

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 5th day of August, 2014, in Cause No. T200900134, Alvarado ISD vs. Timothy Curtis Flach; 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, Noah & Erica Russell has made an offer to purchase the property for the sum of Thirty-nine thousand dollars and no cents (\$39,000.00); 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 Noah & Erica Russell for the sum of \$39,000.00, 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 10th day of November, 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"

Mitzi Douglass

From: Erica Russell <erica@reliablepaving.com>
Sent: Wednesday, October 01, 2014 2:35 PM
To: Mitzi Douglass
Subject: RE: Resale Property

39K via conference call - ~~that~~

Certainly - call my cell 817-319-5177.

erica - *High Bidder*

From: Mitzi Douglass [mailto:mdouglass@pbcm.com]
Sent: Wednesday, October 01, 2014 2:20 PM
To: Erica Russell
Subject: Resale Property

Ms. Russell,
The Attorney wanted to know if you could do a conference call with the other bidders this Friday around 11:00 am.?

Thank you,

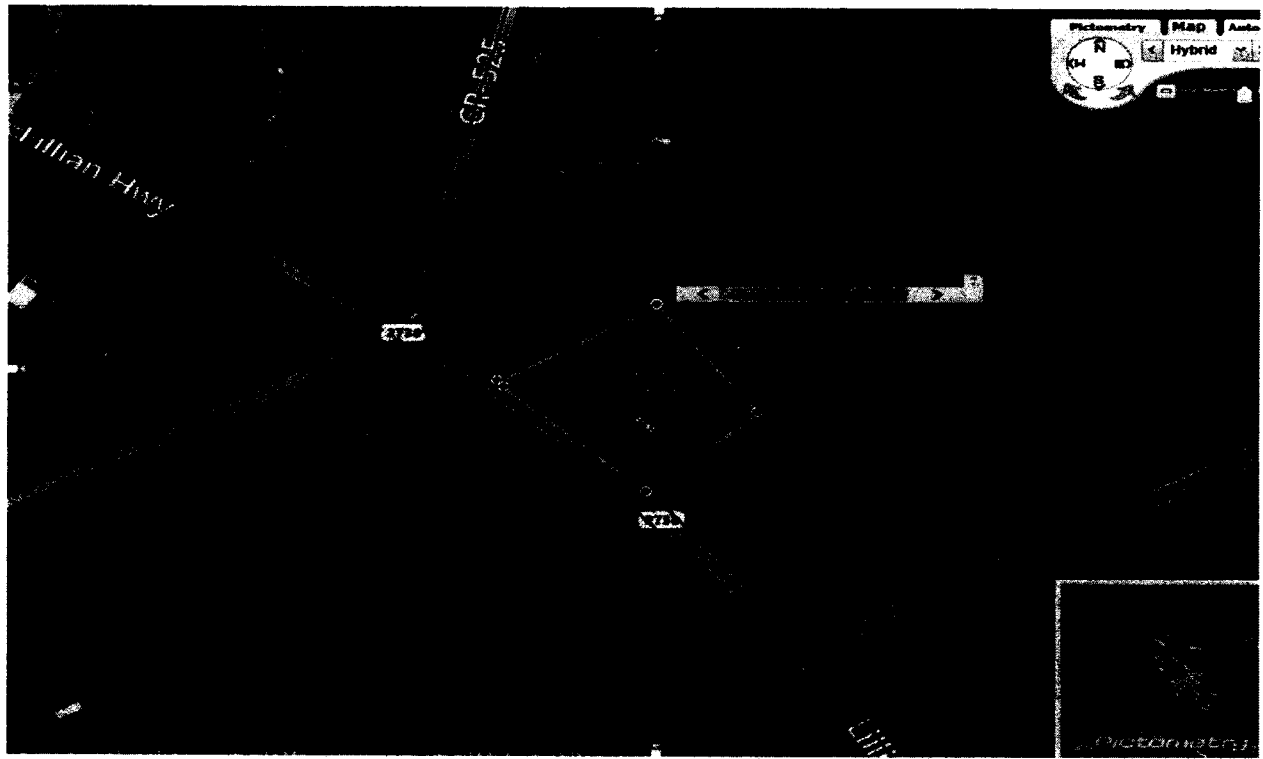
Mitzi Douglass

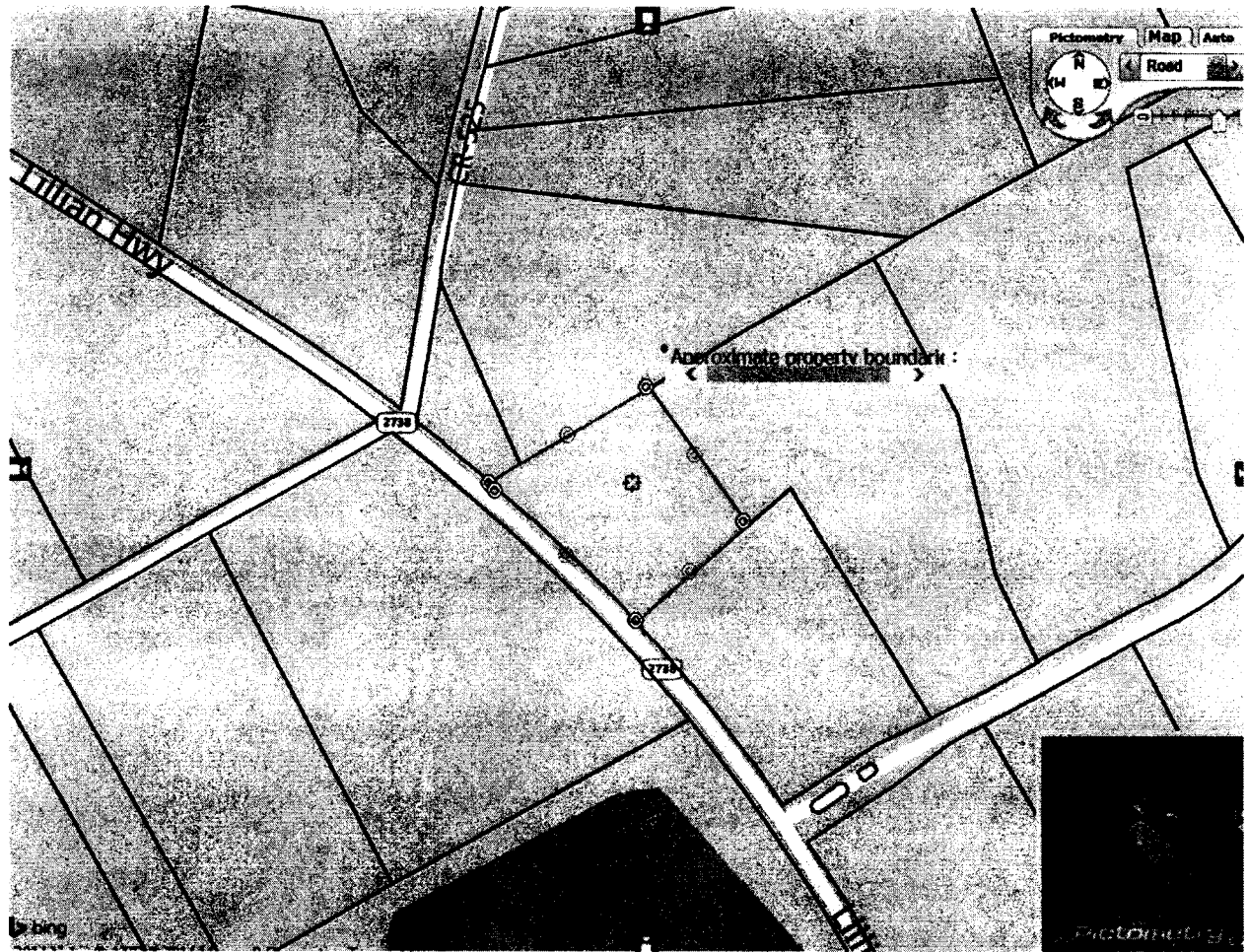
- Noah -

EXHIBIT "A"

Financial Impact of Bid Acceptance
5938 FM 2738, Alvarado, TX 126.0195.06371/T200900134

| | | | | | |
|---|-------------|-----------------------------|--------------|----|-----------------------|
| Proposed Bid | | | | | \$39,000.00 |
| Costs | | | | | |
| Health, Safety and/or Labor Liens | | | | \$ | - |
| Publication Fees | | | | \$ | (76.00) |
| Ad Litem Fees | | | | \$ | - |
| Court Costs Due District Clerk | | | | \$ | (1,215.00) |
| Sheriffs Levy/Execution | | | | \$ | (400.00) |
| Miscellaneous Fees Due Perdue Brandon | | | | \$ | (205.00) |
| Sheriffs Deed Fee | | | | \$ | (34.00) |
| Amount Left to Apply to Tax | | | | \$ | 37,070.00 |
| Delinquent Taxes | | | | | |
| | | | | | Ratio of Total |
| Alvarado ISD | | \$ 48,154.63 | | | 75.35% |
| Hill College | | \$ 1,226.48 | | | 1.92% |
| Johnson County | | \$ 14,527.56 | | | 22.73% |
| Johnson County Educ Dist | | \$ - | | | 0.00% |
| Total Taxes | | \$ 63,908.67 | | | 100.00% |
| Amounts Realized if Bid Accepted | | | | | |
| Alvarado ISD | | $\$37070 * 0.7535 =$ | | \$ | 27,931.92 |
| Hill College | | $\$37070 * 0.0192 =$ | | \$ | 711.42 |
| Johnson County | | $\$37070 * 0.2273 =$ | | \$ | 8,426.66 |
| Johnson County Educ Distr | | $\$37070 * 0 =$ | | \$ | - |
| | | | Total | \$ | 37,070.00 |
| Amounts Extinguished if Bid Accepted | | | | | |
| Alvarado ISD | | $\$48154.63 - \$27931.92 =$ | | \$ | (20,222.71) |
| Hill College | | $\$1226.48 - \$711.42 =$ | | \$ | (515.06) |
| Johnson County | | $\$14527.56 - \$8426.66 =$ | | \$ | (6,100.90) |
| Johnson County Educ Dist | | $\$0 - \$0.00 =$ | | \$ | - |
| Appraised Value | \$45,104.00 | | | | |





Account Details for 126.0195.06371

Ownership

| | |
|----------------------------|---|
| Owner Name: | Riam Recovery Llc |
| Owner Address: | 5938 Fm 2738, Mansfield, TX 760637090 |
| Property Location: | 5938 Fm 2738 |
| Ownership Interest: | 1.000000 |
| Description: | ABST 195 TR 107A M D DICKEY |
| Deed Date: | 2009-04-15 |
| Deed Type: | Appraisal Office |
| Page #: | 629 |
| Volume #: | 4571 |
| Instrument #: | |
| Exemptions | |
| Tax Entities | <ul style="list-style-type: none">○ Johnson County○ Alvarado ISD○ Hill College ALS○ Lateral Road |

| | |
|---------------------------------|---|
| | <ul style="list-style-type: none"> ○ Johnson Co ESD#1 ○ Lillian Fire Dept |
| Improvement State Code: | A1 - Real^ Residential^ Single Family |
| Land State Code: | A1 - Real^ Residential^ Single Family |
| Productivity State Code: | |
| GEO Num: | 126.0195.06371 |
| Last Update: | Jul 24 2014 3:46PM |

Value

| | |
|----------------------------|----------|
| Improvement Value | \$22,604 |
| Land Market Value: | \$22,500 |
| AG Market Value: | \$0 |
| AG Value: | \$0 |
| Prod Loss: | \$0 |
| Total Market Value: | \$45,104 |
| Appraised Value: | \$45,104 |
| Land Acres | 1.0000 |

| | |
|-----------------------|----------|
| Impr Area Size | 0 |
| Year Built | 0 |