

RESOLUTION NO. 2014-08

WHEREAS, the City of Mt. Pleasant, 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. 25,520:

Titus County Appraisal District et al vs. Janice White et al

WHEREAS, a potential buyer of the property has come forward, and

WHEREAS, all taxing entities involved in the above referenced cause must consent to the sale of the hereinabove described real property, 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

Commissioners Court of the County of Titus, State of Texas

That consent is hereby given on behalf of the County of Titus in accordance with Section 34.05(i) of the Texas Property Code for the sale of the property by the City of Mt. Pleasant as Trustee to

OMAR JAIME
1427 West 16th Street
Mt. Pleasant, Texas 75455

for and in consideration of the cash sum of \$2,250.00, said \$2,250.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 10 day of November, 2014.

Attest:


Janice Morris
Secretary

Brian P. Lee

County Judge

Those Voting Aye Were:

Al Riddle
Mike Fields
Phillip Hinton
Thomas Hackaday
Brian Lee

Those Voting Nay Were:

EXHIBIT "A"

Cause Number	25,520 Titus County Appraisal District et al vs. Janice White, etal
Judgment Amount	\$12,802.17 Titus County Appraisal District (Mt. Pleasant ISD and City of Mt. Pleasant) \$ 2,691.89 County of Titus <u>\$ 747.18</u> Northeast Texas Community College \$16,241.24
Present Bid	\$2,250.00
Bidder	Omar Jaime 1427 West 16 th Street Mt. Pleasant, Texas 75456

PROPERTY DESCRIPTION

Lot 3, Tract 1, Block 312D
City of Mt. Pleasant, Titus County, Texas

TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
November 4, 2014

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

RE: Lot 3, Tract 1, Block 312D
City of Mt. Pleasant

Dear Judge Lee:

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 City of Mt. Pleasant, as Trustee for the taxing entities of Titus County, has been received by the City from Omar Jaime. The City has accepted this bid of \$2,250.00 and will sell the property with the consent of the other entities involved. 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 and less than the tax appraisal value. The sales price for the above lot is for less than the Judgment amount of \$16,241.24 and the tax appraised value of \$9,854.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

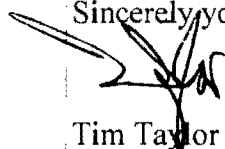
This is a 2.433 acre wooded tract as can be seen by the enclosed aerial view. The tract is completely landlocked without any access except through adjoining landowners. The lot has been available for sale since March, 2013, when no bid was received on it at the initial Sheriff's sale. All the adjoining landowners were notified of its availability but only one has responded with a bid. That is the bid of \$2,250.00 by Omar Jaime, who owns the property which fronts on Highway 67 immediately to the north of the tract. There are additional tracts of land involved in the judgment amount which are still available for sale. Hopefully their sale will help the entities recover the lost tax dollars from this sale.

I have prepared a Resolution with accompanying exhibit for the sale which I request be submitted at your next Court meeting for approval. If approved, please forward me a copy of the signed resolution.

Should you have questions about this transaction, I am available to meet with you to discuss this at your convenience.

Thank you for your help and cooperation in this matter.

Sincerely yours,



Tim Taylor

TRT:plw

Subject: Offer for lot#3 tract 1 block 312-D, property id#12100
From: AARON AUTO GLASS (omar_jaime72@yahoo.com)
To: tim.r.taylor@sbcglobal.net
Date: Wednesday, October 1, 2014 4:05 PM

Mr. Taylor,

This offer is with regards to property ID#12100. I am offering to purchase the lot at \$2250. I would appreciate that you consider my offer since buying this plot of land would be a prudent step because it is in conjunction to my land and has no frontage. I would appreciate it if you please consider my proposal.

Sincerely,

Omar Jaime

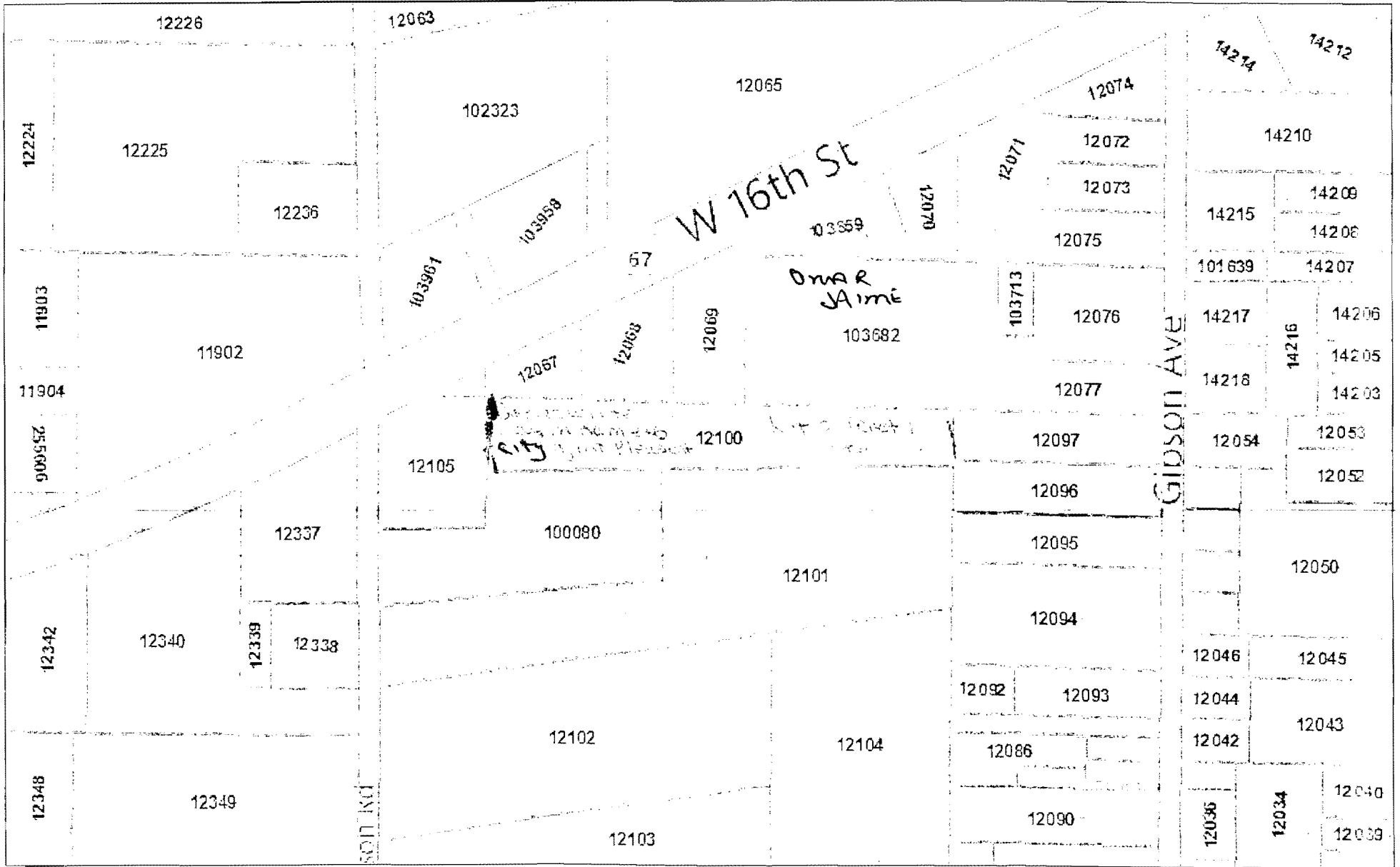
Aaron Glass

1427 W. 16th St.

Mt. Pleasant, TX 75455

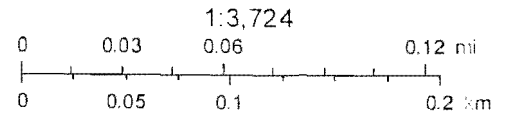
903-572-0700

Map Title



October 21, 2013

- Parcels
- Ownership_Information
- Lot_Lines



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