

RESOLUTION NO. 2016-07

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. 34,689:

**Titus County Appraisal District vs. SOUNJIA R. ALEXANDER**

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

**TRACEY WRIGHT  
P. O. BOX 912  
Mt. Pleasant, Texas 75455**

for and in consideration of the cash sum of \$2,500.00, said \$2,500.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 25 day of July, 2016.

Attest:

Tracy Wright  
Secretary

Brian P. Lee  
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: Lots 6 & 8, Block 238  
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 March 5, 2015, to the City of Mt. Pleasant, as Trustee for the taxing entities of Titus County, has been received by the City from Tracey Wright. The City has accepted this bid of \$2,500.00 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 \$7,411.39 and the tax appraised value of \$6,028.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

This is a vacant lot located on MLK Avenue in Mt. Pleasant. Ms. Wright 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

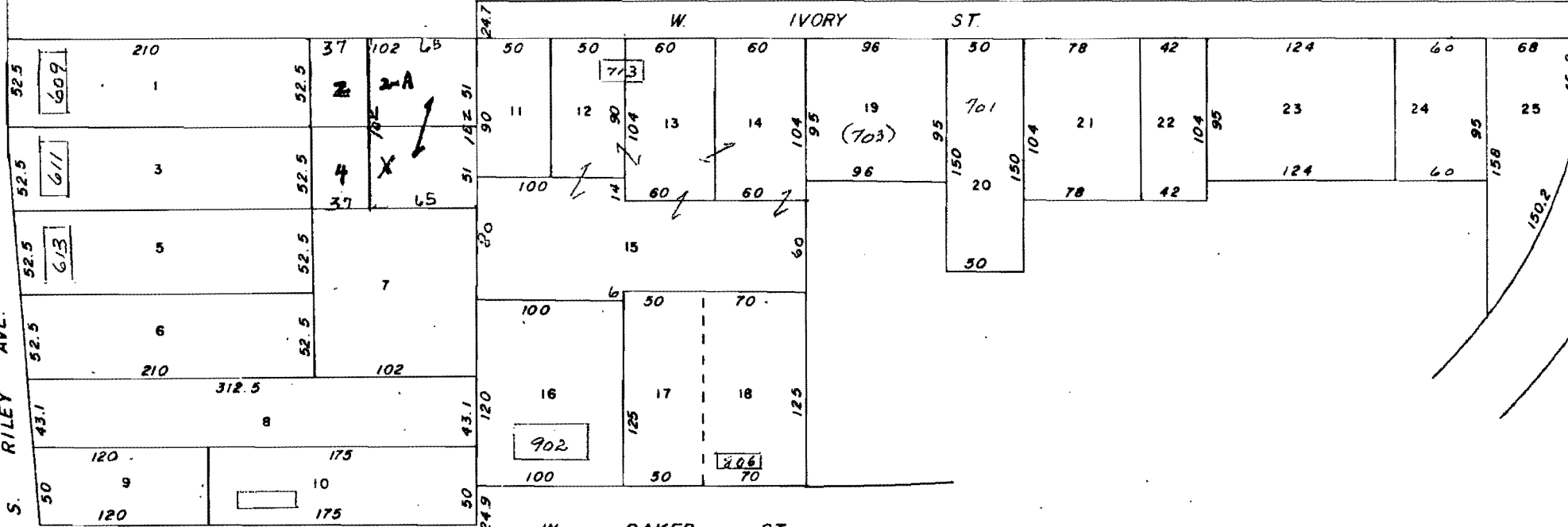
**EXHIBIT "A"**

Cause Number	34,689 Titus County Appraisal District et al vs. Sounjia R. Alexander
Judgment Amount	\$ 7,223.62 Titus County Appraisal District (Mt. Pleasant ISD and City of Mt. Pleasant) \$ 23.92 Northeast Texas Community College <u>\$ 163.85</u> County of Titus \$7,411.39
Present Bid	\$2,500.00
Bidder	Tracey Wright P. O. Box 912 Mt. Pleasant, Texas 75456

**PROPERTY DESCRIPTION**

Lots 6 & 8, Block 238  
City of Mt. Pleasant, Titus County, Texas

S. RILEY AVE.



W. BAKER ST.

THIS PLAT IS FOR  
TITUS COUNTY APPRAISAL  
DISTRICT USE ONLY

1" = 100 FT

PROPERTY 11664 R  
 Legal Description  
 MT PLEASANT CITY BLOCKS BLK 238 LOT 6 & 8 0.5536  
 AC

*Alexander*

01000-02380-00060 Ref ID2: 11664  
 Map ID CMP

PROPERTY APPRAISAL INFORMATION 2015

OWNER ID 6214 CITY OF MT PLEASANT TRUSTEE  
 % DELINQUENT TAX ATTORNEY  
 TIM TAYLOR  
 P O BOX 1212  
 MOUNT PLEASANT, TX 75455

OWNERSHIP 100.00%  
 ACRES: .5536  
 EFF. ACRES:

APPR VAL METHOD: Cost

Entitles

103 100%  
 225 100%  
 230 100%  
 231 100%  
 902 100%  
 CAD 100%

Values

IMPROVEMENTS 0  
 LAND MARKET + 6,028  
 MARKET VALUE = 6,028  
 PRODUCTIVITY LOSS - 0  
 APPRAISED VALUE = 6,028  
 HS CAP LOSS - 0  
 ASSESSED VALUE = 6,028

SITUS MLKAVE TX

GENERAL

UTILITIES LAST APPR. Randy  
 TOPOGRAPHY LAST APPR. YR 2011  
 ROAD ACCESS LAST INSP. DATE 02/02/2005  
 ZONING NEXT INSP. DATE  
 NEXT REASON

REMARKS

EXEMPTIONS

EX-XV Other Exemptions (including)

SKETCH COMMANDS

BUILDING PERMITS

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
 01/01/2014 \*\*\*\*\* CITY OF MT PLEAS //  
 03/15/2013 \*\*\*\*\* ALEXANDER SOUNJISD //  
 04/22/2004 \*\*\*\*\* IVERY ARTHUR L M OTH / 1605 / 113

SUBD: 01000 100.00% NBHD:MP 100.00%

IMPROVEMENT INFORMATION

# TYPE DESCRIPTION METH CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT FEATURES

SUBD: 01000 100.00% NBHD:MP 100.00%

LAND INFORMATION

IRR Wells: 0 Capacity: 0 IRR Acres: 0 Oil Wells: 0

L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT PRC	AG VALUE
1.	VACANT LOT Comment: ptax F		SF025	C1	N	SQ	11,025.0000 SQ	.25	2,756	1.00	1.00	A	2,756	NO			0.00	0
2.	VACANT LOT Comment: ptax F		SF025	C1	N	SQ	13,089.4700 SQ	.25	3,272	1.00	1.00	A	3,272	NO			0.00	0
													6,028				0	