

RESOLUTION NO. 2017-15

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. 37,022:

**Titus County Appraisal District et al vs. Jessie L. Davis**

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**

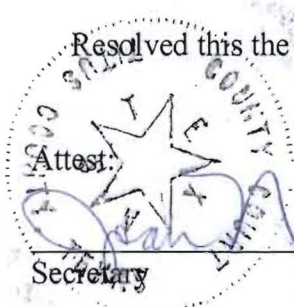
Commissioners Court of the County of Titus, State of Texas

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

**MOUNT GILMORE MISSIONARY CHURCH**  
**412 MLK Avenue**  
**Mt. Pleasant, Texas 75455**

for and in consideration of the cash sum of \$1,500.00, said \$1,500.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 27<sup>th</sup> day of November, 2017.


Attest:  
  
[Signature]  
Secretary

[Signature]  
County Judge

Those Voting Aye Were:

Al Riddle  
Mike Fields  
Dana Applewhite  
Jimmy Parker  
Brian Lee

Those Voting Nay Were:

  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**EXHIBIT "A"**

Cause Number 37,022  
Titus County Appraisal District, et al vs. Jesse L.Davis

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 \$1,500.00

Bidder Mount Gilmore Missionary Church  
412 MLK Avenue  
Mt. Pleasant, Texas 75455

**PROPERTY DESCRIPTION**

Lot 52, Block 230, City of Mt. Pleasant, Titus County, Texas

PROPERTY 11549 R  
 Legal Description  
 MT PLEASANT CITY BLOCKS BLK 230 LOT 52 .1515 AC

OWNER ID 21264  
 CITY OF MT PLEASANT % TIM R TAYLOR  
 DELINQUENT TAX ATTORNEY  
 PO BOX 1212  
 MOUNT PLEASANT, TX 75455 US

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

IMPROVEMENTS 0  
 LAND MARKET + 1,650  
 MARKET VALUE = 1,650  
 PRODUCTIVITY LOSS - 0  
 APPRAISED VALUE = 1,650  
 HS CAP LOSS - 0  
**ASSESSED VALUE = 1,650**

01000-02300-00520 Ref ID2: 11549  
 Map ID CMP

ACRES: .1515  
 EFF. ACRES:  
 APPR VAL METHOD: Cost

SITUS MLK AVE TX

**GENERAL**

UTILITIES  
 TOPOGRAPHY  
 ROAD ACCESS  
 ZONING  
 NEXT REASON

LAST APPR. Randy  
 LAST APPR. YR 2018  
 LAST INSP. DATE 01/01/2018  
 NEXT INSP. DATE

**EXEMPTIONS**

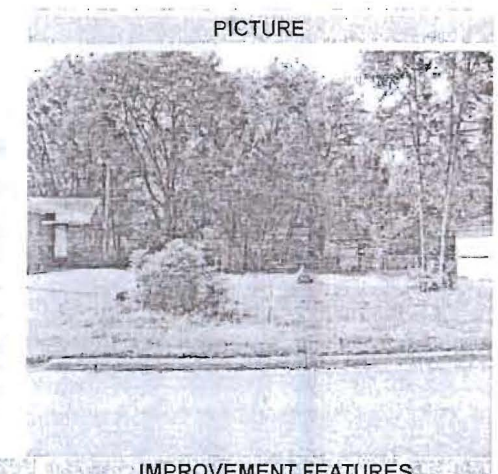
EX-XV Other Exemptions (including)

REMARKS

**BUILDING PERMITS**

ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO  
 04/17/2017 \*\*\*\*\* DAVIS JESSIE L E SD / /



PICTURE

**IMPROVEMENT INFORMATION**

SUBD: 01000 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

**IMPROVEMENT FEATURES**

SUBD: 01000 100.00% NBHD:MP 100.00%

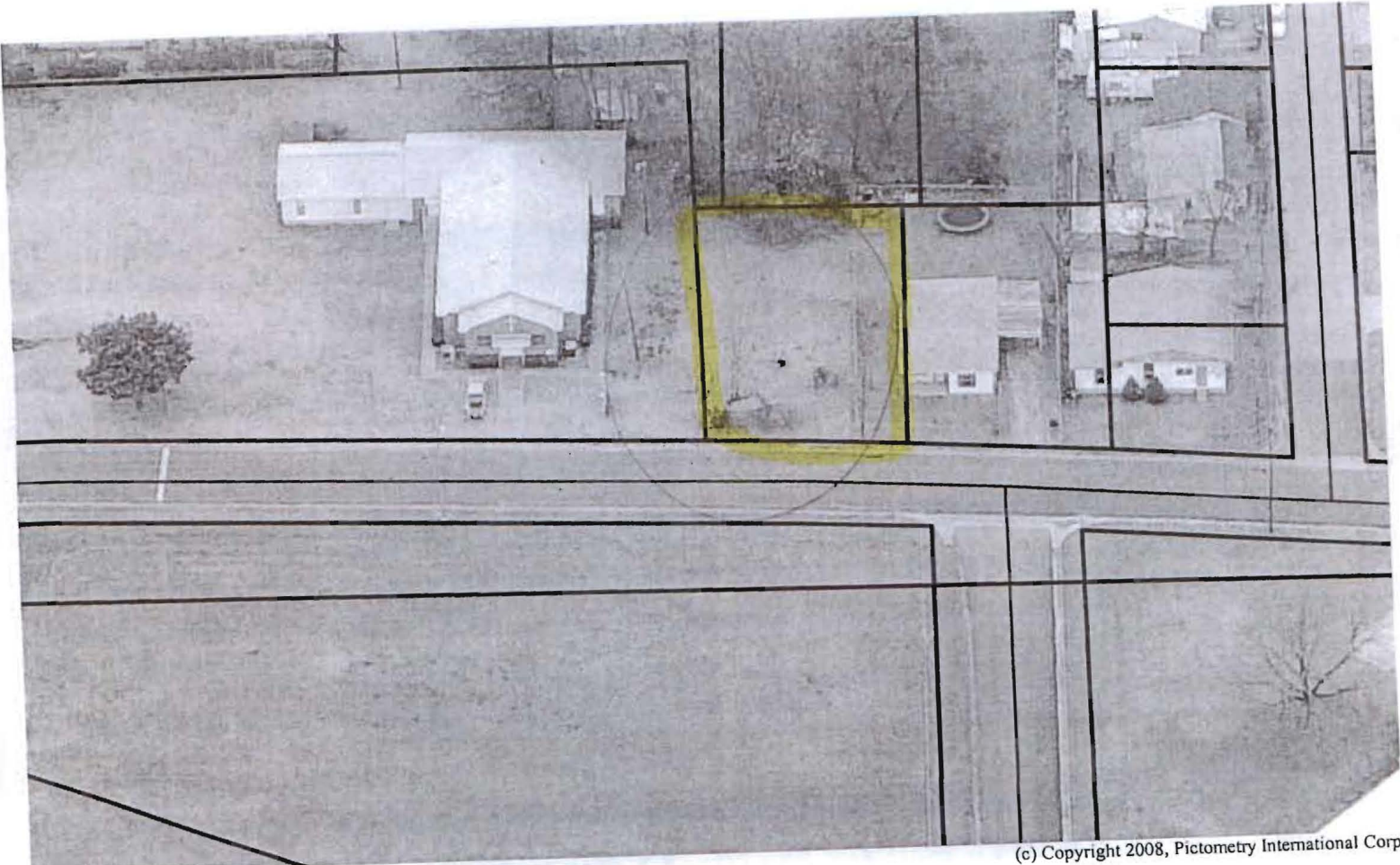
**LAND INFORMATION**

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

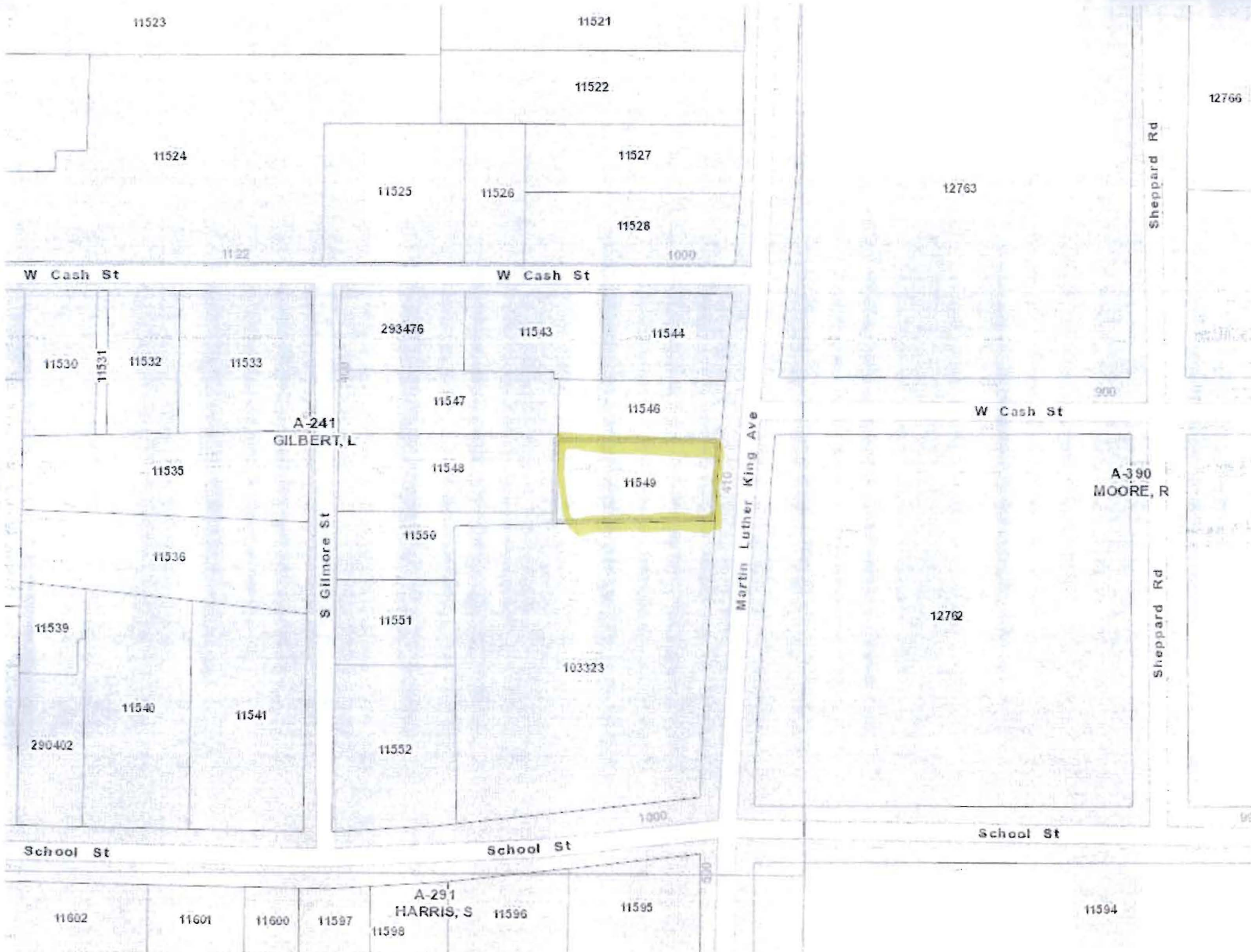
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	VACANT LOT		SF025	C1	N	SQ	6,600.0000 SQ	.25	1,650	1.00	1.00	A	1,650	NO				0.00	0
													1,650			0			

Comment: ptax F





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1000

W Cash St

W Cash St

11530

11531

11532

11533

293476

11543

11544

11547

11546

A-241  
GILBERT, L

11535

11548

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11539

11551

103323

11540

11541

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290402

1000

School St

School St

School St

11602

11601

11600

11597

A-291  
HARRIS, S  
11598

11596

11595

11594

Sheppard Rd

12766

900

W Cash St

A-390  
MOORE, R

Sheppard Rd

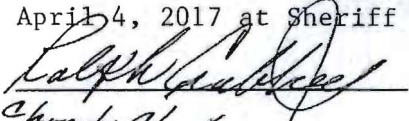
12762

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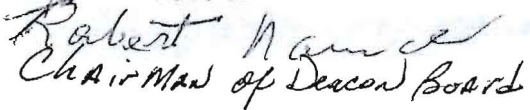
October 17, 2017

\$1,500.00

The Mount Gilmore Missionary Church, located at 412 MLK Ave, would like to bid \$~~1,500~~<sup>00</sup> for the purchase of the .9606 acre property located north of the church on MLK. The tax ID # of the property is 11549. Thank you for your consideration. This property was in the name of Jessie Davis, and known as Lot 52 Block 230 MLK Avenue, struck off to City of Mt. Pleasant on April 4, 2017 at Sheriff Sale.



Church Clerk

  
Chairman of Deacon Board



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

November 9, 2017

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

RE: Lot 52, Block 230, Mt. Pleasant  
(formerly in the name of Jessie L. Davis)

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 April 4, 2017, to the City of Mt. Pleasant, as Trustee for the taxing entities of Titus County, has been received by the City from Mount Gilmore Missionary Church, an adjoining landowner. The City has accepted this bid of \$1,500.00 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 \$5,399.18, and the present tax appraisal value of \$1,650.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

This property is a small vacant lot located on MLK Avenue in Mt. Pleasant which is in need of clean up which the church has indicated they would do. 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