

RESOLUTION NO. 2017-07

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. 34,727:

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

**FELIX SILVA VALENZUELA
1212 FM 2348
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 28 day of August, 2017.

Attest:

[Signature]
Secretary

[Signature]
County Judge

Those Voting Aye Were:

Brian Lee
Al Riddle
Mike Fields
Dana Applewhite
Jimmy Parker

Those Voting Nay Were:

EXHIBIT "A"

Cause Number	34,727
	Titus County Appraisal District, et al vs. Brenda Rockwell
Judgment Amount	\$ 5,241.26 Titus County Appraisal District
	\$ 1,501.19 County of Titus and Hospital District
	\$ 290.78 Northeast Texas Community College
Present Bid	\$6,000.00
Bidder	Felix Silva Valenzuela
	1212 FM 2348
	Mt. Pleasant, Texas 75455

PROPERTY DESCRIPTION

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

July 19, 2017

FELIX SILVA VALENZUELA

1212 FM 2348

MT. PLEASANT TX 75455

903-563-5309

RE. PROPERTY ID # 12665

LOTS 7-12B, ANDERSON ADDITION

MT. PLEASANT, TITUS COUNTY TEXAS

TO WHOM IT MAY CONCERN:

My name is FELIX SILVA VALENZUELA, AND I WISH
to make a bid of \$6,000.00 on the above property
that was STRUCK OFF TO THE CITY OF MT. PLEASANT
at the Sheriff Sale on MARCH 5, 2013.

THANK YOU,
FELIX SILVA VALENZUELA

Felix S Valenzuela

PROPERTY 12665 R
 Legal Description
 ANDERSON BLK B LOT 7 THRU 12 1.157 AC

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

103	100%	IMPROVEMENTS	0
225	100%	LAND MARKET	+ 27,720
230	100%	MARKET VALUE	= 27,720
231	100%	PRODUCTIVITY LOSS	- 0
902	100%	APPRAISED VALUE	= 27,720
CAD	100%	HS CAP LOSS	- 0
		ASSESSED VALUE	= 27,720

01020-00020-00070

Ref ID: 12665
 Map ID CMP

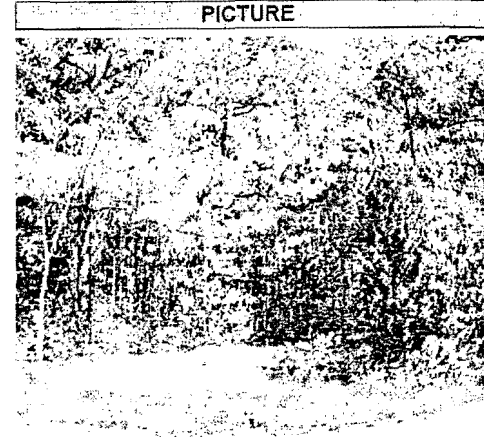
ACRES: 1.1570
 EFF. ACRES:

APPR VAL METHOD: Cost

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
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

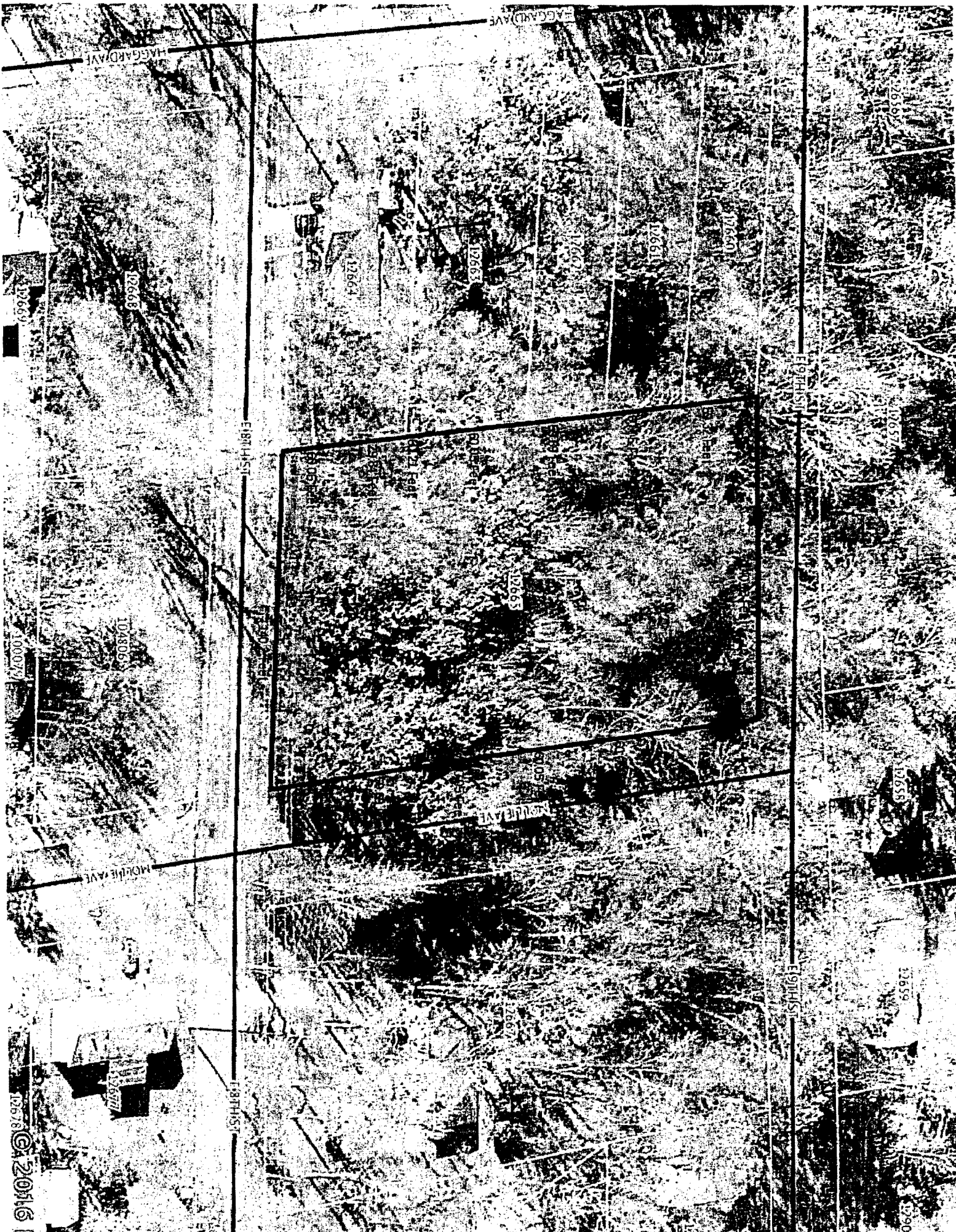
EXEMPTIONS	
EX-XV	Other Exemptions (including



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

IMPROVEMENT FEATURES			

LAND INFORMATION														IRR Wells: 0		Capacity: 0		IRR Acres: 0		Oil Wells: 0	
#	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			



HAGGARD AVE

HAGGARD AVE

12668

12664

12663

12666

12661

12660

EIGHTH ST

EIGHTH ST

104806

100079

12665

12667

12662

NINTH ST

MORRIS AVE

EIGHTH ST

12659

12659

12901

12678

© 2016

ID - 15484

PID - 15485

PID - 15486

PID - 12656

PID - 12657

PID - 12658

PID - 12659

PID - 12908

PID - 12909

Haggard

9th

15490

PID - 15491

PID - 15492

PID - 12660

PID - 12661

PID - 12662

PID - 12665

PID - 12663

PID - 12664

Mollie

PID - 12667

PID - 12915

PID - 102240

PID - 13070

PID - 13068 PID - 13069

PID - 15495

PID - 15494

PID - 15493

8th

8th

8th

PID - 12668

PID - 104806

PID - 12677

PID - 13067

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
August 9, 2017

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

RE: Lots 7-12B, Anderson Addition, Mt. Pleasant
(formerly in the name of Brenda Rockwell)

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 Felix Silva Valenzuela. 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 \$7,033.22, 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.

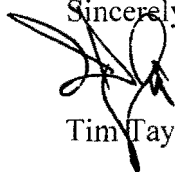
This property is located between East 8th and East 9th Streets in Mt. Pleasant and is a group of vacant and extremely wooded lots. Although a few of the lots have building sites on them, there is a deep drainage ditch which runs the length of the lots at the rear which makes development and use of these lots for housing highly improbable. I enclose documentation for the Court's consideration. The sale of these of these same lots was previously approved for sale for the same amount in September, 2016, (copy of resolution attached), but the purchaser failed to provide the funds for the purchase, allowing it to be resold.

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

RESOLUTION NO. 2016-09

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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:


Jan Newman
Secretary County Clerk

Brian P. Lee
County Judge

Those Voting Aye Were:

Brian Lee
Al Riddle
Milke Fields
Phillip Hinton
Jimmy Parker

Those Voting Nay Were:

