

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, City of Alvarado and the Johnson County Education District acquired title to a certain tract of real estate at a Sheriff's sale held on the 2<sup>nd</sup> day of March, 1999, in Cause No. 7235, Alvarado Independent School District vs. Ann Stapp Gonzales; 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 Two hundred fifty dollars and no cents (\$250.00); 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 \$250.00, 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, 2013.

  
Roger Harmon, County Judge

  
Rick Bailey, Commissioner, Pct. 1

  
Henry Howell, Commissioner, Pct. 2

  
Jerry Stringer, Commissioner, Pct. 3

  
Don Beeson, Commissioner, Pct. 4

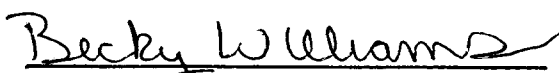
  
Becky Williams  
County Clerk



EXHIBIT "A"

Ms. Steel,

Regarding the above noted lot that is currently held in trust by Alvarado ISD.

We respectfully submit a bid of 250.00\$ for this property.

This particular lot is land locked but we own the lot to the West which fronts on Fannin St. So I think that we would be the logical buyer.

We paid 250.00\$ for the Fannin lot in the last Johnson County sealed bid sale. Since I needed to be sure we purchased the lot with frontage prior to bidding on the land locked lot I was unable to submit a bid in Sept. 2013.

I apologize for any inconvenience this may have caused.

Best Regards, Lee J. Schmitt for Nextlots Now LLC.

**Financial Impact of Bid Acceptance**  
**Lot 11, Block 7, New Town, Alvarado, Texas 126-2419-03030**

Proposed Bid \$ 250.00

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Costs

Health, Safety, and/or Labor Liens	\$	0.00
Publication Fees	\$	0.00
Ad Litem Fees	\$	0.00
Court Costs due District Clerk	\$	(528.00)
Sheriffs Levy/Execution	\$	0.00
Research Fee & Other Miscellaneous Fees	\$	0.00

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Amount Left to Apply to Tax \$ 0.00

Delinquent  
Taxes

Ratio of Total

ISD	\$ 1,026.80	52.70%
Educ. Dist	\$ -	0.00%
County	\$ 334.97	17.19%
City	\$ 586.66	30.11%
<b>Total Taxes</b>	<b>\$ 1,948.43</b>	<b>100.00%</b>

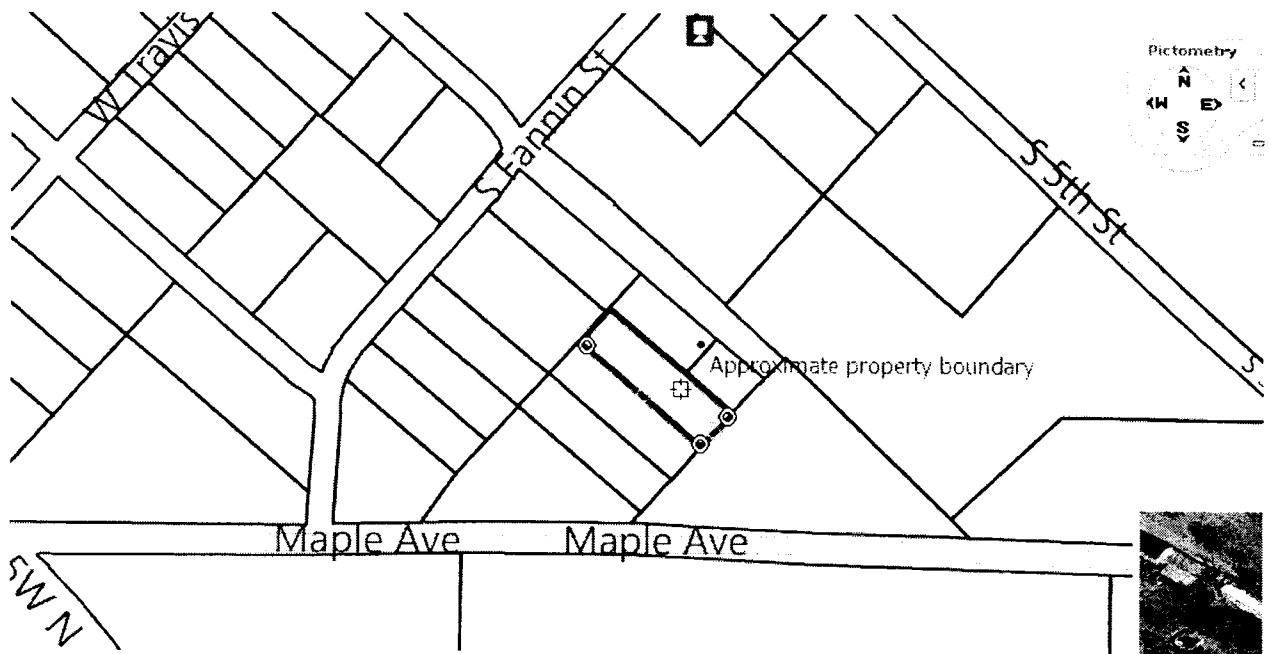
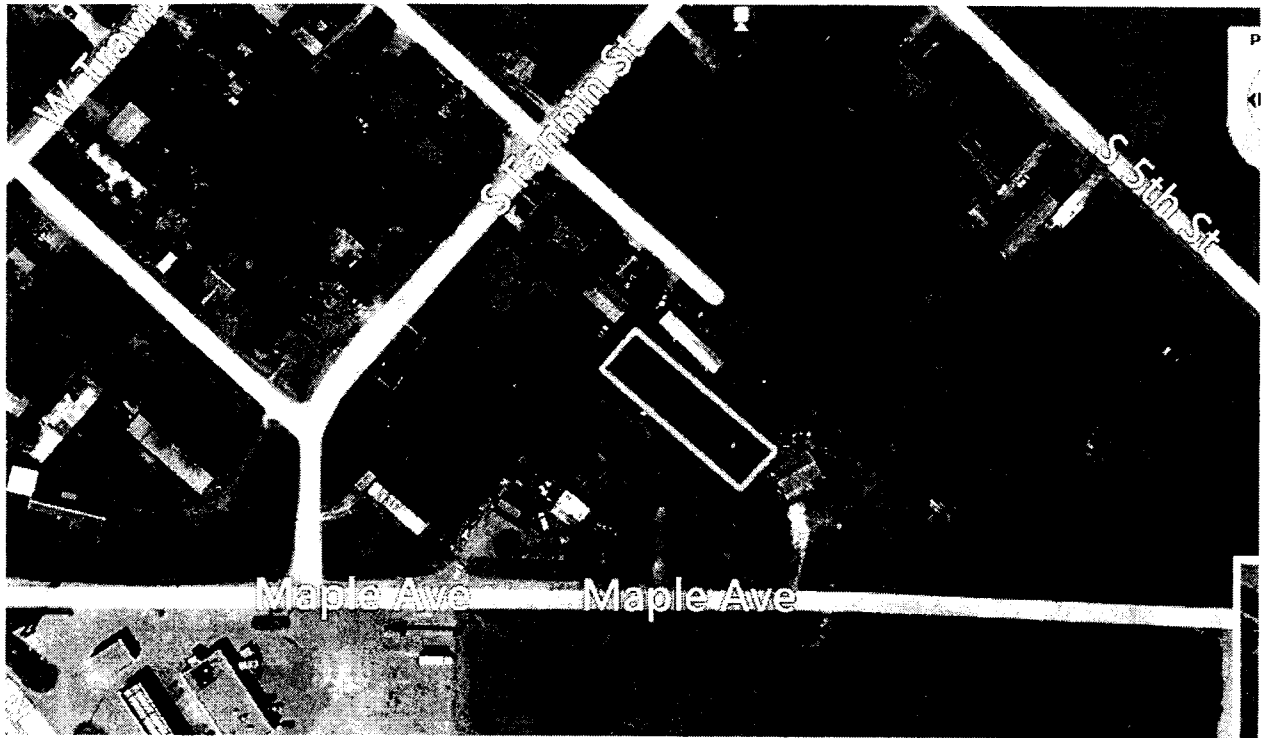
Amounts Realized if Bid Accepted

ISD	\$0 * 0.527 =	\$ 0.00
Educ. Dist	\$0 * 0 =	\$ 0.00
County	\$0 * 0.1719 =	\$ 0.00
City	\$0 * 0.3011 =	\$ 0.00
<b>Total</b>		<b>\$ 0.00</b>

Amounts Extinguished if Bid Accepted

ISD	\$1026.8 - \$0.00 =	\$ (1,026.80)
Educ. Dist	\$0 - \$0.00 =	0
County	\$334.97 - \$0.00 =	\$ (334.97)
City	\$586.66 - \$0.00 =	\$ (586.66)

Appraised Value \$8,500.00



**Account Details for 126.2419.03030**

**Ownership**

<b>Owner Name:</b>	Alvarado Isd
<b>Owner Address:</b>	P O Box 387, Alvarado, TX 760090000
<b>Property Location:</b>	
<b>Ownership Interest:</b>	1.000000
<b>Description:</b>	LOT 11 BLK 7 NEW TOWN
<b>Deed Date:</b>	1999-06-24
<b>Deed Type:</b>	Unassigned
<b>Page #:</b>	00480
<b>Volume #:</b>	02345
<b>Instrument #:</b>	
<b>Exemptions</b>	Total Exemption
<b>Tax Entities</b>	City Of Alvarado Johnson County Alvarado ISD Hill College ALS