

RESOLUTION NO. 2021-17

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. 31,521: **Titus County Appraisal District, et al vs. A. S. Mitchell**

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

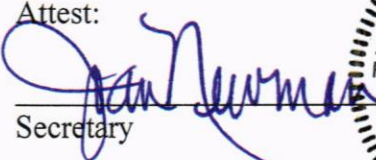
That consent is hereby given on behalf of the County of Titus in accordance with Section 34.05(i) of the Texas Property Code for the sale of the property by the City of Mt. Pleasant as Trustee to

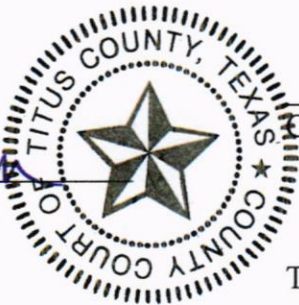
**AKJ CONTRACTORS, LLC**  
**930 CR 1475**  
**Mt. Pleasant, Texas 75455**


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 13 day of Dec, 2021.

Attest:

  
Secretary



  
County Judge

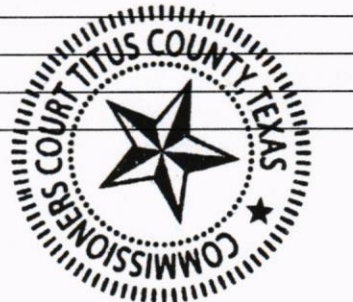
Those Voting Aye Were:

JEFF PARCHMAN  
JOHN FITCH  
DANA APPLEWHITE  
JIMMY PARKER

Those Voting Nay Were:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

EXHIBIT "A"



**EXHIBIT "A"**

Cause Number	31,521
	Titus County Appraisal District, et al vs. A. S. Mitchell
Judgment Amount	\$ 1,706.69 Titus County Appraisal District \$ 310.94 County of Titus and Hospital District \$ 81.59 Northeast Texas Community College
Present Bid	\$500.00
Bidder	AKJ CONTRACTORS, LLC

**PROPERTY DESCRIPTION**

Lot 21B, Block 160-B, City of Mt. Pleasant, Titus County, Texas

September 23, 2021

AKJ CONTRACTORS, LLC  
Angel Guzman  
930 CR 1475  
Mt. Pleasant, Texas 75455

(903) 466-5924

Re: Property ID Number: 11019  
Lot 21B Block 160-B  
A. S. Mitchell

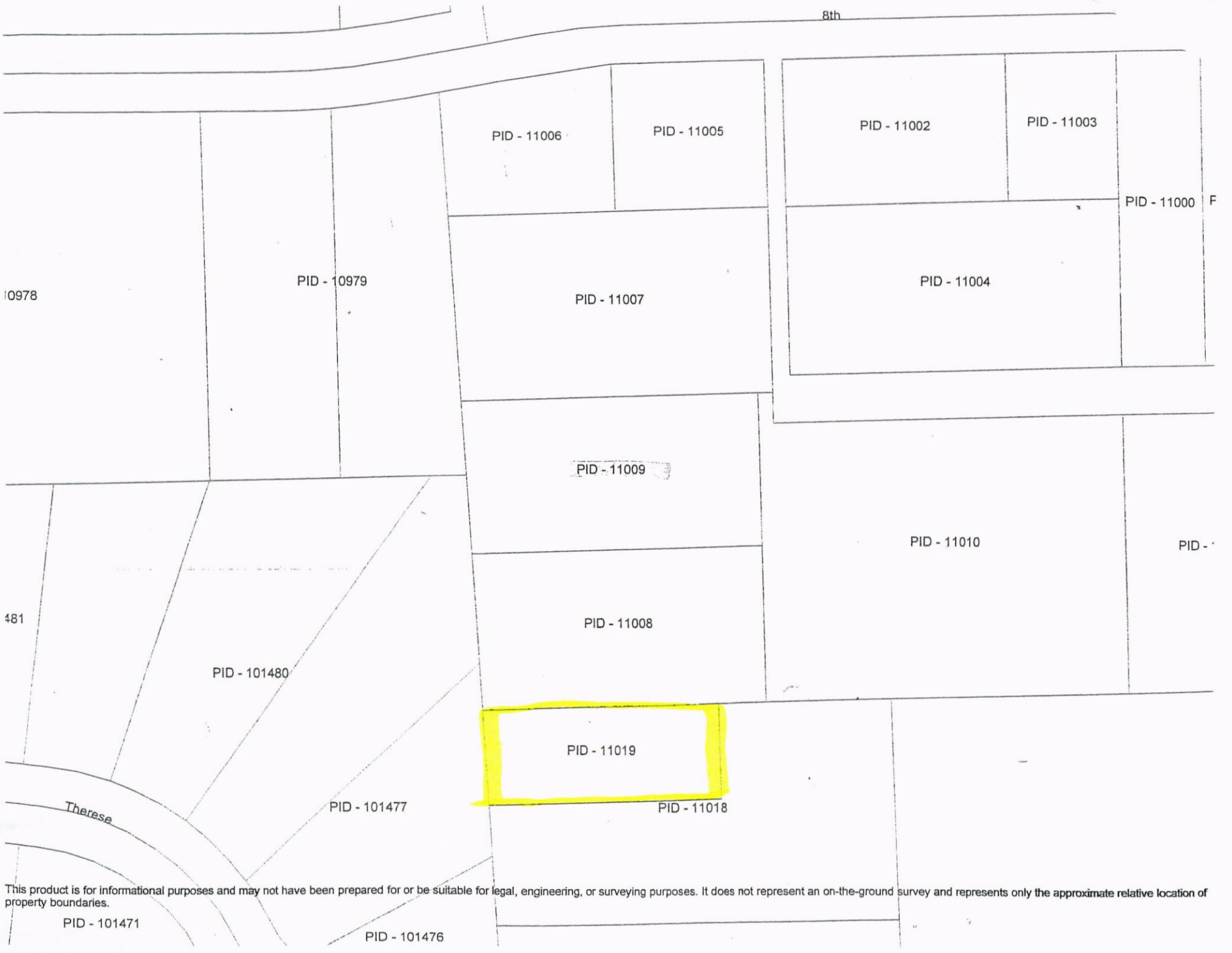
TO WHOM IT MAY CONCERN:

I, Angel Guzman, wish to make a bid on the above listed property which was struck off to the City of Mt. Pleasant on October 1, 2013. My bid for this property is \$ 500.00.

A handwritten signature in black ink, appearing to read "Angel Guzman", written over a horizontal line.

Angel Guzman  
AKJ CONTRACTORS, LLC

8th



This product is for informational purposes and may not have 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 property boundaries.

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

November 29, 2021

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

RE: Lot 21-B, Block 160-B, 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 October 1, 2013, to the City of Mt. Pleasant, as Trustee for the taxing entities of Titus County, has been received by the City from AKJ Contractors, LLC. 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 Judgment amount of \$2,099.22, and the tax appraised value of \$ 1,181.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

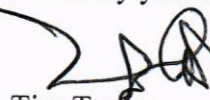
This is a vacant lot located in a wooded area south of East 8<sup>th</sup> Street in Mt. Pleasant which has no dedicated street access. The closest street would be N. Forrest which does not appear to be presently maintained. I enclose documentation for the Court's consideration.

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