

RESOLUTION NO. 2016-09

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. 34,727:

Titus County Appraisal District et al vs. Brenda Rockwell

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

ARELI MARTINEZ LEDEZMA
1001 EAST 3RD STREET
Mt. Pleasant, Texas 75455

for and in consideration of the cash sum of \$6,000.00, said \$6,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 26 day of September, 2016.

Attest:

Secretary

County Clerk

County Judge

Those Voting Aye Were:

Brian Lee
Al Riddle
Milze 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
September 9, 2016

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

RE: Lots 7-12B, Anderson Addition, City of Mt.
Pleasant, Titus County, Texas

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, 2013, to the City of Mt. Pleasant, as Trustee for the taxing entities of Titus County, has been received by the City from Areli Martinez Ledezma. The City has accepted this bid of \$6,000.00 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 \$7,033.27, and the tax appraised value of \$27,720.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

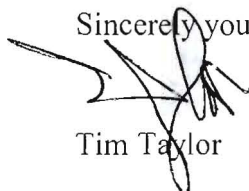
This property is located between East 8th and East 9th Streets in Mt. Pleasant and is a group of vacant and extremely wooded lots. Although a few of the lots have building sites on them, there is a deep drainage ditch which runs the length of the lots at the rear which makes development and use of these lots for housing highly improbable. I enclose documentation for the Court's consideration.

I have prepared a Resolution with accompanying exhibit for the sale which I request be submitted at your next 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	34,727 Titus County Appraisal District et al vs. Brenda Rockwell
Judgment Amount	\$ 5,241.26 Titus County Appraisal District (Mt. Pleasant ISD and City of Mt. Pleasant) \$ 290.78 Northeast Texas Community College <u>\$1,501.19</u> County of Titus \$7,033.23
Present Bid	\$6,000.00
Bidder	Areli Martinez Ledezma 1001 East 3 rd Street Mt. Pleasant, Texas 75455

PROPERTY DESCRIPTION

Lots 7-12B, Anderson Addition
City of Mt. Pleasant, Titus County, Texas

JULY 12, 2016

I wish to make an offer of \$6,000.00 on Property ID Number 12665 known as Lots 7 - 12B of the Anderson Addition which was struck off to the City of Mt. Pleasant at the March 5, 2013 Sherriff Sale. Property was originally in the name of Brenda Rockwell.

My name is Areli Martinez Ledezma, 1001 E. Third Street, Mt. Pleasant, Texas.. My telephone number is 903-285-0351. or 903-285-1034

Areli Ledezma

PROPERTY 12665 R

Legal Description

ANDERSON BLK B LOT 7 THRU 12 1.157 AC

01020-00020-00070

Ref ID2: 12665
Map ID CMPOWNER ID
6214OWNERSHIP
100.00%

PROPERTY APPRAISAL INFORMATION 2016

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

ACRES: 1.1570

EFF. ACRES:

APPR VAL METHOD: Cost

Entities

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

Values

IMPROVEMENTS		0
LAND MARKET	+	27,720
MARKET VALUE	=	27,720
PRODUCTIVITY LOSS	-	0
APPRAISED VALUE	=	27,720
HS CAP LOSS	-	0
ASSESSED VALUE	=	27,720

SITUS

GENERAL

UTILITIES	LAST APPR.	Randy
TOPOGRAPHY	LAST APPR. YR	2011
ROAD ACCESS	LAST INSP. DATE	01/01/2015
ZONING	NEXT INSP. DATE	01/01/2017
NEXT REASON		

REMARKS

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
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SALE DT	PRICE	GRANTOR	DEED INFO
01/01/2014	*****	CITY OF MT PLEAS	SD / /
03/15/2013	*****	ROCKWELL BRENDA	SD / /
09/23/1997	*****	LAWLER L D	OT / 1053 / 286

SUBD: 01020 100.00% NBHD:MP 100.00%

IMPROVEMENT INFORMATION

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

EX-XV Other Exemptions (including

PICTURE



IMPROVEMENT FEATURES

SUBD: 01020 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		SF055	C1	N	SQ	50,400.0000 SQ	.55	27,720	1.00	1.00	A	27,720	NO				0.00	0	
													27,720							0

Comment: ptax F



12659

12658

12657

12656

E 19TH ST

E 19TH ST

12660

12661

12662

12663

12664

12668

12669

MOLINE AVE

MOLINE AVE

E 18TH ST

E 18TH ST

HAGGARD AVE

HAGGARD AVE

104806

100079

140.83 Feet

59.32 Feet

60.05 Feet

60.03 Feet

60.05 Feet

60.21 Feet

29.81 Feet

60.05 Feet

140.2 Feet

12667

12677

© 2016

ID - 15484	PID - 15485	PID - 15486	PID - 12656	PID - 12657	PID - 12658	PID - 12659	PID - 12908	PID - 12909
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				9th										
15490	PID - 15491	PID - 15492	PID - 12660		PID - 12665	PID - 12667	PID - 12915	PID - 102240						
			PID - 12661											
			PID - 12662											
			PID - 12663											
			PID - 12664											
			8th											
PID - 15495	PID - 15494	PID - 15493												