

RESOLUTION NO. 2017-04

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. 35,099:

Titus County Appraisal District et al vs. Royce Hall

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

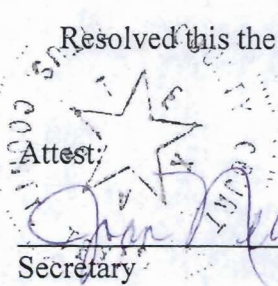
Commissioners Court of the County of Titus, State of Texas

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

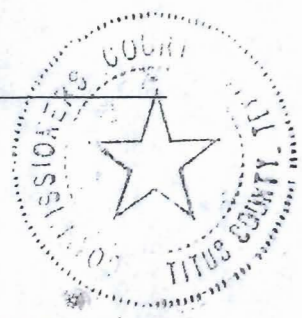
J. FORTINO VEGA
28 CR 3055
Mt. Pleasant, Texas 75455

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 15 day of May, 2017.

Attest:

Cheryl Newman
Secretary

Brian P. Lee
County Judge



Those Voting Aye Were:
Al Riddle
Mike Fields
Dana Applewhite
Jimmy Parker
Brian Lee

Those Voting Nay Were:

EXHIBIT "A"

Cause Number	35,099	
	Titus County Appraisal District, et al vs. Royce Hall	
Judgment Amount	\$2,026.69	Titus County Appraisal District
	\$ 581.44	County of Titus and Hospital District
	\$ 114.25	Northeast Texas Community College
Present Bid	\$2,500.00	
Bidder	J. Fortino Vega	
	Mt. Pleasant, Texas 75455	

PROPERTY DESCRIPTION

Lot 1-B, Block 1, J. V. Moore Addition, City of Mt. Pleasant, Titus County, Texas

Titus County Appraisal District
 PROPERTY: 14798
 Legal Description
 MOORE J V BLK 1 LOT 1B 0.3344 AC
HALL

OWNER ID
 6214
 OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2015
 CITY OF MT PLEASANT TRUSTEE
 % DELINQUENT TAX ATTORNEY
 TIM TAYLOR
 P O BOX 1212
 MOUNT PLEASANT, TX 75455

ACRES: .3344
 EFF. ACRES:
 APPR VAL METHOD: Cost

Ref ID: 14798
 Map ID CMP

01490-00010-00012
 SITUS E 11TH TX

VALUES
 IMPROVEMENTS 0
 LAND MARKET + 8,011
 MARKET VALUE = 8,011
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 8,011
 HS CAP LOSS - 0
 ASSESSED VALUE = 8,011

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

GENERAL
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 NEXT REASON
 REMARKS ADJOINS RAILROAD

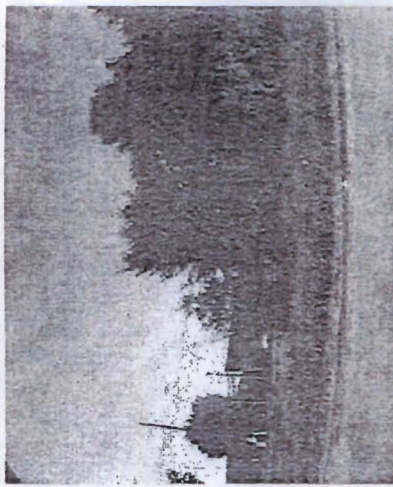
LAST APPR. Randy
 LAST APPR. YR 2011
 LAST INSP. DATE 04/12/2007
 NEXT INSP. DATE

BUILDING PERMITS
 PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 10/10/2013 ***** HALL ROYCE SD / /

SUBD: 01490 100.00% NBHD:MP 100.00%
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

EXEMPTIONS
 EX-XV Other Exemptions (including

PICTURE


IMPROVEMENT FEATURES

LAND INFORMATION		LAND INFORMATION		LAND INFORMATION	
CLS	TABLE	SC	HS	METH	SQ
SF055		C1	N		
DIMENSIONS 14,565.0000 SQ		DIMENSIONS 1.00 A		DIMENSIONS 1.00 A	
UNIT PRICE .55		GROSS VALUE 8,011 1.00		ADJ MASS ADJ VAL SRC 8,011	
ADJ VALUE 8,011		DEPR VALUE 0		ECON VALUE 0	
COND VALUE 0		PHYS VALUE 0		FUNC VALUE 0	
COMP VALUE 0		ADJ VALUE 0		ADJ VALUE 0	
MKT VAL 8,011		AG APPLY NO		AG CLASS AG TABLE AG UNIT PRC AG VALUE 0.00	
OIL WELLS: 0		IRR ACRES: 0		MKT VAL 8,011	
APPR VAL 8,011		APPR VAL 8,011		APPR VAL 8,011	

10920

Pellroad

14798

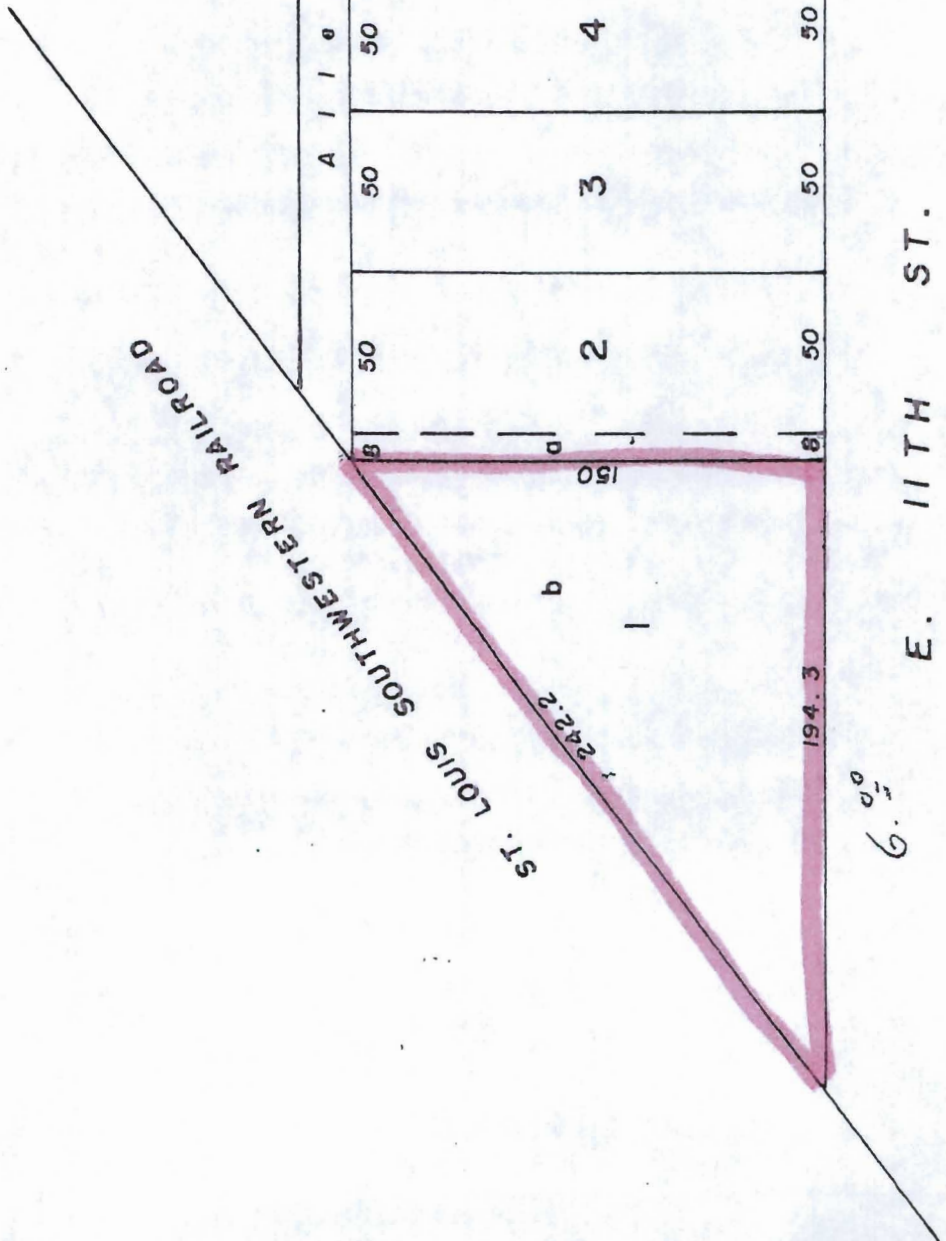
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THIS PLAT IS FOR
TITUS COUNTY APPRAISAL
DISTRICT USE ONLY



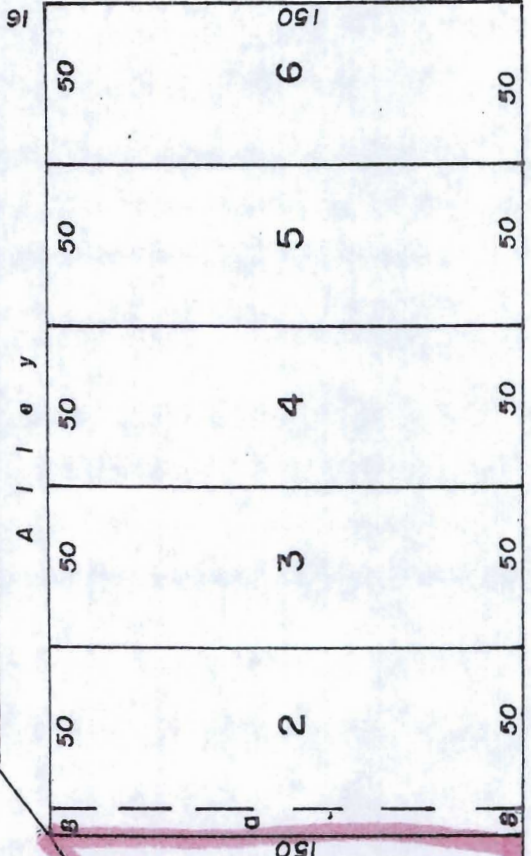
N. FLOREY AVE. 60

A l l e y

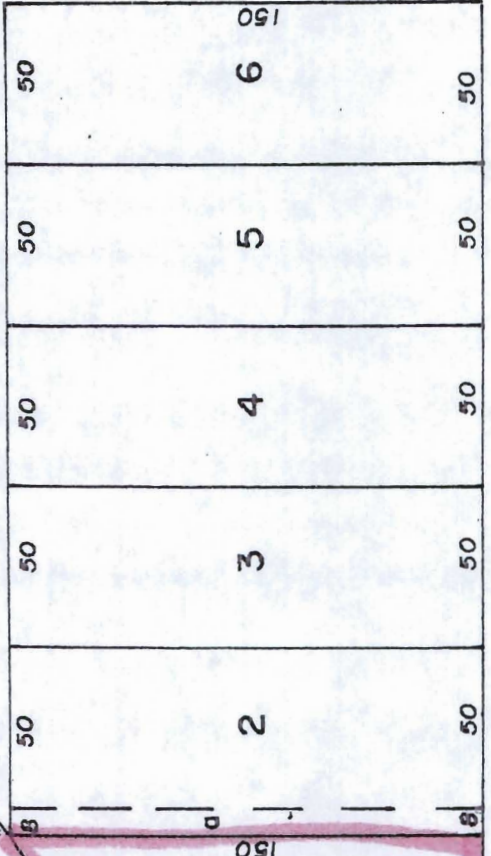
ST. LOUIS SOUTHWESTERN RAILROAD

E. 11TH ST.

6.00



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TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
April 17, 2017

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

RE: Lot 1-B, Block 1, J. V. Moore Addition
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 1, 2013, to the City of Mt. Pleasant, as Trustee for the taxing entities of Titus County, has been received by the City from J. Fontina Vega. 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 \$2,722.38, and the tax appraised value of \$ 8,011.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

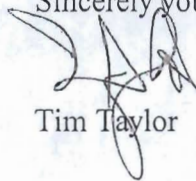
This property is a vacant lot located on East 11th Street in Mt. Pleasant. It is a triangular shaped lot bordering the Railroad which does not make it highly marketable. The purchaser is a brother of an adjoining lot owner. I enclose documentation for the Court's consideration.

I have prepared a Resolution with accompanying exhibit for the sale which I request be submitted at your next 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