

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, Hill College and the Johnson County Education District acquired title to a certain tract of real estate at a Sheriff's sale held on the 3rd day of December, 2013, in Cause No. T201100339 Alvarado ISD vs. Brandon Danaher; 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 no 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 27th 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

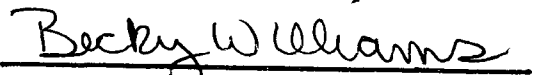

Becky Williams
County Clerk



EXHIBIT "A"

ALVARADO ISD/CITY
BID SHEET FOR RESALE

Date 4-22-2014

Name of Bidder NEXTLOTS Now L.L.C.

Address of Bidder P.O. Box 870
LANCASTER, TX 75146

Phone Number 214-686-6806

Property Description 126-2482-0020 Lot 2 731 Willow Creek

Street address of property 9416 C.R. 585

Amount of Bid ** \$6500.00

Financial Impact of Bid Acceptance

9416 CR 505, Alvarado, Texas 126.2482.00020/T201100339

Proposed Bid	\$6,300.00
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Costs

Health, Safety and/or Labor Liens	\$	-
Publication Fees	\$	(90.22)
Ad Litem Fees	\$	(350.00)
Court Costs Due District Clerk	\$	(874.00)
Sheriffs Levy/Execution	\$	(175.00)
Miscellaneous Fees Due Perdue Brandon	\$	(150.00)
Sheriffs Deed Fee	\$	(24.00)
Amount Left to Apply to Tax	\$	4,636.78

	Delinquent Taxes	Ratio of Total
Alvarado ISD	\$ 13,107.36	72.59%
Hill College	\$ 197.73	1.10%
Johnson County	\$ 4,081.88	22.61%
Johnson County Education District	\$ 668.49	3.70%
Total Taxes	\$ 18,055.46	100.00%

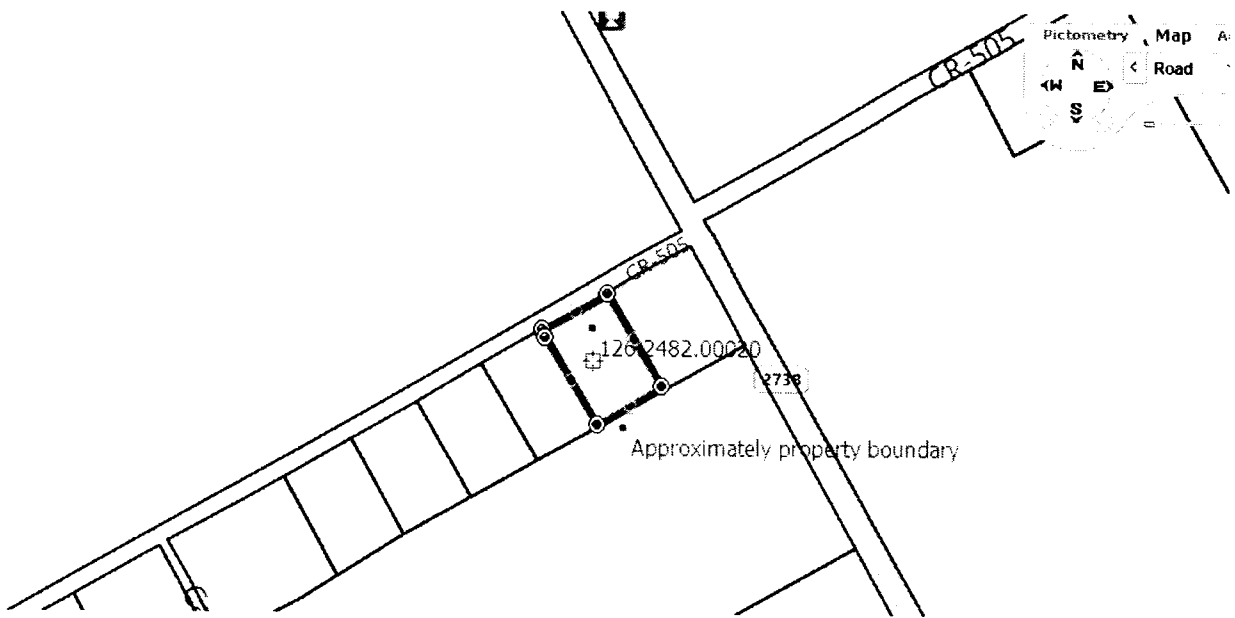
Amounts Realized if Bid Accepted

Alvarado ISD	\$4636.78 * 0.7259 =	\$	3,366.07
Hill College	\$4636.78 * 0.011 =	\$	50.78
Johnson County	\$4636.78 * 0.2261 =	\$	1,048.26
Johnson County Education District	\$4636.78 * 0.037 =	\$	171.67
Total		\$	4,636.78

Amounts Extinguished if Bid Accepted

Alvarado ISD	\$13107.36 - \$3,366.07 =	\$	(9,741.29)
Hill College	\$197.73 - \$50.78 =	\$	(146.95)
Johnson County	\$4081.88 - \$1048.26 =	\$	(3,033.62)
Johnson County Education District	\$668.49 - \$171.67 =	\$	(496.82)

Appraised Value \$20,600.00



Account Details for 126.2482.00020

Ownership

Owner Name:	Alvarado Isd
Owner Address:	P O Box 387, Alvarado, TX 760090000
Property Location:	9416 Cr 505
Ownership Interest:	1.000000
Description:	LOT 2 BLK 1 WILLOW CREEK ESTATES
Deed Date:	2014-01-14
Deed Type:	Constables Deed
Page #:	
Volume #:	
Instrument #:	00735
Exemptions	
Tax Entities	<ul style="list-style-type: none">o Johnson Countyo Alvarado ISDo Hill College ALSo Lateral Roado Johnson Co ESD#1

Alvarado
Fire Dept

Improvement State Code:

Land State Code:

C3 - Rural^ Vacant
Lots/Tracts - Mostly
Resi

Productivity State Code:

GEO Num:

126.2482.00020

Last Update:

Mar 11 2014 1:31PM

Value

Improvement Value

\$0

Land Market Value:

\$20,600

AG Market Value:

\$0

AG Value:

\$0

Prod Loss:

\$0

Total Market Value:

\$20,600

Appraised Value:

\$20,600

Land Acres

1.0300

Impr Area Size

0

Year Built

0

Appraisal History +