

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 Cleburne ISD, City of Cleburne and Hill College, 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. T201100274 Cleburne Independent School District vs. Leon R. McDearmon; 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, Brittney Caughern, has made an offer to purchase the property for the sum of Twenty eight thousand dollars and no cents (\$28,000.00); and offer is attached as EXHIBIT "A"

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

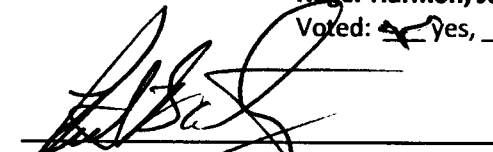
The County Judge is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to Brittney Caughern, for the sum of \$28,000.00, as authorized by Section 34.05, Texas Property Tax Code, and that the proceeds of the sale shall be distributed as provided by section 34.06, Texas Property Tax Code.

Dated this 28th day of July, 2014.



Roger Harmon, Johnson County Judge

Voted: yes, ___ no, ___ abstained



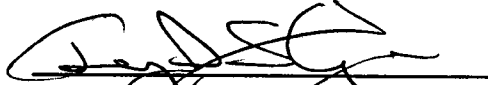
Rick Bailey, Comm. Pct. #1

Voted: yes, ___ no, ___ abstained



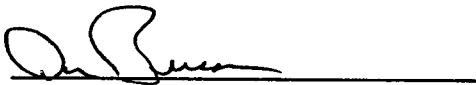
Kenny Howell, Comm. Pct. #2

Voted: yes, ___ no, ___ abstained



Jerry D. Stringer, Comm. Pct. #3

Voted: yes, ___ no, ___ abstained



Don Beeson, Comm. Pct. #4

Voted: yes, ___ no, ___ abstained

ATTEST: 
Becky Williams, County Clerk



EXHIBIT "A"

From: fred garza [<mailto:garzaf2002@yahoo.com>]
Sent: Friday, May 02, 2014 1:57 PM
To: asteele@pbfc.com
Subject: Re: BID FOR 803 PHILLIPS,CLEBURNE,TX 76031

Want to place bid \$28,000 cash for 803 Phillips,Cleburne,tx 76033. If you have any questions call
817 517-8928

Financial Impact of Bid Acceptance
803 Phillips, Cleburne, Texas 126.2820.02140/T201100274

Proposed Bid \$28,000.00

Costs

Health, Safety and/or Labor Liens	\$	(1,581.73)
Publication Fees	\$	(90.22)
Ad Litem Fees	\$	(200.00)
Court Costs Due District Clerk	\$	(1,019.00)
Sheriffs Levy/Execution	\$	(175.00)
Miscellaneous Fees Due Perdue Brandon	\$	(150.00)
Sheriffs Deed Fee	\$	(24.00)
Amount Left to Apply to Tax	\$	24,760.05

	Delinquent Taxes	Ratio of Total
Cleburne ISD	\$ 8,196.81	30.01%
Hill College	\$ 753.96	2.76%
Johnson County	\$ 6,669.78	24.42%
City of Cleburne	\$ 11,695.58	42.82%
Total Taxes	\$ 27,316.13	100.00%

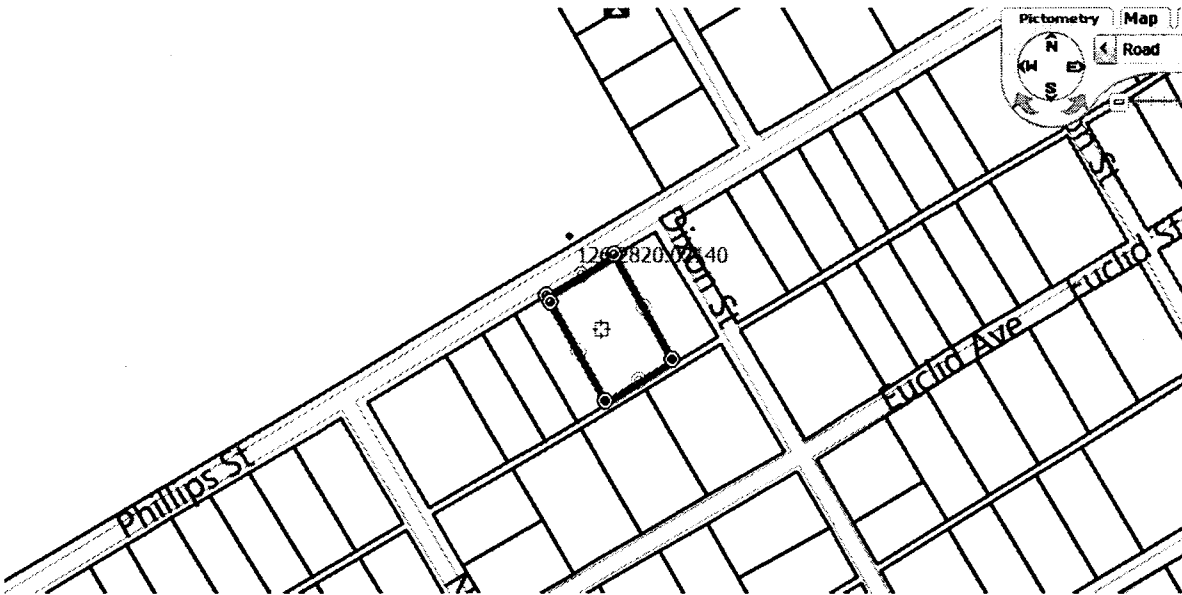
Amounts Realized if Bid Accepted

Cleburne ISD	\$24949.55 * 0.3001 =	\$	7,429.80
Hill College	\$24949.55 * 0.0276 =	\$	683.41
Johnson County	\$24949.55 * 0.2442 =	\$	6,045.66
City of Cleburne	\$24,949.55 * 0.4282 =	\$	10,601.18
Total		\$	24,760.05

Amounts Extinguished if Bid Accepted

Cleburne ISD	\$8196.81 - \$7486.67 =	\$	(767.01)
Hill College	\$753.96 - \$688.64 =	\$	(70.55)
Johnson County	\$6669.78 - \$6091.93 =	\$	(624.12)
City of Cleburne	\$11695.58 - \$10682.31 =	\$	(1,094.40)

Appraised Value \$63,416.00



Improvement State Code:

A1 - Real^
Residential^
Single Family

Land State Code:

A1 - Real^
Residential^
Single Family

Productivity State Code:

GEO Num:

126.2820.02140

Last Update:

Mar 11 2014
1:31PM

Value

Improvement Value	\$43,416
Land Market Value:	\$20,000
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$63,416
Appraised Value:	\$63,416
Land Acres	.0000
Impr Area Size	1219
Year Built	1960

Appraisal History

* This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in Johnson Appraisal District's database and may not be used as a basis of protest or appeal.