

STATE OF TEXAS

§

§

COUNTY OF JOHNSON

§



RESOLUTION

WHEREAS, one tract of real property has been struck-off/sold to Johnson County and Venus Independent School District for delinquent taxes and has been deeded in equal shares to the same; and

WHEREAS, Johnson County and Venus Independent School District desire to sell this property and thereby place it back on the tax rolls; and

WHEREAS, Johnson County and Venus Independent School District have received an offer to purchase the tract as described in the attached documentation that satisfies the outstanding tax debt and the costs in full; and

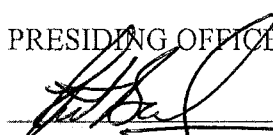
WHEREAS, the funds received pursuant to this sale shall be distributed half to the Venus Independent School District and half to Johnson County in accordance with their respective ownership interests, therefore

IT IS HEREBY RESOLVED, that the tract of property described in the attached documentation is available for sale free of all tax liens held by the County of Johnson and may be sold for any offer accepted by Johnson County and Venus Independent School District

IT IS FURTHER RESOLVED, that Hon. Roger Harmon, County Judge of Johnson County, is hereby authorized to execute any deed or deeds necessary to complete the sale of said property in conformance with this resolution and without further approval by this governing body.


Approved and resolved this 11 day of May, 2018.

PRESIDING OFFICER



~~Roger Harmon, County Judge~~
Rick Bailey, Comm. Pct. #1, presiding

WITNESSED



Becky Ivey, County Clerk



Ruth Allison

From: Charles E. Brady
Sent: Wednesday, February 7, 2018 11:37 AM
To: Ruth Allison
Subject: FW: FW: Re: Fwd: 2204 Morning Dove Dr - owned by Venus ISD

CONFIDENTIALITY STATEMENT

This transmission may be: (1) subject to the Attorney-Client Privilege, (2) an attorney work product, or (3) strictly confidential. If you are not the intended recipient of this message, you may not disclose, print, copy or disseminate this information. If you have received this in error, please reply and notify the sender (only) and delete the message. Unauthorized interception of this e-mail is a violation of federal criminal law.

From: Ryan Crabtree [mailto:Ryan.Crabtree@cbcadvisors.com]
Sent: Tuesday, February 6, 2018 10:10 AM
To: Charles E. Brady <Charles.Brady@lgbs.com>
Subject: RE: FW: Re: Fwd: 2204 Morning Dove Dr - owned by Venus ISD

Hi Charles,

Our counter offer would be \$7,000.00. Please let me know if that is acceptable.

Ryan Crabtree *Vice President*

O 817.436.1084 | D 817.944.4343 | F 817.860.4180
Ryan.Crabtree@cbcadvisors.com
255 N. Center Street, Suite 200 | Arlington, TX 76011
CBC ADVISORS

From: Charles E. Brady [mailto:Charles.Brady@lgbs.com]
Sent: Monday, January 22, 2018 1:55 PM
To: Ryan Crabtree <Ryan.Crabtree@cbcadvisors.com>
Subject: RE: FW: Re: Fwd: 2204 Morning Dove Dr - owned by Venus ISD

Quicker the better. If you can make a counter offer or a re-offer I can definitely get it front of the right people.

Again, we really appreciate your interest in the property.

CONFIDENTIALITY STATEMENT

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Ruth Allison – Suburban Area Manager - Fort Worth Office
Linebarger Goggan Blair & Sampson, LLP Attorneys at Law
Ruth.Allison@lgbs.com
100 Throckmorton Suite 300
Fort Worth, TX 76102
Direct: (817) 317-9524

RE: One parcels on the Struck Off list. – 2204 Morning Dove Dr.

Dear Venus ISD,

I am submitting an offer to acquire one parcels from your stuck off list. My offer is a total of \$5,000 CASH for the listed parcel below closing within 10 days. This will cover all of the outstanding property taxes balance.

In addition, please note this parcel is a mobile home parcels with significant amount of issues that need to be fix:


- Drainage needs to be completely re-worked. (Currently runs through the property.)
- Replace the septic tanks and water meters

I have added pictures as well to show you the issues. Please attachment.

SELLER: Venus ISD
PURCHASER: Ryan Crabtree
PROPERTY: 2204 Morning Dove Dr
PURCHASE PRICE: \$5,000

Address	Account ID	Owner Name	Legal
2204 Morning Dove Dr	126.4490.00230	Venus ISD	LOT 23 BLK 1 SOUTH FORTY EST

Sincerely,



Ryan Crabtree

ryan.crabtree@cbcadvisors.com – 817-944-4343



Drainage needs to be re-work.

06785

DEED
(DEED WITHOUT WARRANTY)

STATE OF TEXAS

*
*
*
*

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF JOHNSON

THAT the undersigned, Grady Pettit, hereinafter referred to as "Grantor", for and in consideration of the sum of TEN AND no/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by Venus Independent School District and Johnson County hereinafter referenced "Grantees", the receipt and sufficiency of which is hereby acknowledged have GRANTED, SOLD and CONVEYED, and by these presents to GRANT, SELL, and CONVEY unto Grantees, of the County of Johnson and State of Texas, all of Grantor's right, title and interest in and to the real property described as follows:

Being all that certain Lot 23 in Block 1, out of South Forty Estates, an addition to Johnson County, Texas, and being more particularly described in that certain Deed of Record in Volume 1197, Page 235 of the Deed Records, Johnson County, Texas. 126-4490-00230

TO HAVE AND HOLD the above described property and premises unto the Grantees, Grantee's heirs, administrators, executors, successors and/or assigns forever. This conveyance is made without warranty, express or implied.

EXECUTED this 16th day of MARCH, 2001.

GRADY PETTIT

By

STATE OF TEXAS

COUNTY OF JOHNSON

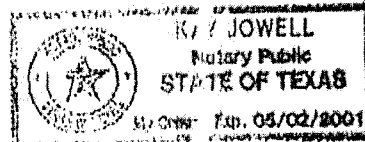
BEFORE ME, the undersigned authority, on this day personally appeared Grady Pettit, Grantor, known to me to be the person whose name is subscribed to the forgoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 16, day of March, 2001.

Kay Jowell
Notary Public in and for the State of Texas

GRANTEE:

RETURN TO:
Venus Independent School District, et al
% Perdue, Brandon, Fielder, et al
P.O. Box 13430
Arlington, TX 76094



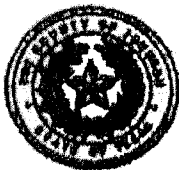
WARNING — THIS IS PART OF THE OFFICIAL RECORD
DO NOT DESTROY

Filed For Record 1058. AM/PM

MAR 20 2001

County Clerk Johnson County
By [Signature] Deputy

ANY PROVISION HEREIN WHICH RESTRICTS
THE SALE, RENTAL OR USE OF THE DE-
SCRIBED REAL PROPERTY BECAUSE OF
COLOR OR RACE IS INVALID AND UNEN-
FORCEABLE UNDER FEDERAL LAW



STATE OF TEXAS
COUNTY OF JOHNSON

that I hereby certify this instrument was FILED on the date and at the
time stamped hereon by me and was duly RECORDED in the OFFICIAL PUBLIC
RECORDS OF JOHNSON COUNTY, TEXAS in the Volume and Page as shown
hereon.

[Signature]

CURTIS H. DOUGLAS, COUNTY CLERK
JOHNSON COUNTY, TEXAS

ORDER OF SALE

THE STATE OF TEXAS

COUNTY OF JOHNSON

TO ANY SHERIFF OR CONSTABLE OF ANY COUNTY OF THE STATE OF TEXAS,
GREETINGS:

On the 17th day of August, 1999

the VENUS INDEPENDENT SCHOOL DISTRICT, COUNTY EDUCATION
DISTRICT #21 and JOHNSON COUNTY;

as Plaintiffs, Intervenor or Impleaded Defendants in Cause No.
T199909645 recovered judgment in the 249TH District Court of
JOHNSON County, Texas against

FEDERAL DEPOSIT INSURANCE CORPORATION, as successor in
interest to the Federal Savings and Loan Insurance
Corporation as receiver for Commodore Savings
Association, by serving Judith K. Sinclair, Regional
Counsel, 1910 Pacific, Dallas, Texas 75210, having
heretofore appeared by filing a written answer;

as defendants for taxes, penalties, interests, and costs due or
to become due on property herein described until the date of
sale, and the further sum of the costs of suit, together with the
costs of executing the requirements of this writ. Said judgment
directs the foreclosure of the liens against the property by
reason of taxes remaining unpaid and due to all taxing units
which are parties to this suit. Said liens now exist against the
property hereinafter described, the same lying and being situated
in the County of JOHNSON and the State of Texas, and within each
taxing unit which are parties to this suit, to wit:

Being all that certain Lot 23 in Block 1, out of South
Forty Estates, an addition to Johnson County, Texas and
being more particularly described in that certain Deed
of Record in Volume 1197, Page 235 of the Deed Records
of Johnson County, Texas.

The following amounts are due pursuant to the judgment:

* TAXING UNIT	TRACT DESC	YEARS	TOTAL
VENUS INDEPENDENT SCHOOL DISTRICT	TRACT I	1989 THRU 1998	\$ 2,060.59
COUNTY EDUCATION DISTRICT #21	TRACT I	1991 THRU 1992	\$ 294.32
JOHNSON COUNTY	TRACT I	1989 THRU 1998	\$ 683.44
TOTAL AMOUNT OF JUDGMENT			\$ 3,038.35

THEREFORE, you are hereby commanded to seize, levy upon and advertise the sale as under execution, each of said tracts of land, and sell the same to the highest bidder for cash as under execution. None of said property shall be sold to the owner of said property, directly or indirectly, or to anyone having an interest therein, or to any party other than a taxing unit which is a party to the suit, for less than the aggregate amount of the judgments against the property, including all costs of suit and sale. The minimum bid for all other persons shall be as determined pursuant to the provisions of Section 34.01 of the Texas Property Tax Code. The adjudged value(s) of the property as set by this court is:

TRACT I \$ 8,500.00

If the Defendant(s) or their attorney shall at any time before the sale file with the Sheriff in possession of this Order of Sale a written request that the property be divided, then such officer shall sell only as many portions as is necessary to pay the tax, penalties, interest and costs adjudged due against the property. The net proceeds of any sale of such property to a party other than a taxing unit who is a party to this suit shall belong to and be distributed to all such taxing units which have been found to have tax liens against such property, pro rata. Any excess proceeds of sale shall be paid pursuant to Section 34.02, of the Texas Property Tax Code.

The Officer executing this Order of Sale shall make proper conveyance to the purchaser(s) of said land by virtue of said sale, upon compliance with the terms of said sale within the time and in the manner provided for by law.

HEREIN FAIL NOT, UNDER PENALTY OF THE LAW, AND DUE "RET MAKE OF THIS WRIT, WITHIN ONE HUNDRED EIGHTY (180) DAYS FROM DATE HEREOF, WITH YOUR ENDORSEMENT THEREON, SHOWING HOW YOU EXECUTED THE SAME.

P

ORDER OF SALE

Issued and given under my hand and seal of said Court, at office
in CLEBURNE in the County of JOHNSON, State of Texas.

This 30th day of March, 2000.

[Signature] Clerk
ATTEST: _____
DISTRICT COURT JOHNSON County, Texas.
BY [Signature] Deputy

ACCT# 4530 SUIT#T199909645

DEF: FEDERAL DEPOSIT INSURANCE

* DISTRICT CLERKS COST *

* BILL OF COSTS *

FEEES ALLOWED IN SUIT

Order of Sale	_____	8.00
.....	_____	_____
.....	_____	_____
TOTAL	_____	8.00

* SHERIFF'S FEES *

SERVING ALL PROCESS, SELLING
PROPERTY AND EXECUTING THE
DEEDS, EACH PIECE OF PROPERTY

.....	_____	_____
.....	_____	_____
.....	_____	_____
.....	_____	_____
TOTAL	_____	_____

* PRINTER'S FEES *

PUBLISHING NOTICES OF SALE

.....	_____	_____
TOTAL	_____	TOTAL FEES 8.50

I hereby certify that the above is a true and correct Bill of
Cost in the above entitled cause up to and including this writ.

Christine Collins CLERK,
DISTRICT COURT JOHNSON County, Texas.

Cause No. T199909645
FEDERAL DEPOSIT INSURANCE
CORPORATION

CONSTABLES RETURN

On the 2ND DAY OF APRIL, 2000, I, as Constable of Precinct 4 of JOHNSON County, Texas, received an Order of Sale issued out of the 249TH District Court in and for JOHNSON County, Texas, in Cause No. T199909645, styled VENUS INDEPENDENT SCHOOL DISTRICT v. FEDERAL DEPOSIT INSURANCE CORPORATION. On the 3RD DAY OF APRIL, 2000, I levied upon the following described land as property of the defendant, FEDERAL DEPOSIT INSURANCE CORPORATION, to wit:

Being all that certain Lot 23 in Block 1, out of South Forty Estates, an addition to Johnson County, Texas and being more particularly described in that certain Deed of Record in Volume 1197, Page 235 of the Deed Records of Johnson County, Texas.

I advertised the above described property for sale, to be sold at the Courthouse door of JOHNSON County, Texas, such sale to be held on the 2ND DAY OF MAY, 2000, which is the first Tuesday of said month.

The advertisement was PUBLISHED, in the English language, once each week for three (3) consecutive weeks preceding the sale in the CLEBURNE TIMES REVIEW, a newspaper published in JOHNSON County, Texas. The first of said publications was on the 9TH DAY OF APRIL, 2000, which date was not less than twenty (20) days prior to the day of sale.

FILED
DAVID LLOYD
DISTRICT CLERK
JOHNSON COUNTY, TEXAS
APR 30 2000

The advertisement stated the authority under which the sale was to be conducted, the time, date and place of the sale, and a brief description of the property to be sold, including the number of acres, description of lots, original survey, location in the County, or the name by which the land is generally known. I also mailed or delivered a copy of the Notice of Sale to each of the defendants in said suit, or to their attorneys of record.

On the 2ND DAY OF MAY, 2000 between the hours of 10 o'clock AM and 4 o'clock PM, at the Courthouse door of JOHNSON County, a sale was held pursuant to said advertisement.

No bid being received, I struck the following described property, off to

VENUS I.S.D.

7 X

a taxing unit and a party to this suit in trust, for the use and benefit of itself and other taxing units in said suit which have been adjudged to have a lien against said property, to wit:

Being all that certain Lot 23 in Block 1, out of South Forty Estates, an addition to Johnson County, Texas and being more particularly described in that certain Deed of Record in Volume 1197, Page 235 of the Deed Records of Johnson County, Texas.

and as provided by law I executed to said taxing unit for the use and benefit of itself and other taxing units in said cause which have been adjudged to have a tax lien against said property, a deed to said property, without receiving any proceeds therefor.

This writ is hereby returned on this, 4 day of May, 2000.

Gary Braluy
Constable of Precinct 4
of JOHNSON County, Texas

By _____ Deputy

CONSTABLES FEES

Serving All Process, Selling Property and

Executing _____ Deeds	\$ _____
Printers Fees	\$ _____
Total	\$ _____
Original Court Costs	\$ _____
Total Amount of Costs	\$ _____

LAW OFFICE OF

MICHAEL R. BOLING

FAX (214) 378-8988

PHONE (214) 378-8788

MICHAEL R. BOLING
Member - State Bar College

ATTORNEYS AT LAW
10830 N. CENTRAL EXPRESSWAY
SUITE 225
DALLAS, TEXAS 75231

ROONEY L. HUBBARD
Board Certified
Commercial Real Estate Law
Texas Board of Legal Specialization

March 25, 1999

Jeaniv Johnson
District Court Clerk of Johnson County
P.O. Box 495
Cleburne, TX 76031

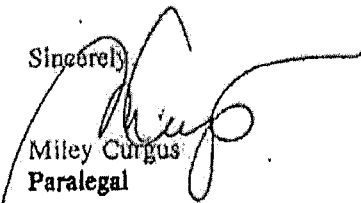
RE: Original Answer
Venus ISD v. FDIC
Cause No. T199909645

Dear District Clerk:

Please find enclosed an original and one copy of the Federal Deposit Insurance Corporation's Original Answer in the above-referenced matter. After filing, please return the copy in the stamped, self-addressed envelope.

Opposing counsel has already been faxed a copy of this document. Thank you for your consideration.

Sincerely,


Miley Curgus
Paralegal

mmc

enclosure

FILED 1/7
A.M. P.M.

MAR 26 1999

CLERK OF DISTRICT COURT, TEXAS
DEPUTY

CAUSE NO. T199909645

VENUS INDEPENDENT SCHOOL DISTRICT

PLAINTIFF,

VS.

FEDERAL DEPOSIT INSURANCE CORPORATION,

DEFENDANT,

FEDERAL DEPOSIT INSURANCE CORPORATION, IN ITS CORPORATE CAPACITY AS MANAGER OF THE FSLIC RESOLUTION FUND

IN THE DISTRICT COURT

249TH JUDICIAL DISTRICT
A.M. 117 P.M.

MAR 26 1999

District Clerk
JOHNSON COUNTY

JOHNSON COUNTY, TEXAS

ORIGINAL ANSWER TO PLAINTIFF'S ORIGINAL PETITION

THE FEDERAL DEPOSIT INSURANCE CORPORATION, IN ITS CORPORATE CAPACITY AS MANAGER OF THE FSLIC RESOLUTION FUND, files this, its Original Answer to Plaintiff's Original Petition in the above styled and numbered cause, and shows the Court the following:

I.

Defendant, Federal Deposit Insurance Corporation, in the above capacity, pursuant to Rule 92 of the Texas Rules of Civil Procedure, denies each and every, all and singular, the allegations in Plaintiff's Original Petition, and demands strict proof thereof.

II.

Defendant, still urging and relying on matters asserted above, by way of further answer asserts the following affirmative defenses:

12 U.S.C §1825(b) provides in part:

(2) No property of the Corporation shall be subject to levy, attachment, garnishment, foreclosure, or sale without the consent of the Corporation, nor shall any involuntary lien attach to the property of the Corporation.

(3) The Corporation shall not be liable for any amounts in the nature of penalties or fines, including those arising from the failure of any person to pay any real property, personal property, probate, or recording tax or any recording or filing fees when due.


Plaintiff is without authority to proceed with this action or any other against any interest the Defendant may have without the Defendant's consent, which has not been given.

Plaintiff is seeking to hold Defendant liable for amounts which are in the nature of penalties or fines, which have arisen from the failure to pay real property taxes when due. Such action is in direct violation of 12 U.S.C. §1825 (b)(3).

WHEREFORE, PREMISES CONSIDERED, Defendant requests judgment of the Court that Plaintiff take nothing by their suit and that Defendant be awarded its costs and such other relief at law or in equity to which Defendant may show itself justly entitled.

Respectfully submitted,

The Law Office of Michael R. Boling


By: Michael R. Boling
State Bar Number: 02575720
10830 N. Central Expressway
Suite 225, LB 15
Dallas, Texas 75231
(214) 378-8788
(214) 378-8988 (Fax)

ATTORNEY FOR FEDERAL DEPOSIT
INSURANCE CORPORATION, IN ITS
CORPORATE CAPACITY AS MANAGER OF
THE FSLIC RESOLUTION FUND

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing Original Answer to Plaintiff's Original Petition was forwarded to opposing counsel and other parties pursuant to Rule 21a of the Texas Rules of Civil Procedure, on this 25th day of March, 1999.


By: Michael R. Boling)

B. Lynn Stavinoha
PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.
Attorneys at Law
P.O. Box 13430
Arlington, TX 76094-0430
(817) 461-3344
(817) 860-6509 (Fax)

NO. T199902045

VENUS INDEPENDENT SCHOOL DISTRICT
VS.

IN THE 219 DISTRICT COURT:
IN AND FOR
JOHNSON COUNTY, TEXAS

FEDERAL DEPOSIT INSURANCE CORPORATION.

PLAINTIFFS ORIGINAL PETITION

TO THE HONORABLE JUDGE OF SAID COURT:

Now come(s) the taxing districts set out below

JOHNSON COUNTY
VENUS-INDEPENDENT SCHOOL DISTRICT
COUNTY EDUCATION DISTRICT #21

FILED
A.M. 4:30
7 day of Feb 19 99
DAVID R. LLOYD
District Clerk, Johnson County, Tex.
BY [Signature] DEK

on behalf of themselves and all taxing districts for whom they collect. Each is a political subdivision of the State of Texas, each is legally constituted and authorized to impose and/or collect ad valorem taxes, and each is hereinafter called "Plaintiff", whether one or more, original or intervenor, and for such cause of action, would show the following:

1. The name(s) and address(es) of Defendants is/are:

FEDERAL DEPOSIT INSURANCE CORPORATION, as successor in interest to the Federal Savings and Loan Insurance Corporation as receiver for Commodore Savings Association, by serving Judith K. Sinclair, Regional Counsel, 1910 Pacific, Dallas, Texas 75210;

Said Defendant(s) currently own or claim an interest in the property hereinafter described and/or owned the hereinafter described property on the first day of January of each of the years for which taxes are due and owing. Discovery is intended to be conducted under Level 2 pursuant to Rule 190 of the Texas Rules of Civil Procedure.

2. The taxes in the amounts and for the years shown below were legally imposed on each separately described property and on the respective person named (if known) who owned the property on January 1 of such years. Such taxes are delinquent and owing, along with penalties and interest authorized by law and detailed below:

Acct #	YEAR	TAXES	PEN. & INT	TOTAL
4530				

Geographical Code : 126-4490-00230
LOT-23, BLOCK 1, SOUTH FORTY ESTATES, LOCATED IN JOHNSON

COUNTY, TEXAS	1991	62.01	78.47	140.48
	1992	68.09	76.78	144.87
COUNTY EDUCATION DISTRICT #21				285.35

LOT 23, BLOCK 1, SOUTH FORTY ESTATES, LOCATED IN JOHNSON COUNTY, TEXAS	1989	30.73	47.37	78.10
	1990	31.66	44.44	76.10
	1991	32.89	41.62	74.51
	1992	33.92	38.24	72.16
	1993	34.93	34.56	69.49
	1994	35.61	30.32	65.93
	1995	35.71	25.48	61.19
	1996	37.54	21.60	59.14
	1997	37.54	16.43	53.97
	1998	37.56	8.66	46.22
JOHNSON COUNTY				656.81

LOT 23, BLOCK 1, SOUTH FORTY ESTATES, LOCATED IN JOHNSON COUNTY, TEXAS	1989	113.33	174.70	288.03
	1990	113.33	159.06	272.39
	1991	51.32	64.95	116.27
	1992	45.24	51.00	96.24
	1993	121.83	120.56	242.39
	1994	120.70	102.78	223.48
	1995	119.88	85.53	205.41
	1996	123.14	70.87	194.01
	1997	127.50	55.79	183.29
	1998	127.50	8.93	136.43
VENUS INDEPENDENT SCHOOL DISTRICT				1,957.94

Research Costs	100.00
Total for February 1999	\$ 3,000.10

The property is specifically described as follows:

Being all that certain Lot 23 in Block 1, out of South Forty Estates, an addition to Johnson County, Texas and being more particularly described in that certain Deed of Record in Volume 1197, Page 235 of the Deed Records of Johnson County, Texas.

(This amount does not include court costs which must be paid prior to dismissal).

In addition to the amounts stated above, Plaintiff(s) sue(s) for costs of court, foreclosure sale expenses and research expenses for determining the name, identity and location of necessary parties and in procuring necessary legal descriptions of the property and other costs, all as authorized by law. Further, should additional taxes, penalties and interest become due or

accrue against said property prior to or after judgment herein, to the date of sale, Plaintiff(s) also sue for such additional amount(s).

3. Plaintiff(s) would show that all conditions precedent to the right to levy said taxes were performed as required by law; that all of said taxes were authorized by law; and that all things required by law have been duly and legally performed by the proper officials.

4. Plaintiff(s) would further show that the Attorney signing this petition is legally authorized to prosecute this suit on behalf of the taxing unit and Plaintiff(s) therefore request(s) attorney fees as provided by law.

5. Each tract of the said above-described real estate and/or item of personal property was, on January 1st of the aforesaid years and at the time said taxes were imposed, located within the boundaries of each of said taxing units and within the boundaries of JOHNSON COUNTY, TEXAS. Each taxing unit asserts a lien on each separately described property listed above to secure the payment of all taxes, penalties, interest and costs due.

6. Defendant(s) shall take notice of all pleas and interventions which may be filed by Plaintiff(s) or any party intervening.

7. Plaintiff(s) would show that the party or parties who owned the property described above, on January 1st of the years indicated are indebted to Plaintiff taxing units for said taxes, penalties and interest, and are liable for all costs herein. Plaintiff(s) seek personal liability against such owners, as well as foreclosure of the tax lien on each separately described property. As to all other Defendants, Plaintiff's action is a proceeding in rem only, whereby Plaintiff(s) seek(s) to foreclose the tax lien(s) on each separately described property listed in satisfaction of the taxes, penalties, interest and all costs due or to become due herein.

WHEREFORE, Plaintiff(s) pray that Defendant(s) be cited to appear and answer herein and that on final hearing recover the followings:

A. Personal judgment against such Defendant(s) who owned the property described herein on January 1st of the years indicated above, for all taxes, penalties, interest, attorney fees, and costs that are due or will become due.

B. Foreclosure of the tax lien(s), issuance of an order of sale and/or execution on the property described above, and payment of all taxes, penalties, interest, and costs that are due or will become due and that are secured by such tax lien(s), which tax lien(s)

is first, prior and/or superior to any other interest
in said property; and


C. Such other and further relief to which Plaintiff(s)
may be entitled.

PERDUE, BRANDON, FIELDER, COLLINS & MOTT, L.L.P.
Attorneys at Law
P. O. BOX 13430
ARLINGTON, TEXAS 76094-0430
(817) 461-3344 FAX: (817) 860-6509

BY

by Lynn Stavinohat
B. LYNN STAVINOHAT
BAR NO. 19085800

Please review this tax notice. This tax statement includes only the property taxes which are collected by the Denton County Tax Office. There may be other taxes due on your property that are not collected by the Denton County Tax Office. This tax statement reflects the amount due for the Year tax year only. Delinquent taxes are not included in this statement. If payment is sent by first class-mail and property addressed with postage prepaid, the post office cancellation mark is considered the date of payment.



MICHELLE FRENCH
DENTON COUNTY TAX A/C
P O BOX 75
CLEBURNE TX 76033-0075
(817) 558-0122

2017 Tax E-Statement

Property Account Number:
126-4490-00230

STATEMENT DATE: 01/10/2018

OWNER: VENUS ISD

MAILING ADDRESS: P O BOX 364
 VENUS, TX 76084

LEGAL: LOT 23BLK 1SOUTH FORTY EST

PROPERTY LOCATION: 0002204 MORNING DOVE DR
ACRES: 0.9

NON-HOMESITE VAL 16,200	APPRaised VALUE 16,200	TOTAL MARKET VALUE				
TAXING ENTITY	EXEMPTION AMOUNT	TAXABLE VALUE AFTER EXEMPTIONS	TAX RATE PER \$100	BASE RATE	PENALTY & INTEREST	
JOHNSON COUNTY	16,200	0	0.441700	0.00	0.00	
FARM TO MARKET LTRD	16,200	0	0.030300	0.00	0.00	
EMER SERV DISTRICT 1	16,200	0	0.060000	0.00	0.00	
VENUS ISD	16,200	0	1.587600	0.00	0.00	
HILL COLL-VENUS	16,200	0	0.050000	0.00	0.00	
LAWSUIT: 4939 0646 VES T199909045			SUBTOTAL	0.00	0.00	

TOTAL AMOUNT DUE 0.00

***LAWSUIT HAS BEEN FILED ON DELINQUENT TAXES. CALL 817-558-0122 FOR ADDITIONAL AMOUNT DUE.**

***IF YOU ARE RECEIVING THE 'OVER 65' OR '100% DISABILITY' EXEMPTION, YOU QUALIFY FOR INSTALLMENT PAYMENTS. CALL THIS TAX OFFICE FOR MORE INFORMATION.**

^Detach on perforation and return this portion with your check payable to:

Johnson County
 P O BOX 75
 CLEBURNE TX 76033-0075
 (817) 558-0122

TOTAL AMOUNT DUE
\$0.00

** AMOUNT DUE ON RECEIPT **

Please make check payable to: **Michelle French, Tax A/C**

ACCOUNT: 126-4490-00230 2017

VENUS ISD
 P O BOX 364
 VENUS, TX 76084

IF PAID IN	AMOUNT DUE
FEB	0.00
MAR	0.00
APR	0.00
MAY	0.00
JUN	0.00
JUL	0.00



Central Appraisal District of Johnson County

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

Account Details for 126.4490.00230

Ownership

Owner Name:	Venus Isd
Owner Address:	P O Box 364, Venus, TX 760840000
Property Location:	2204 Morning Dove Dr
Ownership Interest:	1.000000
Description:	LOT 23 BLK 1 SOUTH FORTY EST
Deed Date:	2001-03-20
Deed Type:	Unassigned
Page #:	277
Volume #:	2603
Instrument #:	
Exemptions	<ul style="list-style-type: none"> ◦ Total Exemption
Tax Entities	<ul style="list-style-type: none"> ◦ Johnson County ◦ Venus ISD ◦ Hill College VES ◦ Lateral Road

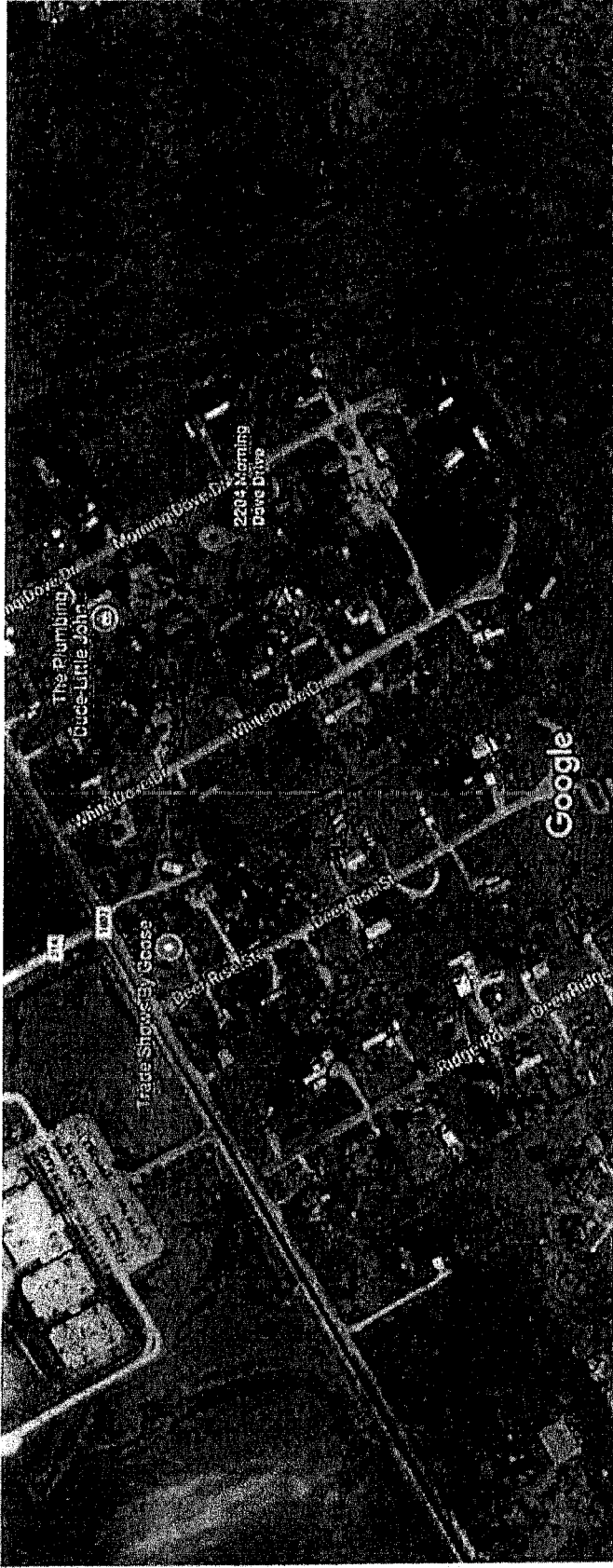
	<ul style="list-style-type: none"> • Johnson Co ESD#1 • Venus Fire Dept ▪ Precinct4
Improvement State Code:	
Land State Code:	X04 - Exempt, School
Productivity State Code:	
GEO Num:	126.4490.00230
Last Update:	Oct 27 2017 10:29AM
Value	
Improvement Value	\$0
Land Market Value:	\$16,200
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$16,200
Appraised Value:	\$16,200
Land Acres	.9000
Impr Area Size	0
Year Built	0

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.

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