

RESOLUTION NO. 2021-21

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. 22,546: **Titus County Appraisal District, et al vs. Leonard B. Norman**

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

Board of Trustees of the Mt. Pleasant Independent School District

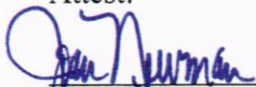
That consent is hereby given on behalf of Mt. Pleasant Independent School District in accordance with Section 34.05(i) of the Texas Property Code for the sale of the property by the City of Mt. Pleasant as Trustee to

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

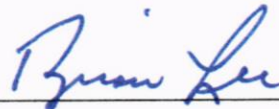
for and in consideration of the cash sum of \$1,000.00, said \$1,000.00 to be distributed pursuant to Chapter 34 of the Texas Property Tax Code.

Resolved this the 13 day of Dec, 2021.

Attest:


Secretary





President

Those Voting Aye Were:

JEFF PARCHMAN
JOHN FITCH
DANA APPLEWHITE
JIMMY PARKER

Those Voting Nay Were:




EXHIBIT "A"

Cause Number	22,546 Titus County Appraisal District, et al vs. Leonard B. Norman
Judgment Amount	\$ 1,689.17 Titus County Appraisal District \$ 684.26 County of Titus
Present Bid	\$1,000.00
Bidder	AKJ CONTRACTORS. LLC Mt. Pleasant, Texas 75455

PROPERTY DESCRIPTION

Lot 11-B, 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: 11009
Lot 11B Block 160-B
619 Forrest Avenue
Leonard Norman

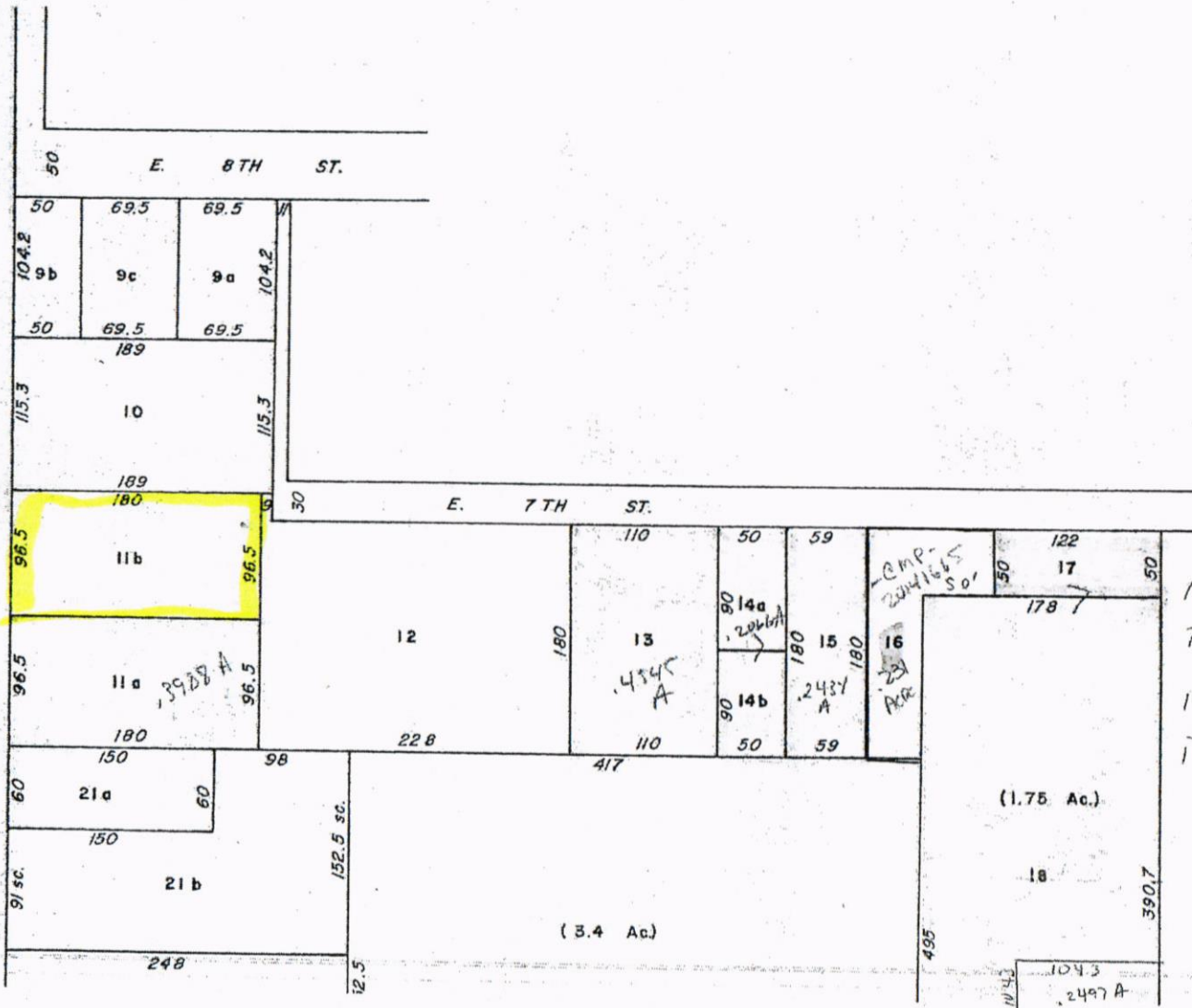
TO WHOM IT MAY CONCERN:

I, Angel Guzman, wish to make a bid on the above listed property which was struck off to the City of Mt. Pleasant on March 5, 2013. My bid for this property is \$ 1,000.00.



Angel Guzman
AKJ CONTRACTORS, LLC

BLOCK NO. 160-B SUBDIVISION ORIGINAL TOWNSITE

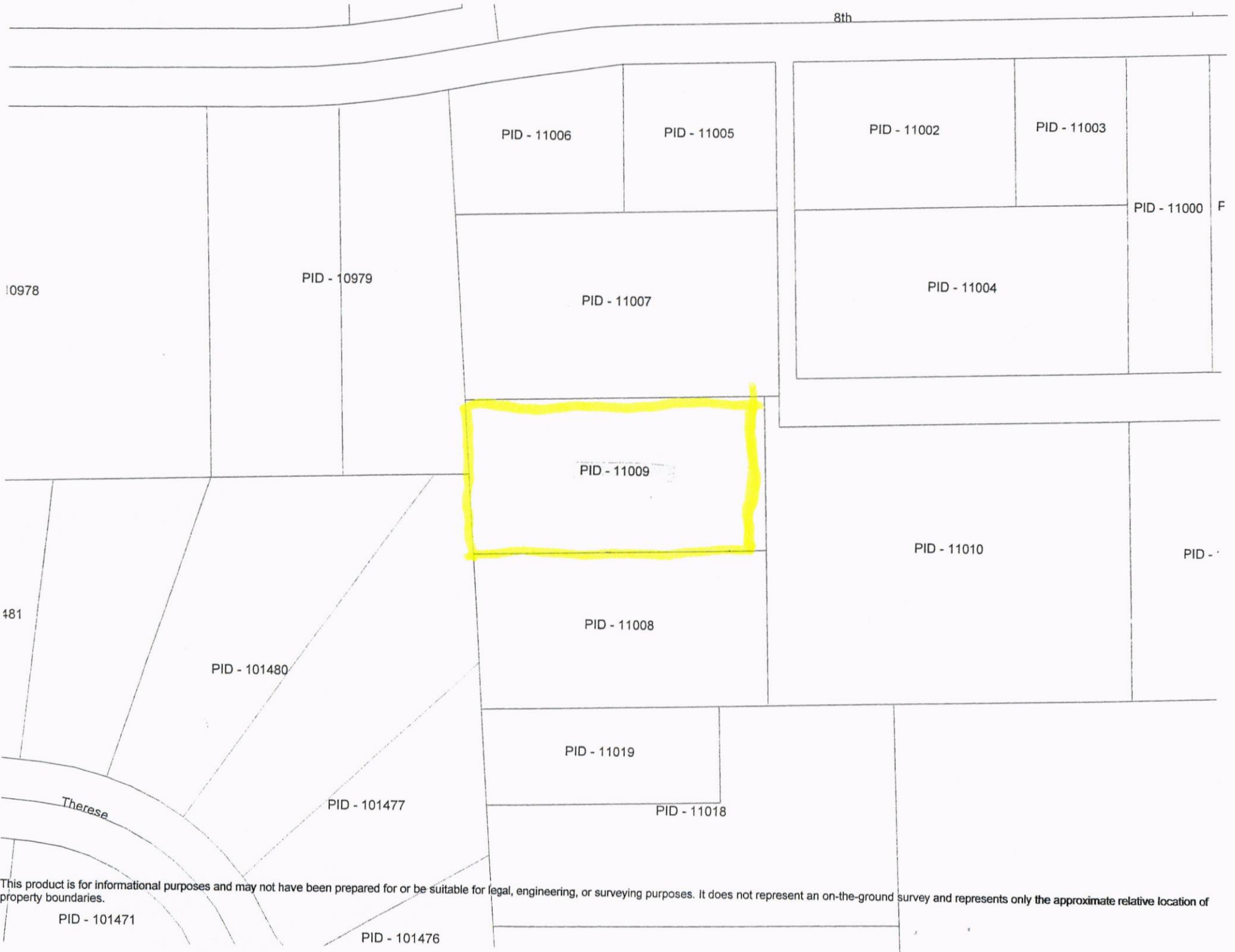


1.22 A
pre
Tax Appraisal

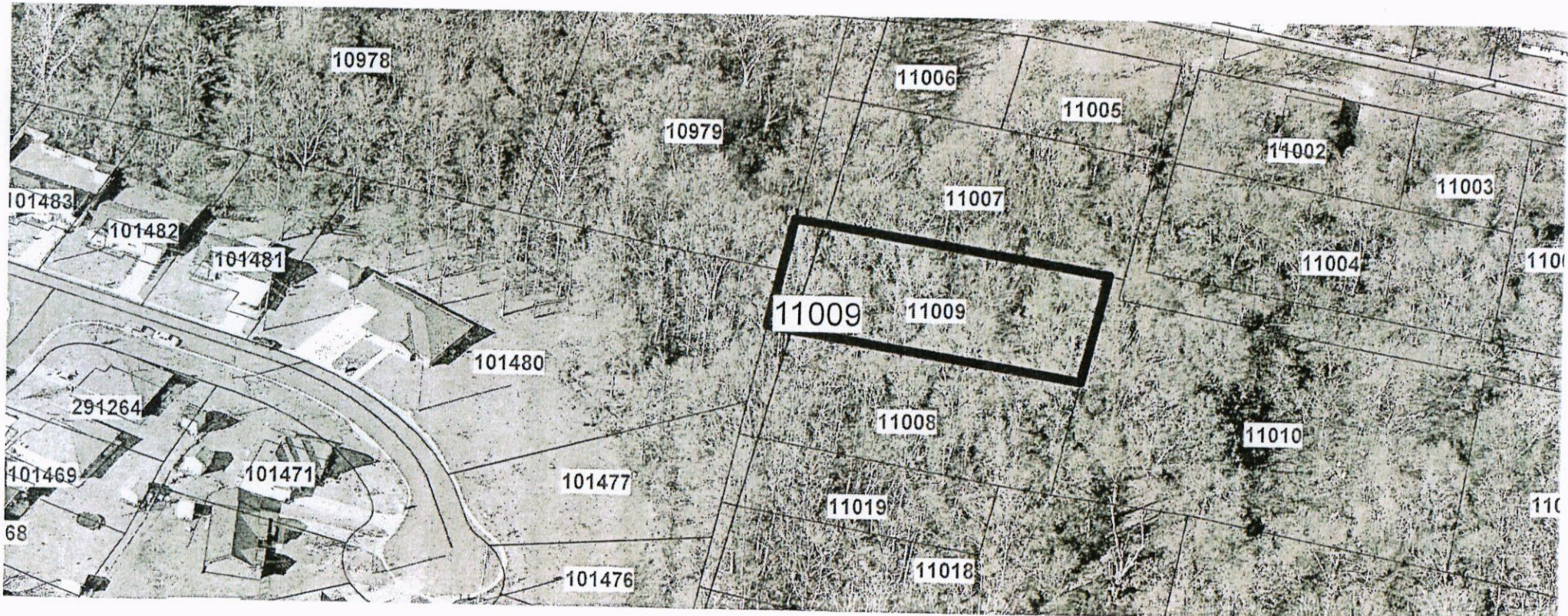
1.77
.14
1.91 Area
per plat

2,0227

1"=100 FT.



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.



PROPERTY 11009 R
 Lega: Description
 LOT 11- B BLOCK 160-B 619 N FORREST

OWNER ID 6213 NORMAN LEONARD BURL ESTATE
 %CHARLIE PAYNE
 1301 W 6TH STREET
 MOUNT PLEASANT, TX 75455
 OWNERSHIP 100.00%

103 100%
 225 100%
 230 100%
 231 100%
 902 100%
 CAD 100%

values
 IMPROVEMENTS 0
 LAND MARKET + 3,127
 MARKET VALUE = 3,127
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 3,127
 HS CAP LOSS - 0
 ASSESSED VALUE = 3,127

01000-01602-00112

Ref ID2: 11009
 Map ID CMP

ACRES: .3988
 EFF. ACRES:

APPR VAL METHOD: Cost

SITUS 619 FORREST AVE TX

GENERAL		
UTILITIES	LAST APPR.	None Ass
TOPOGRAPHY	LAST APPR. YR	2011
ROAD ACCESS	LAST INSP. DATE	03/23/2005
ZONING	NEXT INSP. DATE	
NEXT REASON		

REMARKS

EXEMPTIONS
SKETCH COMMANDS

BUILDING PERMITS				
ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL

SALE DT	PRICE	GRANTOR	DEED INFO

SUBD: 01000 100.00% NBHD:MP 100.00%

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND.	VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE	

IMPROVEMENT FEATURES					
AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE	

SUBD: 01000 100.00% NBHD:MP 100.00%

LAND INFORMATION										IRR Wells: 0 Capacity: 0		IRR Acres: 0		Oil Wells: 0					
L#	DESCRIPTION	CLS	TABLE	SC	HS	METH	DIMENSIONS	UNIT PRICE	GROSS VALUE	ADJ	MASS ADJ	VAL SRC	MKT VAL	AG APPLY	AG CLASS	AG TABLE	AG UNIT	PRC	AG VALUE
1.	VACANT LOT	UL		C1	Y(100%)	A	0.3988 AC	.00		1.00	1.00	F	3,127	NO				0.00	0
	Comment: ptax F												3,127						0

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 11-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 March 5, 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 \$1,000.00 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 \$3,014.14, and the tax appraised value of \$3,127.00. Therefore before the sale can become final, the consent of your taxing entity by resolution is necessary.

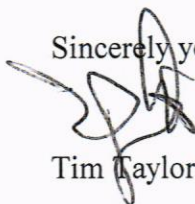
This is a vacant lot located in a wooded area south of East 8th Street in Mt. Pleasant, with a street address of 619 N. Forrest Street. I enclose plats and documentation for the Court's consideration.

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