

RESOLUTION NO. 2020-09

WHEREAS, the County of Titus, 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. 37,382:

County of Titus, et al vs. ANDERSON L. PONTHEUX

WHEREAS, a potential buyer of the property has come forward, 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

Commissioner's Court of the County of Titus, State of Texas

That the County Judge be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the hereinabove described real property to

AKJ CONTRACTORS, LLC  
930 CR 1475  
Mt. Pleasant, texas 75455

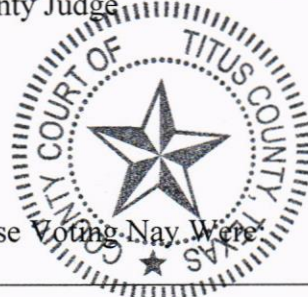
for and in consideration of the cash sum of \$500.00, said \$500.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 14 day of DECEMBER, 2020.

Attest:

[Signature]  
Secretary Titus County Clerk

[Signature]  
County Judge



Those Voting Aye Were:

AL RIDDLE  
DANA APPLEWHITE  
JIMMY PARKER

Those Voting Nay Were:



**EXHIBIT "A"**

Cause Number	37,382
	County of Titus, et al vs. Anderson L. Ponthieux
Judgment Amount	\$ 1,929.71 Red River County Appraisal District
	\$ 934.14 County of Titus and Hospital District
	\$ 176.09 Northeast Texas Community College
Present Bid	\$500.00
Bidder	AKJ Contractors, LLC

**PROPERTY DESCRIPTION**

Mobile Home Serial No. 1282SB470S44203

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

November 17, 2020

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

RE: Mobile Home, Serial # SN1282SB470S44203

Dear Judge Lee:

I have received a bid for the purchase of the above referenced mobile home which had been previously struck off at a delinquent tax auction to the County of Titus as Trustee for the taxing entities of Titus County on March 3, 2020. The bid is for less than the amount of the Judgment which led to the Sheriff's sale to the County and also less than the listed appraised value. 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. Therefore, before the sale can become final, if the sale is approved by your Court, the consent of the other taxing entities of the county is necessary.

AKJ Contractors, LLC has offered \$500.00. The Judgment amount was \$3,036.94. The market value for this property is listed as \$6,273.00. This mobile home is over 30 years old and presently not habitable and will either have to be torn down where it is or undergo extensive remodeling work. It has been abandoned and vacant for many years. I enclose documentation for the court's consideration.

I would request the court to take some action on this offer by either acceptance or rejection at this time. I have prepared a Resolution if the county wishes to accept the offer.

Should you have questions about these specific transactions or sales by the taxing entities in general, I am available to meet with you to discuss them at your convenience.

Thank you for your help and cooperation in this matter.

Sincerely yours,

  
Tim Taylor

TRT:plw



**TEXAS DEPARTMENT OF HOUSING & COMMUNITY AFFAIRS**  
**Manufactured Housing Division**

Site Search:

Manufactured Housing Home

Manufactured Housing Report Options

- View Ownership Records
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- Download Selling Retailer Records
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- View Tax Lien Records Affected by HB 3613
- Download Tax Lien Records
- View Central Tax Collectors
- Modular Home Previously Titled In Error By The State Records
- View License Records
- Download License Records
- View Installation Records
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- Ownership Records by County Report

**Printable Version of this Page.**

## Certificate Detail for Certificate # 00435556

Home elected as Personal Property

**ISSUE DATE: 12/29/1987**

<b>Certificate Number:</b>	00435556	<b>New/Used:</b>	USED
<b>Manufacture Date:</b>		<b>Number of Sections:</b>	1
<b>Date of Sale:</b>	12/07/1987	<b>Model:</b>	MELODY
<b>Date of Certificate:</b>	12/29/1987	<b>Square Feet:</b>	924
<b>Right of Survivorship:</b>	NO	<b>Wind Zone:</b>	

Currently Installed in TITUS County

Owners		
Current Owner	Seller	Previous Owners
ANDERSON PONTHEUX BOX 221 TALCO, TX 75487	AMERICA'S MOBILE HOME SALES 8740 E.R.L. THORNTON FRWY. DALLAS, TX 75228	GARY D. KIRBY

You may contact our Customer Service Representatives at 800-500-7074 for verbal confirmation of any additional ownership information regarding this home. For hard copies, you may submit a written request for which there may be a charge. If there is a charge, you will be billed, and the requested copies will be provided after payment is received.

Active Mortgage Liens	
Lien Date	Lien Holder
No Active Mortgage Liens	

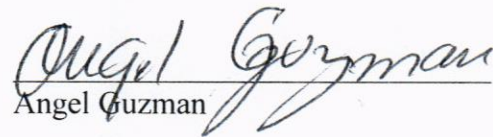
Tax Lien History
<a href="#">Check Tax Lien Status</a>

On January 1st of each year, a tax lien comes into existence on a manufactured home in favor of each taxing unit in the jurisdiction where the home is actually

October 6, 2020

To Whom It May Concern:

I, Angel Guzman, owner of AKJ Contractors, LLC would like to make a bid of \$ 500.00 on a Mobile Home, HUD # TEX0196222, SN 1282SB44203, TITLE # 00435556 located at 5506 CR 1905, Talco, Texas. This property was struck off at a Sheriff Sale in March 2020.

  
Angel Guzman