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ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
August 10, 2020

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

RE: Lot 3, Block 311A, City of Mt. Pleasant,
Titus County, Texas

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 Alan Salinas. The City has accepted this bid of \$2,000.00 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 Judgement amount of \$12,093.11, and the appraisal value of \$51,998.00 (which included the value of a structure on the lot which is uninhabitable and must be torn down). The appraised value of just the lot was \$1,565.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

This property is located at 1002 Gibson Street in Mt. Pleasant. There has been no interest in this lot 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 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. 2020-05

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. 37,230:

Titus County Appraisal District et al vs. Adeline Study Club

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

ALAN SALINAS
514 Mollie
Mt. Pleasant, Texas 75455

for and in consideration of the cash sum of \$2,000.00, said \$2,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 24 day of August, 2020.

Attest:

[Signature]
Secretary



[Signature]

County Judge

Those Voting Aye Were:

Brian Lee
AL Riddle
John Fitch
Dana Applewhite
Jimmy Parker

Those Voting Nay Were:



EXHIBIT "A"

Cause Number	37,230 Titus County Appraisal District, et al vs. Adeline Study Club
Judgment Amount	\$ 8,436.98 Titus County Appraisal District \$ 3,095.76 County of Titus and Hospital District \$ 560.37 Northeast Texas Community College
Present Bid	\$2,000.00
Bidder	Alan Salinas 514 Mollie Ave. Mt. Pleasant, Texas 75455



PROPERTY DESCRIPTION

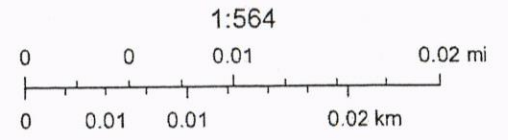
Lot 3, Block 311A, City of Mt. Pleasant, Titus County, Texas

Titus CAD Web Map



7/13/2020, 3:49:47 PM

-  Abstracts
-  Parcels



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap

Titus County Appraisal District, BIS Consulting - www.bisconsulting.com

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.

May 27, 2020

Timothy R. Taylor
313 N Jefferson ST
Mount Pleasant, TX 75455-3934

Timothy R. Taylor,

The purpose of this letter is to place a bid proposal on the following property,

1002 N Gibson Ave
Mount Pleasant, TX 75455
Property ID: 12037
Legal Description: Mt. Pleasant City Blocks BLK 311A LOT 3 .1438 AC
Bid amount: \$2,000

please advise if any additional information is need.

Thank you

Alan Salinas
514 Mollie Ave
Mount Pleasant, TX 75455
(903) 336-2402

Alan Salinas

903-336-2402

#1 Adeline Study Club

#2 Milton Rhodes

ALAN SALINAS 

MAY. 27. 2020