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ATTORNEY AT LAW
P. O. BOX 1212
313 N. JEFFERSON
MT. PLEASANT, TEXAS 75456
903/572-6604
July 27, 2021

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

RE: Lot 5, Block 401, 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 July 7, 2020, to the City of Mt. Pleasant, as Trustee for the taxing entities of Titus County, has been received by the City from Erik Torres. The City has accepted this bid of \$4,000.00 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 \$25,607.00, and the appraisal value of \$47,994.00 (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 \$3,840.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

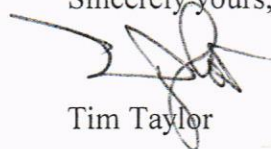
This property is located at 703 E. 16th Street in Mt. Pleasant. I enclose documentation for the Court's consideration.

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. 2021-10

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. 35,589: **Titus County Appraisal District, et al vs. Nita Jo Hickman**
and No. 35,590: **Titus County Appraisal District, et al vs. Dee Ann Gilmore**

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

ERIK TORRES
Mt. Pleasant, Texas 75455

for and in consideration of the cash sum of \$4,000.00, said \$4,000.00 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

Bryan Lee
County Judge

Those Voting Aye Were:

JEFF PARCHMAN
JOHN FITCH
DANA APPLEWHITE
JIMMY PARKER

Those Voting Nay Were:

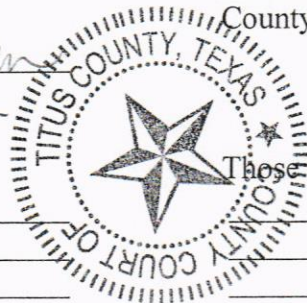


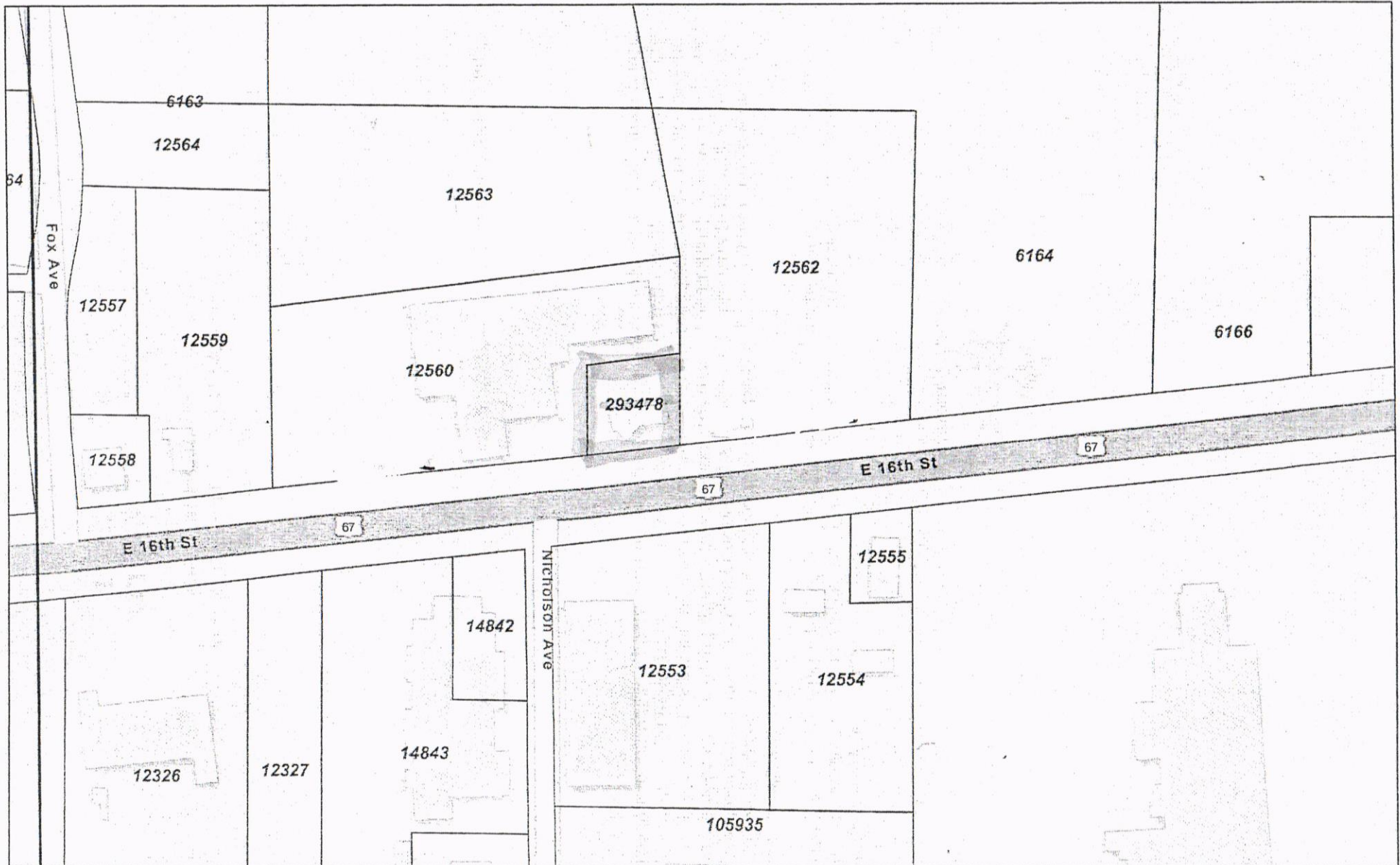
EXHIBIT "A"

Cause Number	35,589
	Titus County Appraisal District, et al vs. Nita Jo Hickman
Judgment Amount	\$ 10,993.57 Titus County Appraisal District \$ 3,849.64 County of Titus and Hospital District \$ 717.14 Northeast Texas Community College
Cause Number	35,590
	Titus County Appraisal District, et al vs. Dee Ann Gilmore
Judgment Amount	\$ 7,425.00 Titus County Appraisal District \$ 2,221.40 County of Titus and Hospital District \$ 400.25 Northeast Texas Community College
Present Bid	\$4,000.00
Bidder	Erik Torres



PROPERTY DESCRIPTION

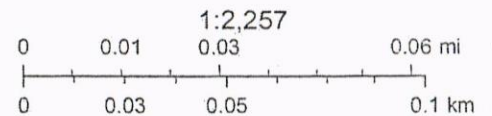
Lot 5, Block 401, City of Mt. Pleasant, Titus County, Texas

NITA JO HICKMAN/DEE ANN GILMORE



6/15/2020, 2:02:48 PM

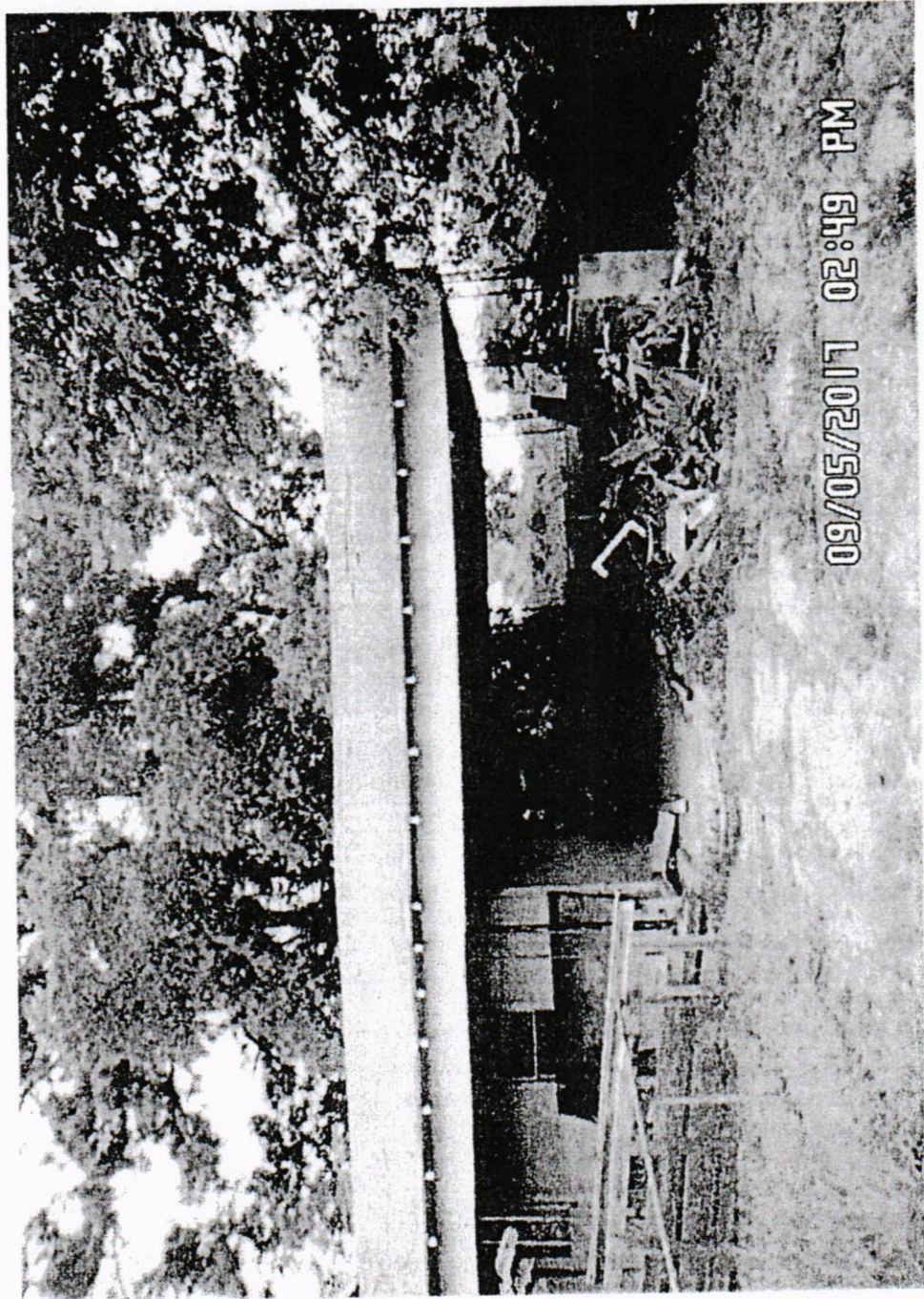
-  Abstracts
-  Parcels



Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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.





Home » Code Enforcement » Advance Case Search » Active Case

W&G : Weeds & Grass

► **Overviews:** Results | Documents | Inspections

ID#	Start Date	Work Days Elapsed
17-02806	Jul 6, 2017	42d 22h

Case Description (edit)

Please mow and weed eat the entire property to the street. Please weed eat or edge the curbs. Please keep maintained at all times. Thank you for cooperation in this matter.

Address (edit) (view) (show less)

703 E 16th
Mt. Pleasant, TX 75455

Tenant

Legal

Blk 401 Lot 5

Owner

Dee Ann Gilmore
Nita Jo Hickman
1263 CR 3155
Cookville, TX 75558
ph. (903) 285-9326

Nita Jo Hickman
208 Oak Creek Drive
Waxahachie, TX 75165
ph. (214) 285-9326

Property Information

CE Inspector Area East

CE History (display 8 records) (property history)

Key Dates and Information (edit)

Initial Inspection Date	07/06/2017
Last Inspection Date	08/01/2017
Total # of Inspections	2
Total # of Publish	0
Abatement Date	08/07/2017

Total uploaded files: 5 (view all)

Assigned Contractor (edit)

Nick Lewis Mowing Contractor (Edit) (Add an Invoice)
Active cases: 5

Fees and Invoices (edit fees & invoices)

Fee	Amount	Paid	Remaining
1) Contractor/Admin Fees (Total Due if Paid Within 3...	\$96.50	\$0.00	\$96.50
	\$85.00	\$0.00	\$85.00

STEPS

- Initial Inspection Requested
- Enter Owner Information
- Print and Mail /Post Notice Letter
- Reinspection
- Assign Contractor
- Print Contractor Notice
- Confirm Abatement
- Add Administration Fees
- Print and Mail Invoice
- Payment Due
- Print Lien
- File Lien
- Release of Lien
- Archive Case



Inspector: Daniel Ortiz

- Violation - Begin Process
- Enter Owner Information
- Print and Mail Notice Letter
- Assign Contractor
- Assign Contractor
- Print Contractor Notice
- Abatement Confirmed
- Add Administration Fees
- Print and Mail Invoice
- Delayed until Sep 21, 2017

Modules	Documents
► Enter Location Information	► Notification Letter
► Assign Contractor	► Contractor Notification
► Add Fees	► Owners' Invoice
► Enter Owner's Payment	► Lien
► Lien Filing Information	► Release of Lien