

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE JOHNSON COUNTY, APPROVING THE SALE OF CERTAIN REAL PROPERTY ACQUIRED AT A DELINQUENT TAX FORECLOSURE SALE**

WHEREAS, Johnson County, for itself and the use and benefit of Alvarado ISD and the Hill College acquired title to a certain tract of real estate at a Sheriff's sale held on the 7<sup>th</sup> day of January, 2014, in Cause No. T200800526, Alvarado ISD vs. Charles Fletcher; and

WHEREAS, Section 34.05 (a), Texas Property Tax Code, authorizes the Johnson County, by and through its governing body, to resell the property; and

WHEREAS, it is in the best interest of Johnson County and its taxpayers to return this property to a productive use; and

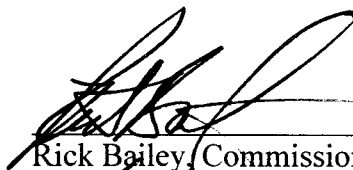
WHEREAS, Nextlots Now LLC has made an offer to purchase the property for the sum of Six Thousand three hundred dollars and 00 cents (\$6,300.00); and offer is attached as EXHIBIT "A"

NOW THEREFORE, BE IT RESOLVED BY THE JOHNSON COUNTY COMMISSIONER'S COURT THAT:

The County Judge is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to Nextlots Now, LLC for the sum of \$6,300.00, as authorized by Section 34.05, Texas Property Tax Code, and that the proceeds of the sale shall be distributed as provided by section 34.06, Texas Property Tax Code.

Dated this 27<sup>th</sup> day of may, 2014.

  
Roger Harmon, County Judge

  
Rick Bailey, Commissioner, Pct. 1

  
Kenny Howell, Commissioner, Pct. 2

  
Jerry Stringer, Commissioner, Pct. 3

  
Don Beeson, Commissioner, Pct. 4

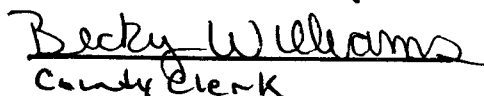
  
Becky Williams  
County Clerk



EXHIBIT "A"

ALVARADO ISD/CITY  
BID SHEET FOR RESALE

Date 4-23-2014

Name of Bidder NEYSLOTTI NSW LLC

Address of Bidder P.O. Box  
LANCASTER, TX 75746

Phone Number 214-686-6806

Property Description 126-3308-06200 10804 C.R. 525 (1.20 Acres)

Street address of property 10804 C.R. 525

Amount of Bid \*\* \$6300.00

**Financial Impact of Bid Acceptance**  
**10804 CR 525, Alvarado, Texas 126.3808.06200/T200800526**

Proposed Bid \$6,300.00

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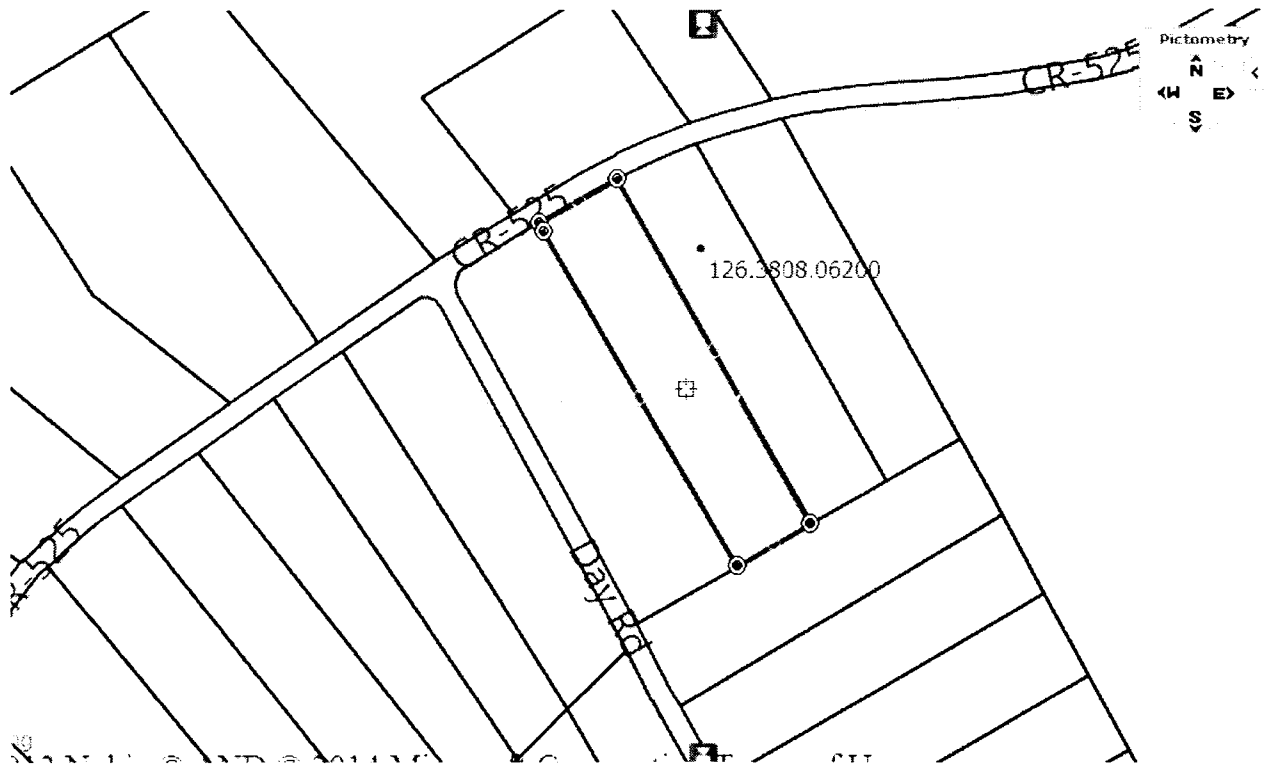
Costs	
Health, Safety and/or Labor Liens	\$ -
Publication Fees	\$ (76.68)
Ad Litem Fees	\$ (200.00)
Court Costs Due District Clerk	\$ (838.00)
Sheriffs Levy/Execution	\$ (400.00)
Miscellaneous Fees Due Perdue Brandon Fielder	\$ (150.00)
Sheriffs Deed Fee	\$ (24.00)
Amount Left to Apply to Tax	<b>\$ 4,611.32</b>

	Delinquent Taxes	Ratio of Total
Alvarado ISD	\$ 13,474.89	75.14%
Hill College	\$ 225.27	1.26%
Johnson County	\$ 4,232.03	23.60%
Total Taxes	\$ 17,932.19	100.00%

Amounts Realized if Bid Accepted		
Alvarado ISD	\$4611.32 * 0.7514 =	\$ 3,465.11
Hill College	\$4611.32 * 0.0126 =	\$ 57.93
Johnson County	\$4611.32 * 0.236 =	\$ 1,088.28
	<b>Total</b>	<b>\$ 4,611.32</b>

Amounts Extinguished if Bid Accepted		
Alvarado ISD	\$13474.89 - \$3465.11 =	\$ (10,009.78)
Hill College	\$225.27 - \$57.93 =	\$ (167.34)
Johnson County	\$4232.03 - \$1088.28 =	\$ (3,143.75)

Appraised Value \$29,957.00



**Account Details for 126.3808.06200**

**Ownership**

**Owner Name:** Alvarado Isd

**Owner Address:** P O Box 387,  
Alvarado, TX  
760090000

**Property Location:** 10804 Cr 525

**Ownership Interest:** 1.000000

**Description:** LOT 20  
PARADISE EST

**Deed Date:** 2014-01-29

**Deed Type:** Constables Deed

**Page #:**

**Volume #:**

**Instrument #:** 01726

**Exemptions**

**Tax Entities**

- Johnson  
County
- Alvarado  
ISD
- Hill College  
ALS
- Lateral Road
- Johnson Co  
ESD#1
- Lillian Fire

Dept

**Improvement State Code:**

**Land State Code:**

C3 - Rural^ Vacant  
Lots/Tracts - Mostly  
Resi

**Productivity State Code:**

**GEO Num:**

126.3808.06200

**Last Update:**

Mar 11 2014 1:31PM

**Value**

**Improvement Value**

\$0

**Land Market Value:**

\$29,957

**AG Market Value:**

\$0

**AG Value:**

\$0

**Prod Loss:**

\$0

**Total Market Value:**

\$29,957

**Appraised Value:**

\$29,957

**Land Acres**

.9790

**Impr Area Size**

0

**Year Built**

0

**Appraisal History +**