

RESOLUTION NO. 2021-05

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. 37,248:

Titus County Appraisal District et al vs. Randy Jennings and Cheryl Jennings

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

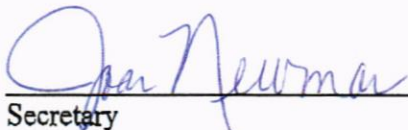
That the County Judge be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the hereinabove described real property to


ANGEL GUZMAN
930 CR 1475
Mt. Pleasant, Texas 75455

for and in consideration of the cash sum of \$43,000.00, said \$43,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 24 day of May, 2021.

Attest:


Secretary



County Judge



Those Voting Aye Were:

Jeff Parchman
John Fitch
Jimmy Parker

Those Voting Nay Were:



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

May 19, 2021

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

RE: 1.0 acre, Overton Survey, A-418
Titus County, Texas

Dear Judge Lee:

I have received revised bids, since my prior letter of May 11, for the purchase of the above referenced tract 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 July 7, 2020. Two of the bids are for greater than the amount of the Judgment which led to the Sheriff's sale to the County. Therefore consent by all other taxing entities is not required (Section 34.05(h) of the Texas Property Tax Code) if either bid is accepted. The sale can become final upon approval by the Commissioner's Court of Titus County.

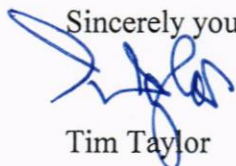
Angel Guzman has now offered \$43,000.00 for this parcel which is a house and one acre located at 2793 CR 1220 (plat attached) in Titus County. J. T. Brison submitted a revised bid of \$42,600.00 and Heather Oldham submitted a bid of \$8,000.00. The judgment amount was \$30,557.54. At this time, I recommend the acceptance of the bid from Angel Guzman, who was also the successful bidder of an adjoining 8 acre tract at the most recent Tax auction.

If you agree with my recommendation, please have the sale approved at your next Commissioner's Court meeting. I have prepared a Resolution with accompanying exhibit which I request be submitted for approval. If approved, please forward me a copy of the signed resolution. I will prepare the deed from the county upon receipt of the sales price from the bidder. Sales proceeds will be delivered to the County for distribution to the collecting agencies.

Should you have questions about this specific transaction 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

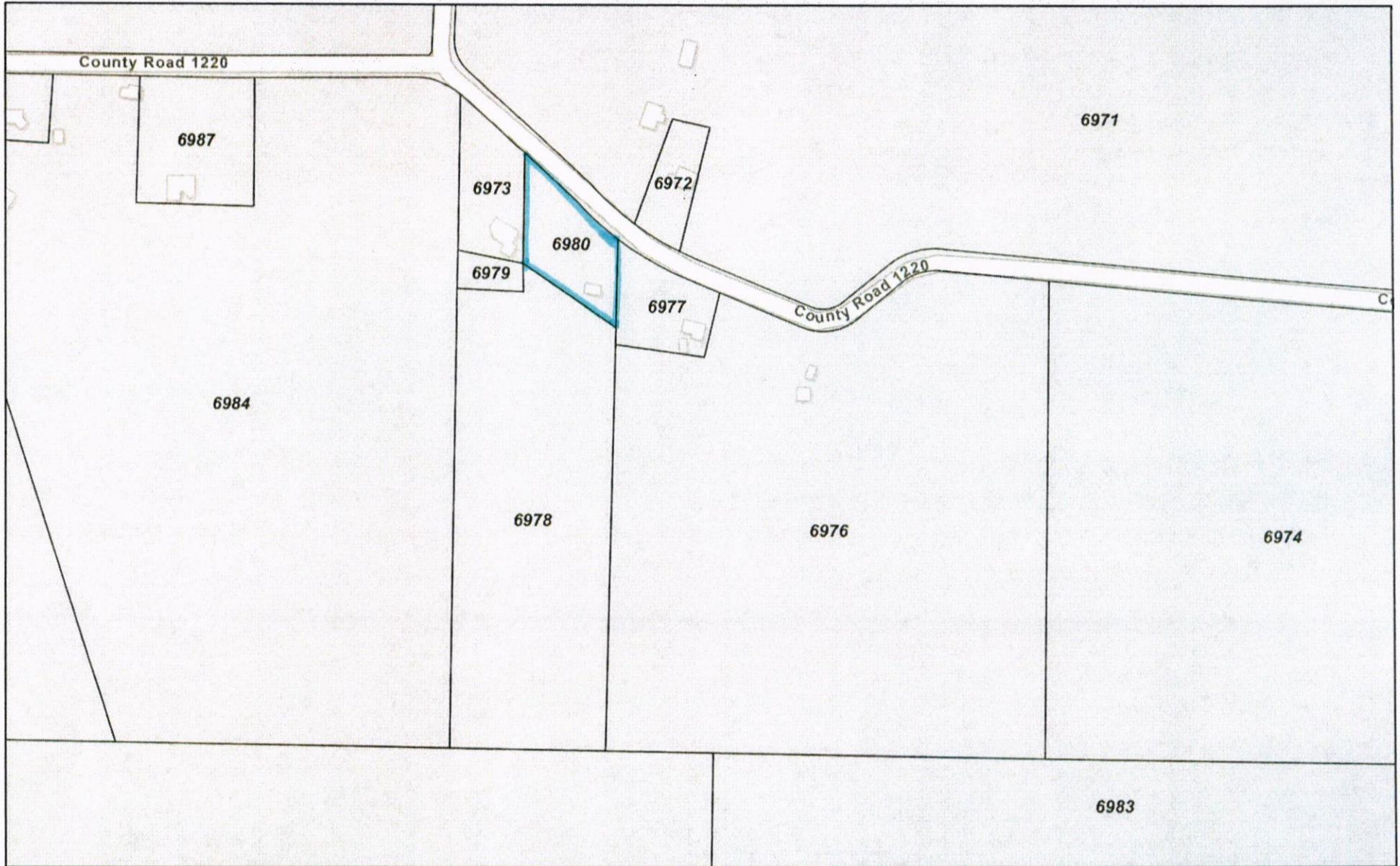
EXHIBIT "A"

Cause Number	37,248 Titus County Appraisal District, et al vs. Randy Jennings and Cheryl Jennings
Judgment Amount	\$ 18,356.67 Titus County Appraisal District \$ 10,338.21 County of Titus and Hospital District \$ 1,862.66 Northeast Texas Community College
Present Bid	\$43,000.00
Bidder	Angel Guzman



PROPERTY DESCRIPTION

1.0 Acre, Overton Survey, A-418, Titus County, Texas

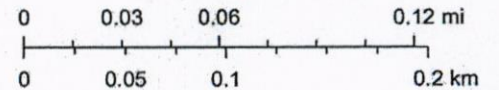
ID No. 6980



5/11/2021, 9:42:35 AM

-  Abstracts
-  Parcels

1:4,514



Esri Community Maps Contributors, Texas Parks & Wildlife,

Titus County Appraisal District, BIS Consulting - 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.

May 13, 2021

To Whom It May Concern:

I, Angel Guzman, wish to make a bid on Property ID Number 6980 which was struck off to the County of Titus at a Sheriff Sale on May 13, 2020. It is a 1.00 acre tract in the Overton Survey, Abstract 418, 2793 County Road 1220, Titus County, Texas. My bid is \$ 43,000.00.



Angel Guzman

930 CR 1475

Mt. Pleasant, Texas 75455

903-466-5924

May 13, 2021

To Whom It May Concern:

I, J. T. Brison, wish to make a bid on Property ID Number 6980 which was struck off to the County of Titus at a Sheriff Sale on May 13, 2020. It is a 1.00 acre tract in the Overton Survey, Abstract 418, 2793 County Road 1220, Titus County, Texas. My bid is \$ 42,600.00.

J. T. Brison

903-563-9079

*Verbal bid received over the telephone,
TRT*

To whom it may concern,

I Heather Oldham would like to make an offer of 8,000.⁰⁰ on 2793 CR 1220
property, with property ID number of 6980. The land listed above was struck off on a
previous Sheriff Sale with the date of 5/2020.

Heather Oldham 4/29/21

Heather Oldham

903-305-3703

187 CR 4104 New Boston, TX 75570