

RESOLUTION NO. 2016-06

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. 37,020:

Titus County Appraisal District vs. VIOLA JONES

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

Commissioner's Court of the County of Titus, Titus County, Texas

That consent is hereby given on behalf of the County of Titus, State of Texas, 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

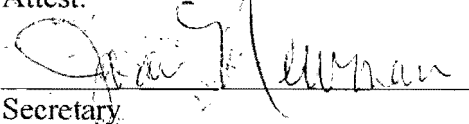
DAVID L. NEAL, SR.
105 S. Florey
Mt. Pleasant, Texas 75455

for and in consideration of the cash sum of \$2,700.00, said \$2,700.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

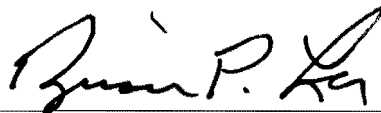
Resolved this the 25 day of July, 2016.

Attest:

Secretary



County Judge



Those Voting Aye Were:

Brian Lee
Al Riddle
Mike Fields
Phillip Hinton
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
July 14, 2016

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

RE: Lot 17B, Block 192
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 on October 6, 2015, to the City of Mt. Pleasant, as Trustee for the taxing entities of Titus County, has been received by the City from David L. Neal, Sr. The City has accepted this bid of \$2,700.00 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 \$3,371.27 and the tax appraised value of \$4,389.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.


This is a vacant lot located on Arkansas Street in Mt. Pleasant. Mr. Neal is an adjoining land owner.

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

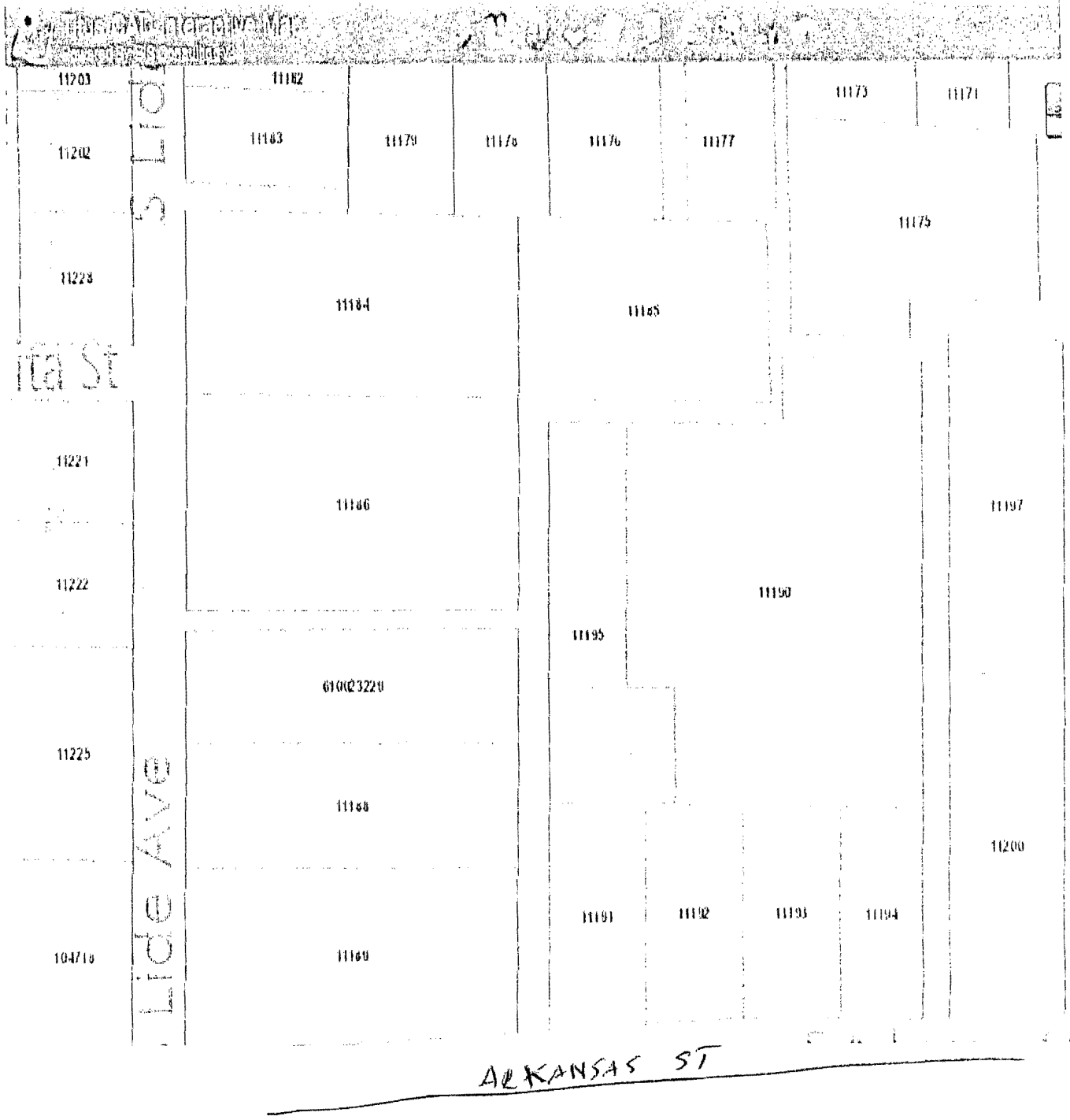
TRT:plw
Enclosures

EXHIBIT "A"

| | |
|-----------------|---|
| Cause Number | 37,020 Titus County Appraisal District et al vs. Viola Jones |
| Judgment Amount | \$ 2,551.79 Titus County Appraisal District (Mt. Pleasant ISD and City of Mt. Pleasant) \$ 132.76 Northeast Texas Community College <u>\$ 686.72</u> County of Titus \$3,371.27 |
| Present Bid | \$2,700.00 |
| Bidder | David L. Neal Sr. 105 S. Florey Mt. Pleasant, Texas 75455 |

PROPERTY DESCRIPTION

Lot 17B, Block 192
City of Mt. Pleasant, Titus County, Texas



Issued By:

TITUS COUNTY TAX OFFICE
105 W FIRST ST, STE 101
MOUNT PLEASANT, TX 75455

Property Information

Property ID: 11191 Geo ID: 01000-01920-00172
Legal Acres: 0.2015
Legal Desc: MT PLEASANT CITY BLOCKS BLK 192 LOT 17B
 0.2015 AC
Situs: ARKANSAS ,
DBA:
Exemptions:

Owner ID: 537695 100.00%
JONES VIOLA
% VICTOR & VIRGINIA COLEMAN
UNKNOWN
, MO

For Entities

Titus County
Titus County Hospital

Value Information

Improvement HS: 0
Improvement NHS: 0
Land HS: 0
Land NHS: 4,389
Productivity Market: 0
Productivity Use: 0
Assessed Value 4,389

| | |
|------------------------------------|---------------------------|
| Tax Certificate Issued for: | Taxes Paid in 2014 |
| Titus County | 0.00 |
| Titus County Hospital | 0.00 |

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 06/23/2015
Requested By: TAYLOR TIM R
Fee Amount: 0.00
Reference #:

Signature of Authorized Officer of Collecting Office