

**TIM R. TAYLOR**  
**ATTORNEY AT LAW**  
**P. O. BOX 1212**  
**313 N. JEFFERSON**  
**MT. PLEASANT, TEXAS 75456**  
**903/572-6604**  
June 23, 2021

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

RE: Two (2) .25 acre lots, Benjamin T. Porter Survey, Abstract No. 444, Titus County, Texas (formerly in the name of Donnie Brown)

Dear Judge Lee:

I have received a bid for the purchase of the above referenced lots 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 July, 2020. The bid is for less than the amount of the Judgments which led to the Sheriff's sale to the County and also less than the listed appraised values. 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.

Alan Salinas has offered \$2,000.00 for one lot and \$3,000.00 for the adjoining lot which has a mobile home on it. The Judgment amount was \$5,732.07. The taxable value for this property is listed as \$2,250.00 for the vacant lot and \$12,863.00 for the lot with the mobile home on it, which will be sold as part of the real estate because the prior landowner elected to have it taxed in that manner.

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

RESOLUTION NO. 2021-07

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. 38,506:

**Titus County Appraisal District et al vs. Donnie Brown**

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

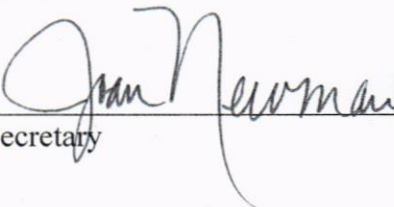
That the County Judge be and is hereby directed and authorized to execute the deed and any and all documents necessary to convey the hereinabove described real property to

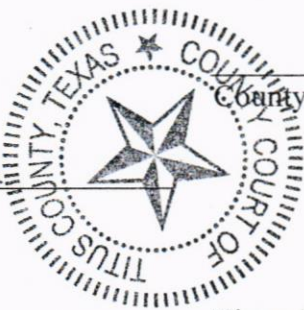
**Alan Salinas  
514 Mollie  
Mt. Pleasant, Texas 75455**


for and in consideration of the cash sum of \$5,000.00, said \$5,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 12 day of July, 2021.

Attest:

  
Secretary



  
County Judge

Those Voting Aye Were:

JEFF PARCHMAN  
JOHN FITCH  
DANA APPLEWHITE  
JIMMY PARKER

Those Voting Nay Were:

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\_\_\_\_\_  
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**EXHIBIT "A"**

Cause Number	38,506 Titus County Appraisal District, et al vs. Donnie Brown
Judgment Amount	\$ 3,657.81 Titus County Appraisal District \$ 1,748.46 County of Titus and Hospital District \$ 325.80 Northeast Texas Community College
Present Bid	\$ 5,732.07
Bidder	Alan Salinas

**PROPERTY DESCRIPTION**

Two (2) .25 Acre lots, Benjamin T. Porter Survey, A-444, Titus County, Texas

June 6, 2021

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

Timothy R. Taylor,

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

Address: unknown

Property ID: 7438

Legal Description: Porter, BENJ T ABS 00444 TR 610 .25ac

Bid Amount: \$3,000

Please advise if any additional information is needed.

Thank you

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

Alan Salinas  
JUN. 7. 2021

June 6, 2021

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

Timothy R. Taylor,

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

Address: unknown

Property ID: 103605

Legal Description: Porter, BENJ T ABS 00444 TR 620 .25ac

Bid Amount: \$2,000

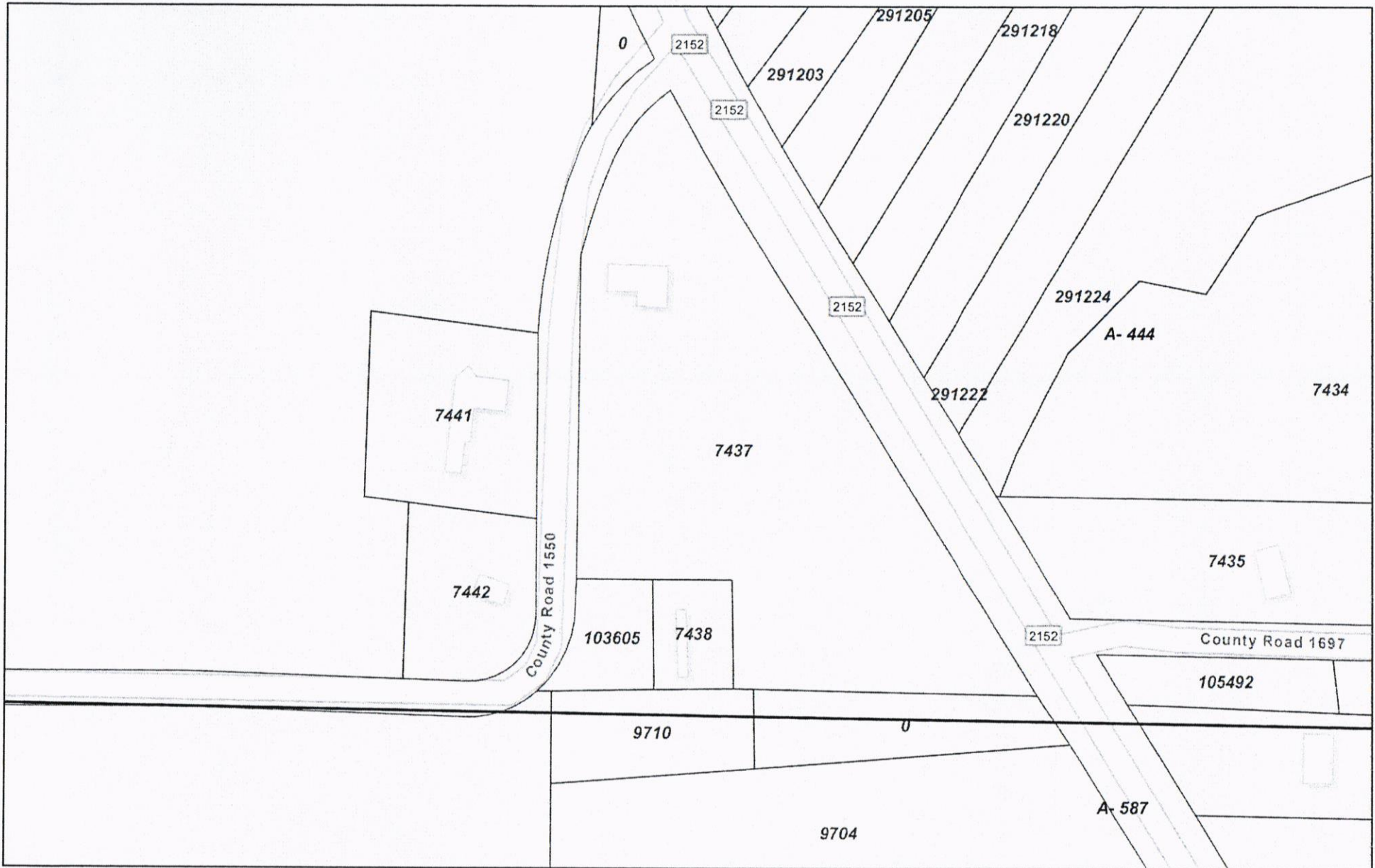
Please advise if any additional information is needed.

Thank you



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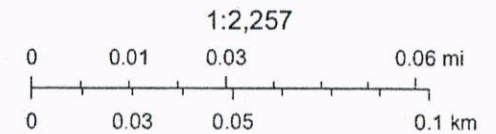
Alan Salinas  
Jun. 7. 2021

# BROWN



6/24/2021, 2:38:27 PM

-  Abstracts
-  Parcels



Esri Community Maps Contributors, Texas Parks & Wildlife,

Titus County Appraisal District, BIS Consulting - [www.bisconsulting.com](http://www.bisconsulting.com)

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