

RESOLUTION NO. 2021-18

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. 37,046: **Titus County Appraisal District, et al vs. Jerry Embrey**

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

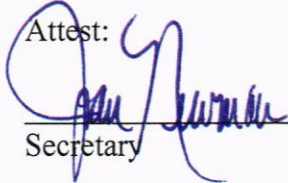
That consent is hereby given on behalf of the County of Titus in accordance with Section 34.05(i) of the Texas Property Code for the sale of the property by the City of Mt. Pleasant as Trustee to

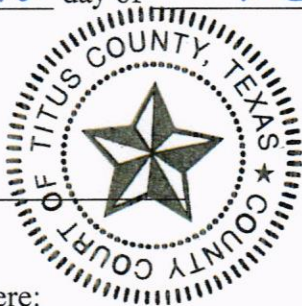
**AKJ CONTRACTORS, LLC**  
**930 CR 1475**  
**Mt. Pleasant, Texas 75455**

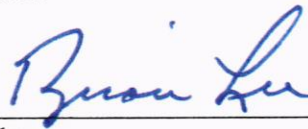
for and in consideration of the cash sum of \$500.00, said \$500.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

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	37,046
	Titus County Appraisal District, et al vs. Jerry Embrey
Judgment Amount	\$ 2,429.33 Titus County Appraisal District \$ 685.83 County of Titus and Hospital District \$ 133.79 Northeast Texas Community College
Present Bid	\$500.00
Bidder	AKJ CONTRACTORS, LLC

**PROPERTY DESCRIPTION**

Lot 2, Block 1, Taylor Courts Addition, 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

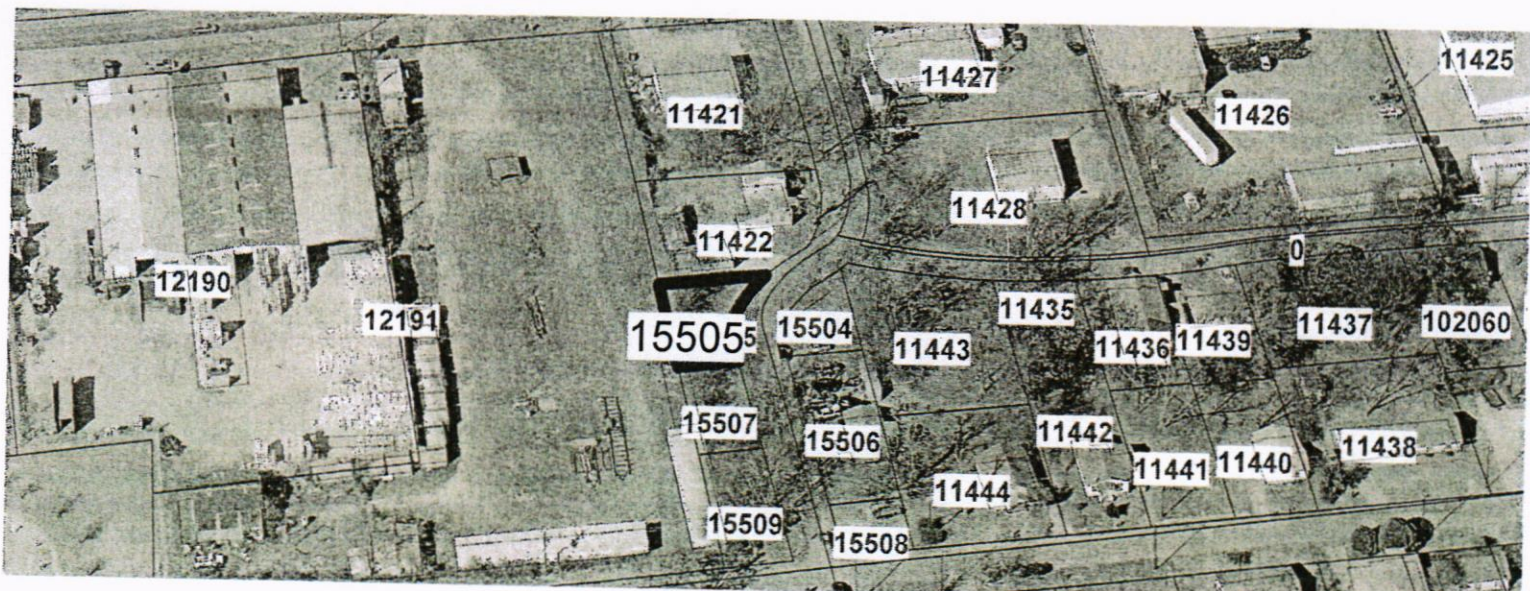
Re: Property ID Number: 15505  
Lot 2 Block 1  
Taylor Courts Addition  
Jerry Embrey

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 April 1, 2014. My bid for this property is \$ 500.00.

A handwritten signature in black ink that reads "Angel Guzman". The signature is written in a cursive style and is positioned above a horizontal line.

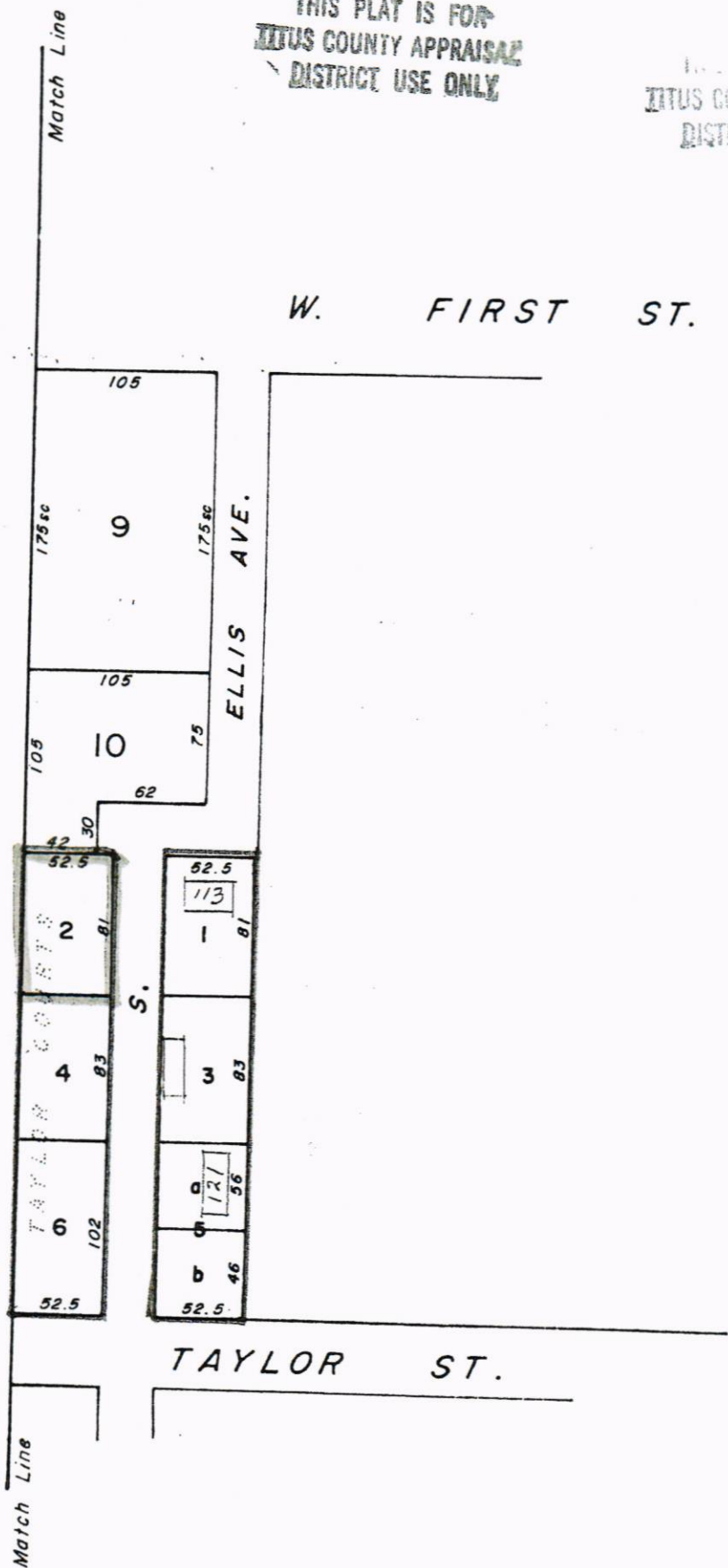
Angel Guzman  
AKJ CONTRACTORS, LLC



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THIS PLAT IS FOR  
TITUS COUNTY APPRAISAL  
DISTRICT USE ONLY

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DISTRICT USE ONLY



1" = 100'

**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 2, Block 1, Taylor Courts Addition, 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 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 \$3,248.95, and the tax appraised value of \$1,279.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.


This is a vacant lot located on Ellis Street, 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