

RESOLUTION NO. 2021-19

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. 37,253: **Titus County Appraisal District, et al vs. Mrs. Bird Old, Jr., Bird Old III, Cecelia Old, & Denman Old**

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

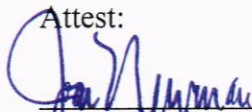
That consent is hereby given on behalf of the County of Titus in accordance with Section 34.05(i) of the Texas Property Code for the sale of the property by the City of Mt. Pleasant as Trustee to

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

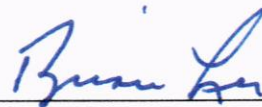
for and in consideration of the cash sum of \$5,000.00, said \$5,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

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"

Cause Number	37,253 Titus County Appraisal District, et al vs. Mrs. Bird Old, Jr. etal
Judgment Amount	\$ 18,254.07 Titus County Appraisal District \$ 3,834.10 County of Titus and Hospital District \$ 822.13 Northeast Texas Community College
Present Bid	\$5,000.00
Bidder	AKJ CONTRACTORS, LLC

PROPERTY DESCRIPTION

Lot 5A & Pt. Lot 5B, Block E, East Denman 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

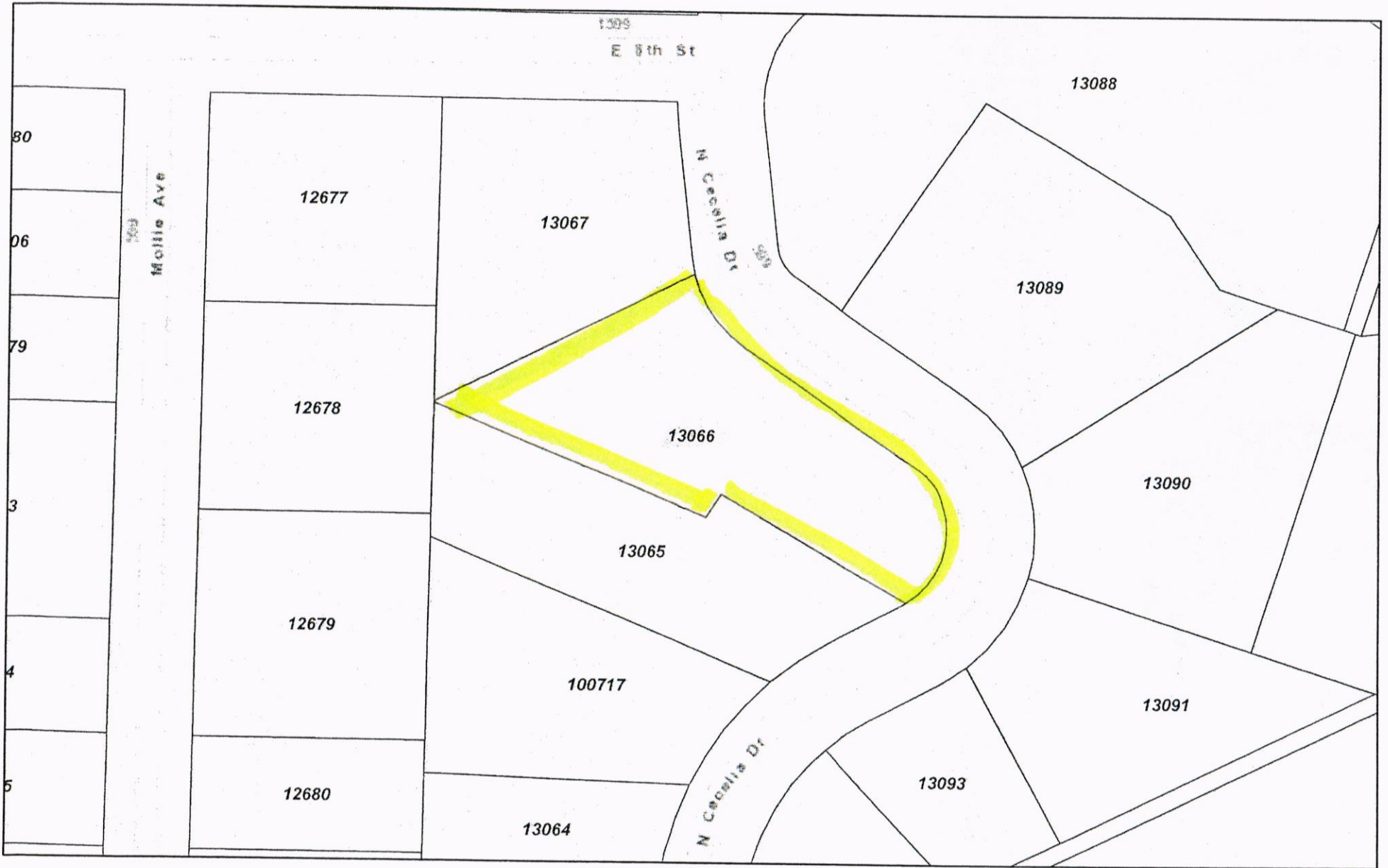
Re: Property ID Number: 13066
Lots 5A & Part 5B Block E
Denman Addition
Cecelia Drive
Bird Old

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 July 7, 2020. My bid for this property is \$ 5,000.00.

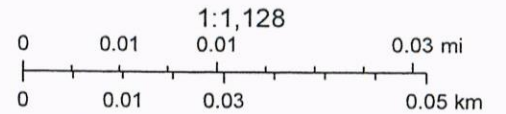

Angel Guzman
AKJ CONTRACTORS, LLC

13066 DENMAN OLD



4/17/2020 9:49:37 AM

- Abstracts
- Parcels



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),

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 the subject.

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 5A & part of 5B, Block E, Denman
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 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 AKJ Contractors, LLC. The City has accepted this bid of \$5,000.00 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 Judgment amount of \$22,910.30, and the tax appraised value of \$ 16,518.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

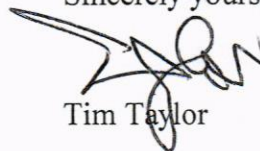
This is a vacant lot located on Cecelia Drive, Mt. Pleasant. I enclose documentation for the Court's consideration.

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