

RESOLUTION NO. 2018-04

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. 37,023:

Titus County Appraisal District et al vs. Archie B. Selmon

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

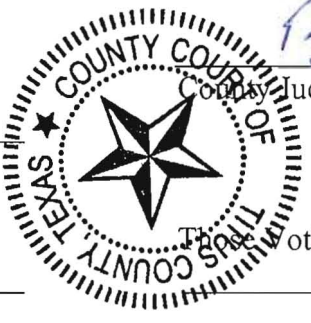
ARTURO VARGAS and MARIA de JESUS VARGAS
806 Arizona
Mt. Pleasant, Texas 75455

for and in consideration of the cash sum of \$3,000.00, said \$3,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 23 day of April, 2018.

Attest:

[Signature]
Secretary



[Signature]
County Judge

Those Voting Aye Were:

Brian Lee
Al Riddle
Mike Fields
Dana Applewhite
Jimmy Parker

Those Voting Nay Were:

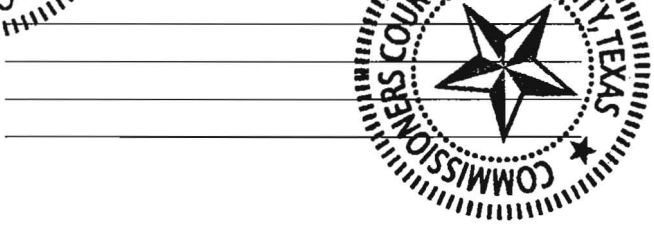


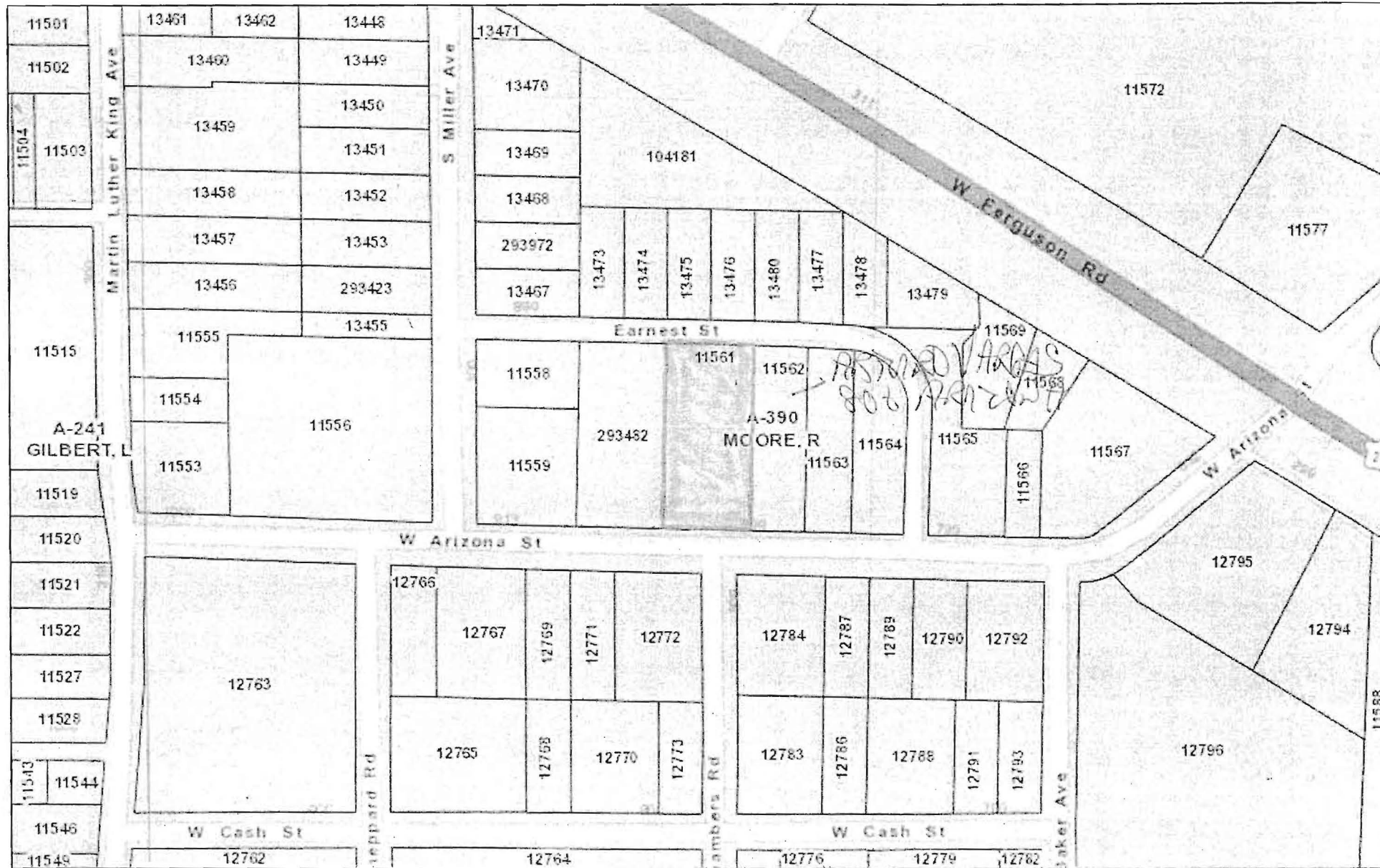
EXHIBIT "A"

Cause Number	37,023 Titus County Appraisal District, et al vs. Archie B. Selmon and Lola Selmon
Judgment Amount	\$ 8,751.61 Titus County Appraisal District \$ 3,342.06 County of Titus and Hospital District \$ 640.99 Northeast Texas Community College
Present Bid	\$3,000.00
Bidder	Arturo Vargas and Maria de Jesus Vargas 804 Arizona Mt. Pleasant, Texas 75455

PROPERTY DESCRIPTION

Lot 11, Block 231A, City of Mt. Pleasant, Titus County, Texas

ARCHIE SELMON

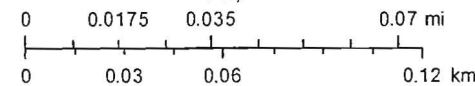


March 16, 2017

Disclaimer: This product is for informational purposes only and has not 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 boundaries.

- Parcels
- Abstracts

1:2,257



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand).

TIM R. TAYLOR
ATTORNEY AT LAW
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313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
April 10, 2018

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

RE: Lot 11, Block 231A, Mt. Pleasant
(formerly in the name of Archie B. Selmon)

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 Arturo Vargas and Maria de Jesus Vargas, an adjoining landowner. The City has accepted this bid of \$3,000.00 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 \$12,734.66, and the tax appraisal value at the time of the suit of \$34,738.00. Therefore, before the sale can become final, the consent of your taxing entity by resolution is necessary.

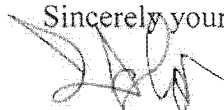
The appraised value included the value of a house in the amount of \$28,643.00, which has since been condemned by the city and will be removed prior to the conveyance. This property is located 902 Arizona in Mt. Pleasant. I enclose documentation for the Board's consideration.

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