

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 Hill College acquired title to a certain tract of real estate at a Sheriff's sale held on the 4<sup>th</sup> day of November, 2014, in Cause No. T201300163, Alvarado ISD vs. Mildred R. Greenstein; 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, Adara Homes, has made an offer to purchase the property for the sum of Two thousand eight hundred dollars and no cents (\$2,800.00); 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 ADARA HOMES, for the sum of \$2,800.00, 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 10<sup>th</sup> day of April, 2017.

*[Signature of Roger Harmon]*

Roger Harmon, Johnson County Judge

Voted:  yes, \_\_\_ no, \_\_\_ abstained

*[Signature of Rick Bailey]*

Rick Bailey, Comm. Pct. #1

Voted:  yes, \_\_\_ no, \_\_\_ abstained

*[Signature of Kenny Howell]*

Kenny Howell, Comm. Pct. #2

Voted:  yes, \_\_\_ no, \_\_\_ abstained

*[Signature of Jerry D. Stringer]*

Jerry D. Stringer, Comm. Pct. #3

Voted:  yes, \_\_\_ no, \_\_\_ abstained

*[Signature of Larry Woolley]*

Larry Woolley, Comm. Pct. #4

Voted:  yes, \_\_\_ no, \_\_\_ abstained

ATTEST: *[Signature of Becky Ivey]*  
Becky Ivey, County Clerk



EXHIBIT "A"

BID SHEET FOR RESALE

Date 7-12-16

Name of Bidder Adara Homes

Address of Bidder PO Box 669

Kennedale TX 76060

Email Address jay@jayapp.com

Phone Number 817 235 9534

Property Description Lot 1 Pt 1 2 BK 32  
# 126-2344-03431 College H: 11

Street address of property 107 Bill Jackson Dr

Amount of Bid\*\* \$ 2800

**FINANCIAL IMPACT OF BID ACCEPTANCE**

BID FOR: 107 S. Bill Jackson  
 PROP. NO. 126.2344.03431  
 PROPOSED BID: \$2,800.00  
 CAUSE NO: T201300163

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Alvarado ISD	\$1,638.24	45.81%
Hill College	\$57.67	1.61%
Johnson County	\$681.25	19.05%
City of Alvarado	\$1,199.04	33.53%
 Total Taxes	 \$3,576.20	 100.00%

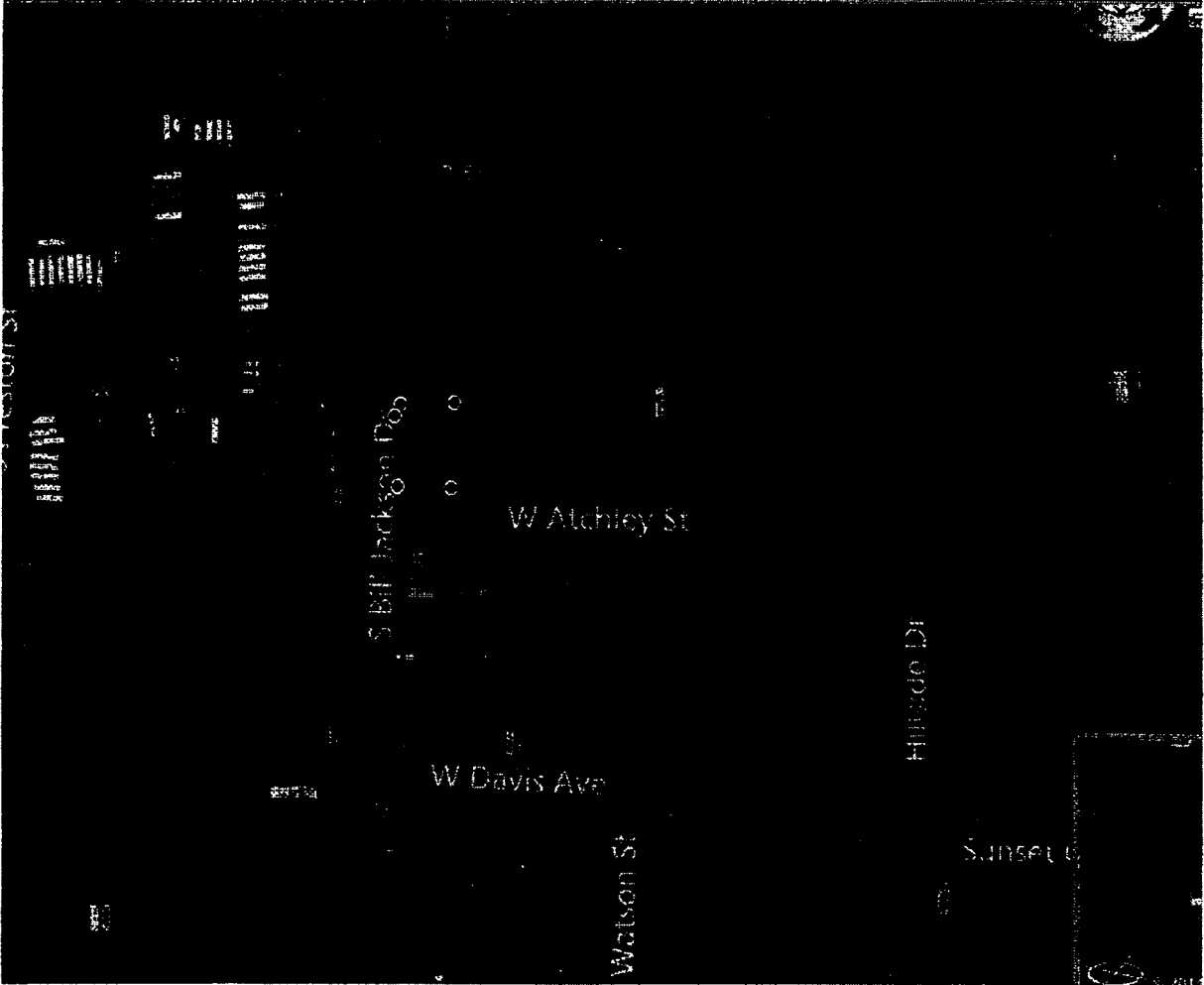
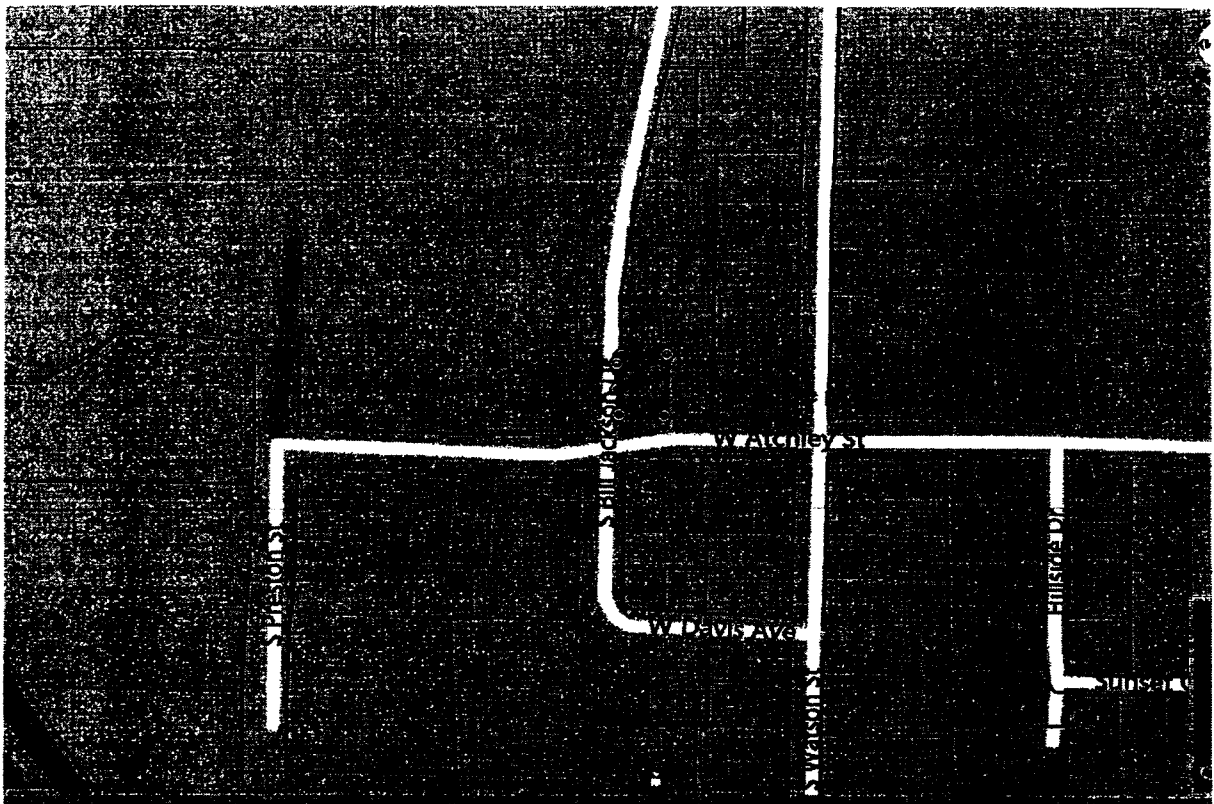
Bid Amount:		\$2,800.00
Less:	Health/Safety Liens(post-strike off)	\$0.00
	Publication Fees	(\$79.63)
	Ad Litem Fees	\$0.00
	Court Costs due District Clerk	(\$526.00)
	Sheriff Levy/Execution	(\$400.00)
	Misc. Fees due PBFCM	(\$200.00)
	Sheriffs Deed Fee	(\$34.00)

Amount left to apply to taxes \$1,560.37

Alvarado ISD	\$714.80
Hill College	\$25.16
Johnson County	\$297.24
City of Alvarado	\$523.17

<b>Excess:</b>	<b>\$0.00</b>
<b>Distribute as follows:</b>	
Health/Safety Liens(pre-strike off)	\$0.00
Alvarado ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00
City of Alvarado	\$0.00

<b>TAXES EXTINGUISHED BY ALVARADO ISD</b>	<b>(\$923.44)</b>
<b>TAXES EXTINGUISHED BY HILL COLLEGE</b>	<b>(\$32.51)</b>
<b>TAXES EXTINGUISHED BY JOHNSON COUNTY</b>	<b>(\$384.01)</b>
<b>TAXES EXTINGUISHED BY CITY OF ALVARADO</b>	<b>(\$675.87)</b>





# Central Appraisal District of Johnson County

109 North Main St  
 Cleburne, Texas 76033  
 Phone: (817) 648-3000  
 Fax: (817) 645-3105

## Account Details for 126.2344.03431

### Ownership

<b>Owner Name:</b>	City Of Alvarado
<b>Owner Address:</b>	104 W College St, Alvarado, TX 760090000
<b>Property Location:</b>	107 S Bill Jackson Dr
<b>Ownership Interest:</b>	1.000000
<b>Description:</b>	LOT 1 PT,2 BLK 32 COLLEGE HILL
<b>Deed Date:</b>	2014-12-17
<b>Deed Type:</b>	Constables Deed
<b>Page #:</b>	
<b>Volume #:</b>	
<b>Instrument #:</b>	26892
<b>Exemptions</b>	<ul style="list-style-type: none"> <li>◦ Total Exemption</li> </ul>
<b>Tax Entities</b>	<ul style="list-style-type: none"> <li>◦ City Of Alvarado</li> <li>◦ Johnson County</li> <li>◦ Alvarado ISD</li> <li>◦ Hill College ALS</li> </ul>

	<ul style="list-style-type: none"> <li>◦ Lateral Road</li> <li>◦ Johnson Co ESD#1</li> <li>◦ Alvarado Fire Dept</li> </ul>
<b>Improvement State Code:</b>	
<b>Land State Code:</b>	X05 - Exempt, City
<b>Productivity State Code:</b>	
<b>GEO Num:</b>	126.2344.03431
<b>Last Update:</b>	Jun 15 2016 3:39PM

**Value**

<b>Improvement Value</b>	\$0
<b>Land Market Value:</b>	\$8,083
<b>AG Market Value:</b>	\$0
<b>AG Value:</b>	\$0
<b>Prod Loss:</b>	\$0
<b>Total Market Value:</b>	\$8,083
<b>Appraised Value:</b>	\$8,083
<b>Land Acres</b>	.2209
<b>Impr Area Size</b>	0
<b>Year Built</b>	0