

Titus County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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.



OCTOBER 2020

John Withrow and Terrie Davis-Withrow  
would like to bid \$2,000.00 on property  
#17522

contact # 254-833-0999