

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 City of Rio Vista, Rio Vista ISD and Hill College acquired title to a certain tract of real estate at a Sheriff's sale held on the 3rd day of March, 2015, in Cause No. T201100046, City of Rio Vista vs. M. F. Gilbert Estate; 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

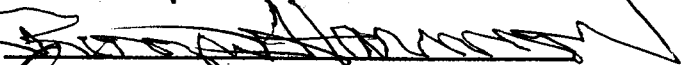
WHEREAS, it is in the best interest of Johnson County and its taxpayers to return this property to a productive use; and

WHEREAS, Frank Clewis, has made an offer to purchase the property for the sum of Five thousand dollars and no cents (\$5,000.00); and offer is attached as EXHIBIT "A"

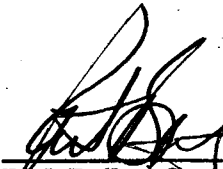
NOW THEREFORE, BE IT RESOLVED BY THE JOHNSON COUNTY COMMISSIONER'S COURT THAT:

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 FRANK CLEWIS, for the sum of \$5,000.00, 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 24th day of April, 2017.



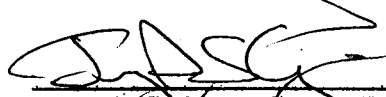
Roger Harmon, Johnson County Judge
Voted: yes, ___ no, ___ abstained




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



Larry Woolley, Comm. Pct. #4
Voted: yes, ___ no, ___ abstained

ATTEST: 
Becky Ivey, County Clerk



EXHIBIT "A"

I would like to bid \$5,000 on the property at 102 S. Hughes. This home has been abandoned for years. The floors are falling in, the house is a hazard to the property that I own next door. The house will have to be torn down. I do not have the account number on this property. The address is 102 S. Hughes Rio Vista, Texas 76093. If this bid is accepted I would like the deed to be in my name Frank Clewis 104 S Hughes St Rio Vista, Texas 76093.

Frank Clewis
817-994-2015

Sent from my iPhone

FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: 102 S Hughes
 PROP. NO. 126.4200.00280
 PROPOSED BID: \$5,000.00
 CAUSE NO: T201100046

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Rio Vista ISD	\$7,932.80	59.61%
Hill College	\$168.26	1.26%
Johnson County	\$2,354.92	17.70%
City of Rio Vista	\$2,852.30	21.43%
Total Taxes	\$13,308.28	100.00%

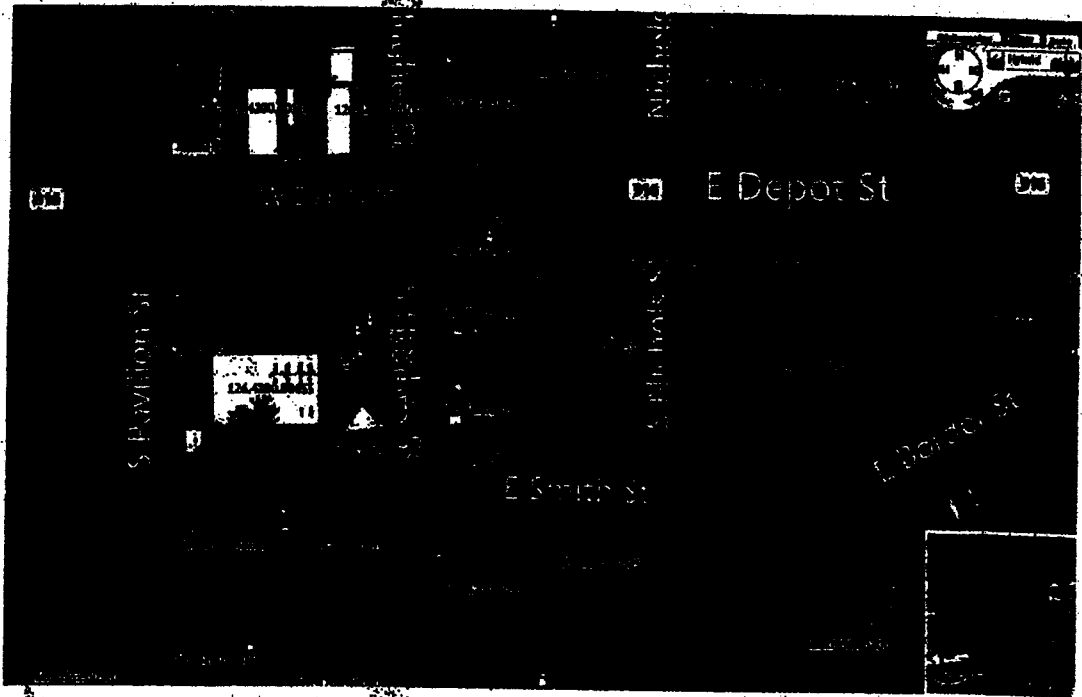
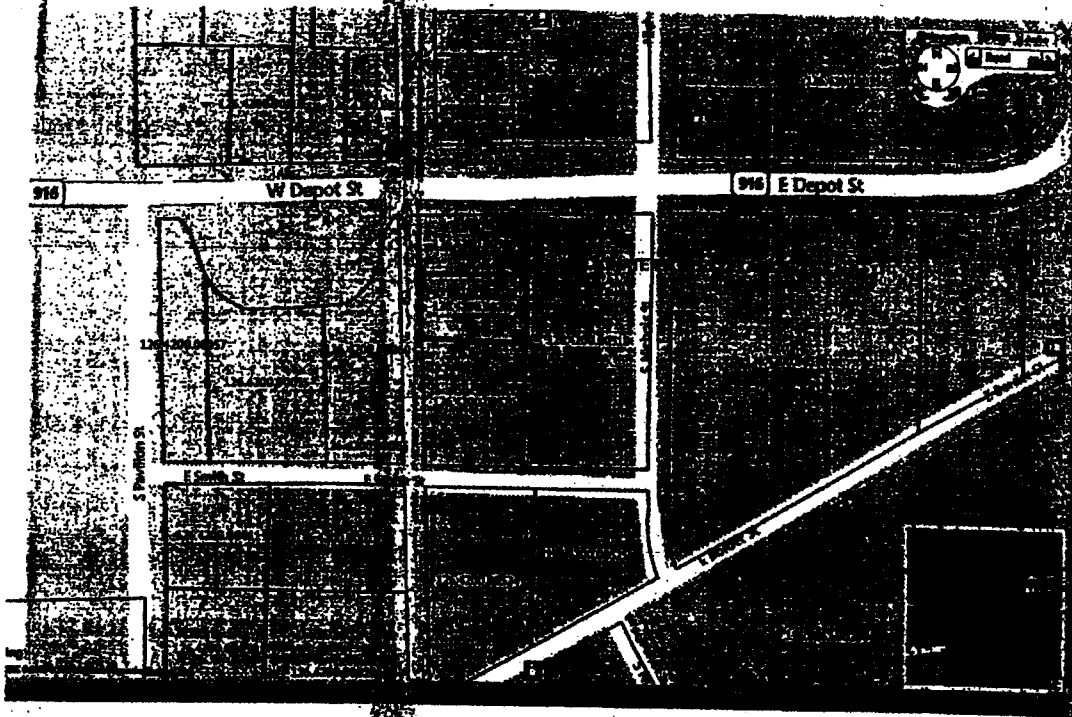
Bid Amount:		\$5,000.00
Less:	Health & Safety Liens, post sale	\$0.00
	Publication Fees	(\$95.47)
	Ad Litem Fees	(\$200.00)
	Court Costs due District Clerk	(\$783.00)
	Sheriff Levy/Execution	(\$400.00)
	Misc. Fees due PBFCM	(\$200.00)
	Sheriffs Deed Fee	(\$34.00)

Amount left to apply to taxes \$3,287.53

Rio Vista ISD	\$1,959.63
Hill College	\$41.57
Johnson County	\$581.73
City of Rio Vista	\$704.60

Excess:	\$0.00
Distribute as follows:	
Health/Safety Liens (pre-sale)	
Rio Vista ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00
City of Rio Vista	\$0.00

TAXES EXTINGUISHED BY RIO VISTA ISD	(\$5,973.17)
TAXES EXTINGUISHED BY HILL COLLEGE	(\$126.69)
TAXES EXTINGUISHED BY JOHNSON COUNTY	(\$1,773.19)
TAXES EXTINGUISHED BY CITY OF RIO VISTA	(\$2,147.70)





Central Appraisal District of Johnson County

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

Account Details for 126.4200.00280

Ownership

Owner Name:	Gilbert M F
Owner Address:	1607 Westridge Dr, Cleburne, TX 760313417
Property Location:	102 S Hughes St
Ownership Interest:	1.000000
Description:	LOT 1A BLK 9 CITY OF RIO VISTA
Deed Date:	1900-01-01
Deed Type:	
Page #:	
Volume #:	
Instrument #:	
Exemptions	
Tax Entities	<ul style="list-style-type: none"> • City Of Rio Vista • Johnson County • Rio Vista ISD • Hill College RIS • Lateral Road

	<ul style="list-style-type: none"> • Johnson Co ESD#1 • Rio Vista Fire Dept
Improvement State Code:	A1 - Real, Residential, Single Family
Land State Code:	A1 - Real, Residential, Single Family
Productivity State Code:	
GEO Num:	126.4200.00280
Last Update:	Oct 15 2015 4:23PM

Value

Improvement Value	\$2,311
Land Market Value:	\$8,000
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$10,311
Appraised Value:	\$10,311
Land Acres	.0000
Impr Area Size	1082
Year Built	1930