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July 27, 2021

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

RE: Lot 1, Block 228B, 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 1, 2014, to the City of Mt. Pleasant, as Trustee for the taxing entities of Titus County, has been received by the City from Heather Oldham. The City has accepted this bid of \$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 \$3,044.14, and the appraisal value of \$1,932.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.


This property is located at 1321 Taylor Street in Mt. Pleasant. There has been no interest in this lot since the City obtained it 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. 2021-09

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. 37,049:

Titus County Appraisal District et al vs. Irma DeLa Rosa

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

HEATHER OLDHAM
187 CR 4104
New Boston, Texas 75570

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 9 day of August, 2021.

Attest:

Jan Newman
Secretary County Clerk



Brian Lee
County Judge



Those Voting Aye Were:

JEFF PARCHMAN
JOHN FITCH
DANA APPLEWHITE
JIMMY PARKER

Those Voting Nay Were:

EXHIBIT "A"

Cause Number	37.049
	Titus County Appraisal District, et al vs. Irma De La Rosa, et al
Judgment Amount	\$ 2,551.63 Titus County Appraisal District \$ 394.72 County of Titus and Hospital District \$ 97.79 Northeast Texas Community College
Present Bid	\$500.00
Bidder	Heather Oldham

PROPERTY DESCRIPTION

Lot 1, Block 228B, City of Mt. Pleasant, Titus County, Texas

