

RESOLUTION NO. 2021-20

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. 37,045: **Titus County Appraisal District, et al vs. Joe Morris Turner**

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

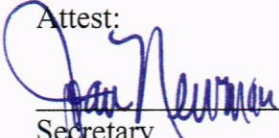
Commissioners Court of the County of Titus, State of Texas

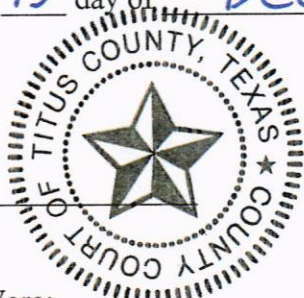
That consent is hereby given on behalf of the County of Titus in accordance with Section 34.05(i) of the Texas Property Code for the sale of the property by the City of Mt. Pleasant as Trustee to

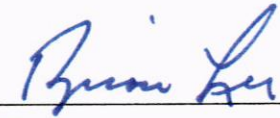
AKJ CONTRACTORS, LLC
930 CR 1475
Mt. Pleasant, Texas 75455

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

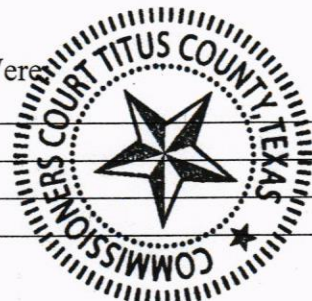


EXHIBIT "A"

Cause Number	37,045
	Titus County Appraisal District, et al vs. Joe Morris Turner
Judgment Amount	\$ 1,675.56 Titus County Appraisal District \$ 274.56 County of Titus and Hospital District \$ 68.59 Northeast Texas Community College
Present Bid	\$500.00
Bidder	AKJ CONTRACTORS, LLC

PROPERTY DESCRIPTION

Lot 16, 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

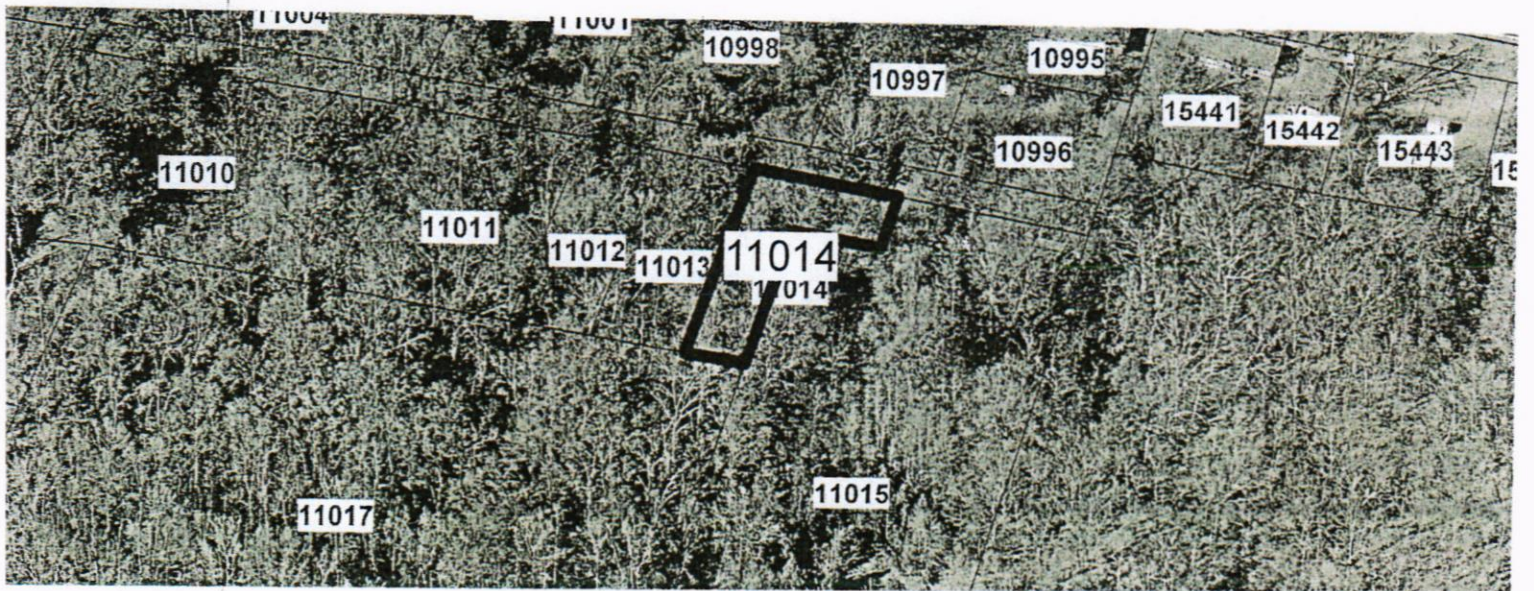
Re: Property ID Number: 11014
Lot 16 Block 160-B
Forrest Avenue
Joe Morris Turner

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.

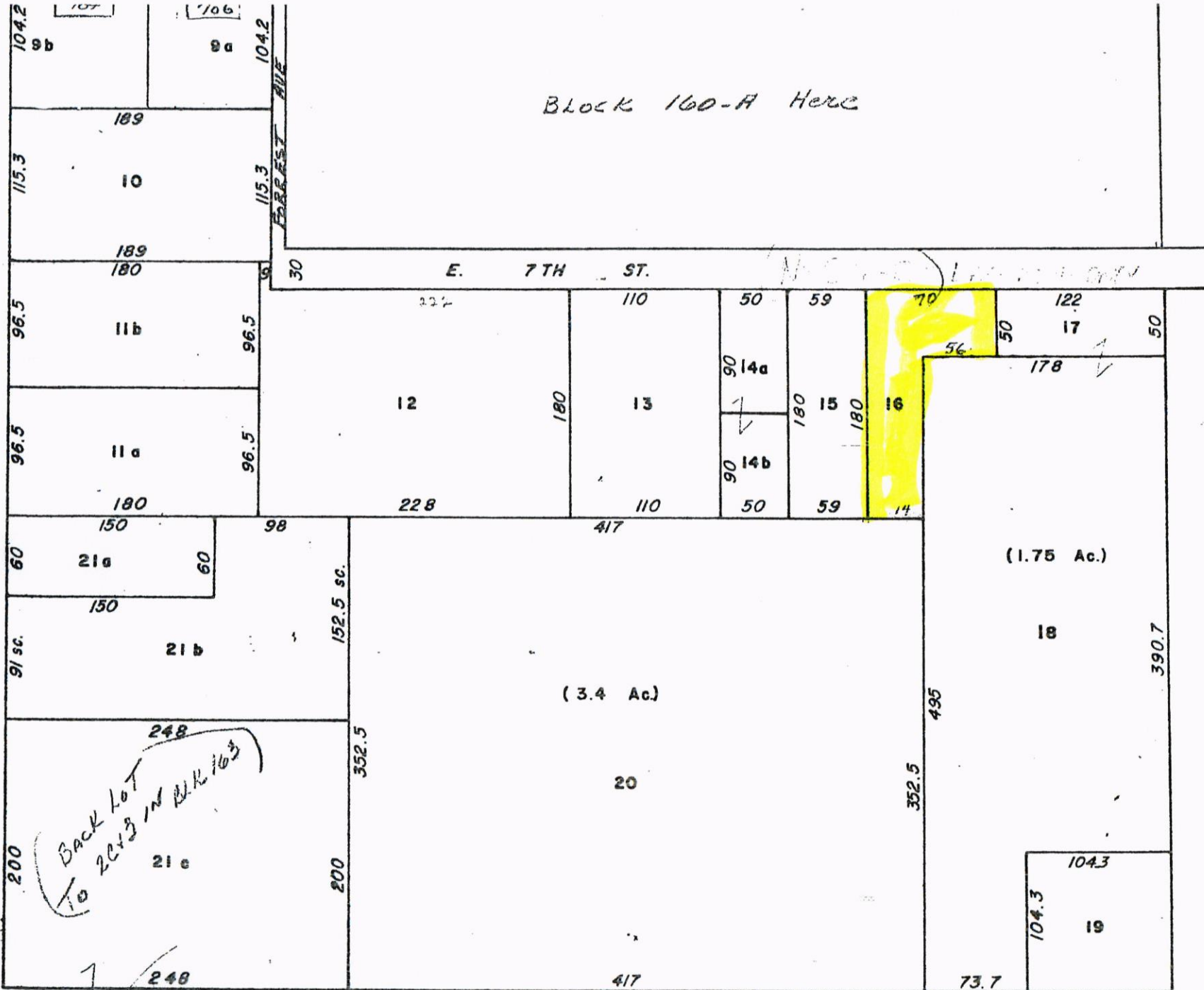


Angel Guzman
AKJ CONTRACTORS, LLC



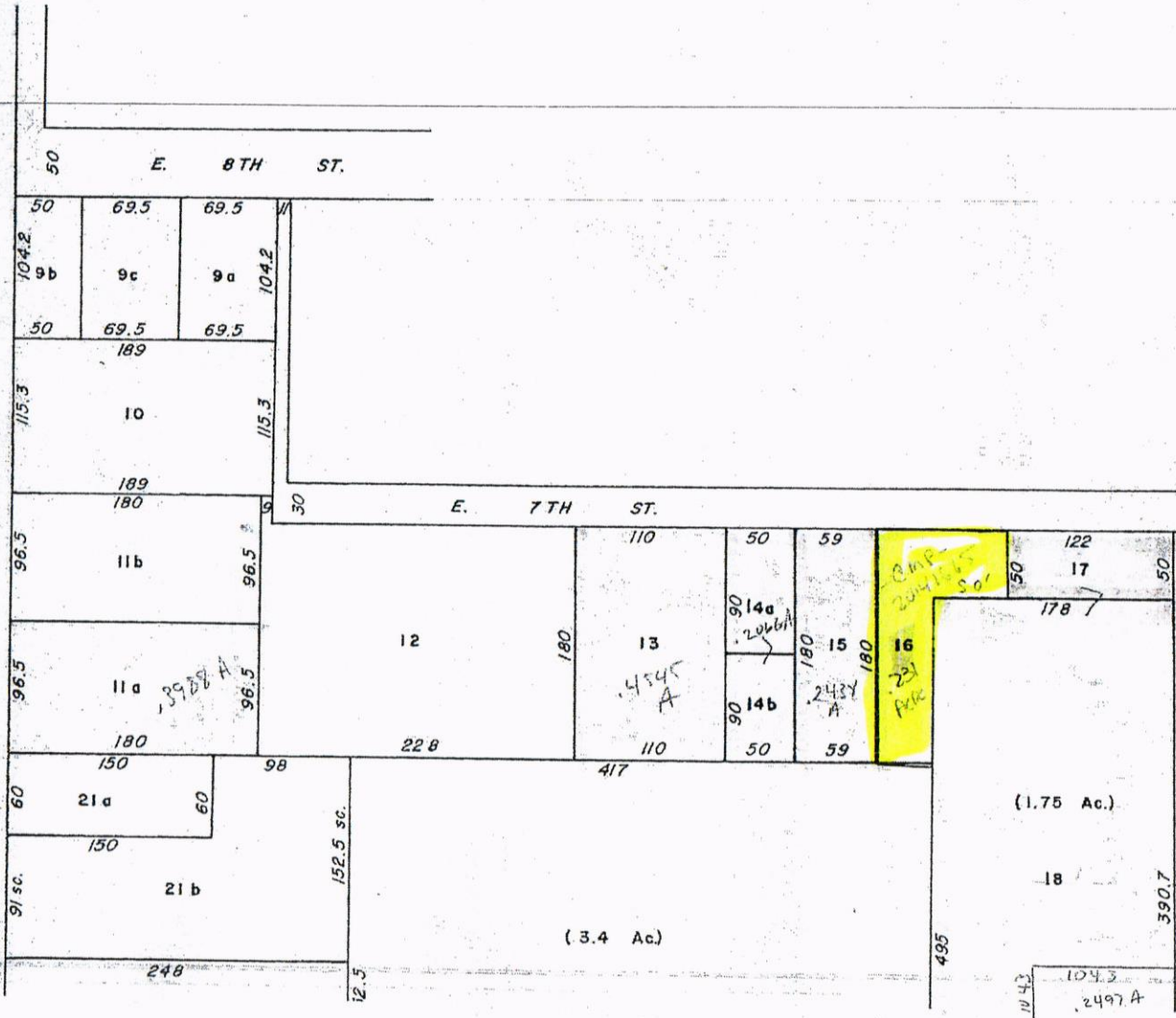
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Block 160-A Here



THIS PLAT IS FOR
TUS COUNTY APPRAISA
DISTRICT USE ONLY

BLOCK NO. 160-B SUBDIVISION ORIGINAL TOWNSITE



1.72 A
PK
Tax Appraisal

1.77
.14
1.91 Acres
per plat



20227

1" = 100 FT.

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 16, 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 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 \$2,018.71, and the tax appraised value of \$ 1,078.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

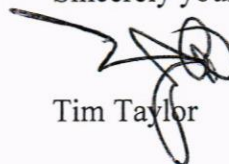
This is a vacant lot located in a wooded area on an easement south of East 8th Street in Mt. Pleasant. Old City Plats refer to the easement as East 7th, but it has never been paved. I enclose plats and documentation for the Court's consideration.

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