

RESOLUTION NO. 2019-02

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. 34,002:

Titus County Appraisal District et al vs. Aaron Mayben

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

MARIA ADAME

309 S. Lide

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 25 day of February, 2019.

Attest:

Jan Newman
Secretary



Brian Lee
County Judge

Those Voting Aye Were:

Brian Lee
Al Riddle
John Fitch
Dana Applewhite
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

February 14, 2019

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

RE: Lot 9, Block 196, Mt. Pleasant
(formerly in the name of Aaron Mayben)

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 Maria Adame, 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 Warrant amount of \$40,737.93, and the appraisal value of \$39,955.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

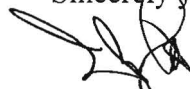
This property is now a vacant lot located 311 S. Lide in Mt. Pleasant. The tax appraisal of \$39,955.00 included the value of \$30,640.00 for a house which was on the lot. The house was not habitable and has now been removed by the city. I enclose documentation for the Board's consideration.

I have prepared a Resolution with accompanying exhibit for the sale which I request be submitted at your next Board 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, 002 Titus County Appraisal District, et al vs. Aaron Mayben
Tax Warrant Amount	\$ 30, 120.38 Titus County Appraisal District \$ 9,514.73 County of Titus and Hospital District \$ 1,872.63 Northeast Texas Community College
Present Bid	\$3,000.00
Bidder	Maria Adame 309 S. Lide Mt. Pleasant, Texas 75455

PROPERTY DESCRIPTION

Lot 9, Block 196, City of Mt. Pleasant, Titus County, Texas

Manu Adams
309 S. Lide Ave.
Mount Pleasant TX 75455
903-563-9376

10-9-2018

Aaron M. Mayben
Tax Suit 34,002

Lot 9 Block 196 311 S. Lide
Property ID Number: 11291
Market Value: \$57,844.00
Judgement Value: \$41,848.74

Struck off City of
Mt. Pleasant
April 4, 2017

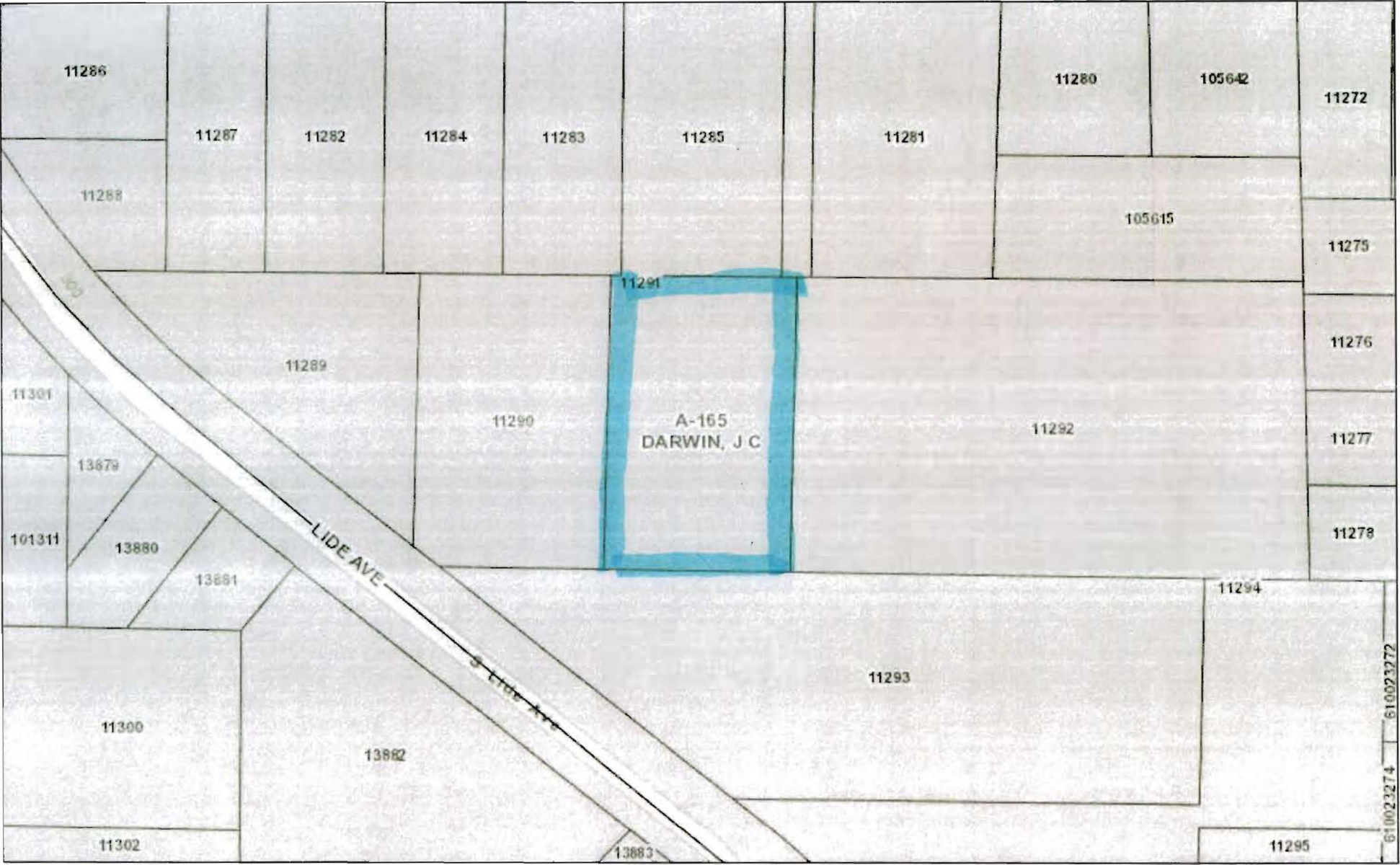
To whom it may concern,

I, Manu Adams am writing this letter to inform you of my intentions about buying the lot located at the above address. I, Manu Adams have two girls a 14 year old and a 28 month I also have two boys a 12 year old and a 7 year old. I would love to buy the lot and build my children a brick home at this location. We have our own home but we need something bigger. I am really intrested because my house is located right next to this lot. We have been at our residence for 15 years and in that time we have been blessed to be able to completely pay off our mortgage. We love our neighborhood and we also have family members close to our home. The location is close to my job at Pilgrims, to my Church St. Michael's Catholic Church, to many of the stores, the parks, and many other places. I have never had any problems in my Aeghtbes neighborhood since I've been at my property. I, Manu Adams offer for the above lot an amount of \$3,000. ~~Full~~^{now} to be paid in full at the time of purchase.

The residence at this lot has been demolished leaving it vacant. Hopefully we can negotiate terms on this lot because I am very interested. Hope to hear from you soon!

Thanks for your time,
Maria Adams

Mayben



December 7, 2018

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

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Parcels
- ☐

Abstracts
- Streets Names
- Local Roads
- Interstate
- U.S. Highway
- State Hwy
- Major Road

