

RESOLUTION NO. 2019-04A

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

J. T. BRISON
908 Holly Hill Lane
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 25 day of March, 2019.

Attest:

Secretary

Bryan P. Lee
County Judge

Those Voting Aye Were:

Bryan Lee
Al Riddle
John Fitch
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	\$ 5,553.03 Titus County Appraisal District \$ 1,468.53 County of Titus and Hospital District \$ 284.02 Northeast Texas Community College
Present Bid	\$2,500.00
Bidder	J. T. Brison 908 Holly Hill Lane Mt. Pleasant, Texas 75455

PROPERTY DESCRIPTION

Lots 1B, 2, 3, & 4, Block A, Anderson Addition, City of Mt. Pleasant, Titus County,
Texas

J.T. BAISON

928 HAWTHILL LA.

MT PLEASANT, TX, 75455

Phone 903-563-9079

TO

CITY OF MT. PLEASANT.

REF: TAX SUIT #34727

BRENDA RORERWALL

MARKET VALUE 39,423⁰⁰

JUDGMENT AMOUNT \$7,305.58

I PROPOSE TO BUY THESE
LOTS FOR \$2,500

ONLY 2 LOTS ARE AVAILABLE

I WILL BE ADDING A 300,000
TAX BASE TO A HOUSE

J.T. BAISON
8-8-19

TIM R. TAYLOR
ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
March 18, 2019

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

RE: Lots 1B, 2, 3, & 4, Block A, Anderson
Addition, City of Mt. Pleasant
(formerly in the name of Brends 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 J. T. Brison. 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 Judgement amount of \$7,305.58, and the appraisal value of \$39,423.00. 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 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 the majority of these lots for housing highly impractical. There has been no interest in these lots since the City obtained them as trustee. 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 Commissioner's 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