

RESOLUTION NO. _____

A RESOLUTION OF THE JOHNSON COUNTY, APPROVING THE SALE OF CERTAIN REAL PROPERTY ACQUIRED AT A DELINQUENT TAX FORECLOSURE SALE

WHEREAS, City of Cleburne, for itself and the use and benefit of Cleburne ISD, Johnson County and the Hill College acquired title to a certain tract of real estate at a Sheriff's sale held on the 6th day of September, 2016, in Cause No. T201300145, City of Cleburne vs. Danny Whitehead; 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, The Garza Group, has made an offer to purchase the property for the sum of Ten thousand dollars and no cents (\$10,000.00); and offer is attached as EXHIBIT "A"

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

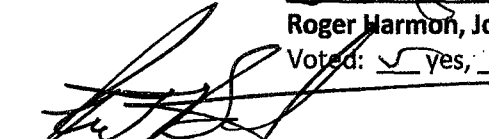
The County Judge is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to THE GARZA GROUP, for the sum of \$10,000.00, as authorized by Section 34.05, Texas Property Tax Code; and that the proceeds of the sale shall be distributed as provided by section 34.06, Texas Property Tax Code.

Dated this 22 day of October, 2018.



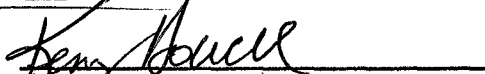
Roger Harmon, Johnson County Judge

Voted: yes, no, abstained



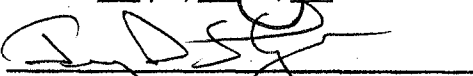
Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



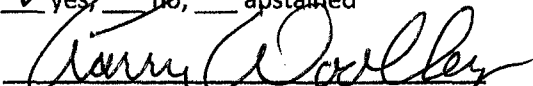
Kenny Howell, Comm. Pct. #2

Voted: yes, no, abstained



Jerry D. Stringer, Comm. Pct. #3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

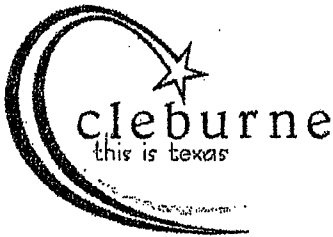
ATTEST: 

Becky Ivey, County Clerk



BID SHEET

- (1) Name GARZA Group
- (2) Address 208 E. CHAMBERS, CLEBURNE TX 76031
- (3) Phone Number (817) 517-8928
- (4) Email Address GARZAF2002@yahoo.com
- (5) Amount of Proposed Bid ^{\$} 10,000
- (6) Property Account Number 126.280038400
- (7) Proposed Use of the Property
Build Custom Home
PRICE RANGE \$150,000 \$160,000



Branded 1867
re-established daily.

Mayor
Scott Cain

AGREEMENT

Mayor Pro-Tem
Dr. Robert O. Kelly

This agreement is between the Garza Group and the City of Cleburne.

Councilmembers
Gayle White
Dale Sturgeon
John Warren

The Garza Group submitted a bid with Perdue, Brandon, Fielder, Collins and Mott due by 8/3/2018 in a timely manner for the purchase of struck off property located at 216 Mechanic.

City Manager
Steve Polasek

I, Colby Garza, affirm that I have the legal authority to speak for this company. I understand that if the Garza Group is awarded the bid, the company will:

1. Apply for and receive a building permit to construct a single family residential home within six months of the closing date of the sale.
2. Physically begin construction of a new home before the expiration of the permit.

I understand that if platting is required, an additional 6 months will be granted in consideration of this process.

I understand that failure to meet the agreed upon requirements could result in forfeiture of the bid award and such shall be further memorialized within the transaction documents associated with the sale of this property to the company.


Colby Garza

8/23/18
Date


Steve Polasek, City Manager

9-7-18
Date

FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: 216 Mechanic
 PROP. NO. 126.2800.38400
 PROPOSED BID: \$10,000.00
 CAUSE NO: T201300145

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Cleburne ISD	\$1,670.10	48.32%
Hill College	\$60.75	1.76%
Johnson County	\$561.99	16.26%
City of Cleburne	\$1,163.42	33.66%
Total Taxes	\$3,456.26	100.00%

Bid Amount:		\$10,000.00
Less:	Health & Safety Liens, post sale	(\$2,881.69)
	Publication Fees	(\$167.45)
	Ad Litem Fees	(\$400.00)
	Court Costs due District Clerk	(\$1,074.00)
	Sheriff Levy/Execution	(\$400.00)
	Misc. Fees due PBFCM	(\$200.00)
	Sheriffs Deed Fee	(\$34.00)

Amount left to apply to taxes \$4,842.86

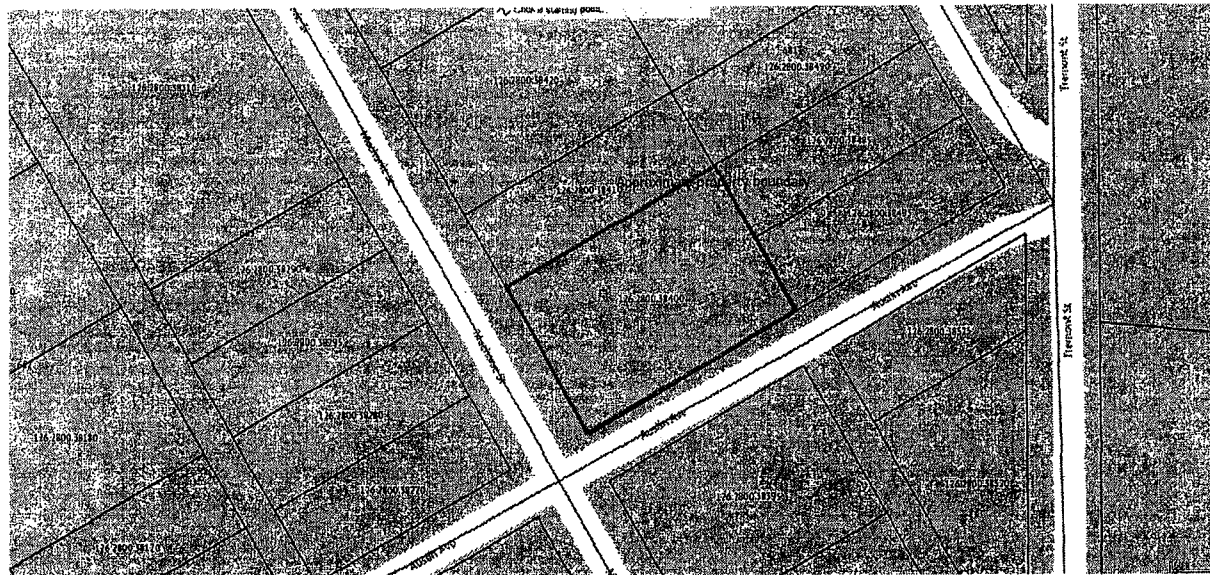
Cleburne ISD	\$1,670.10
Hill College	\$60.75
Johnson County	\$561.99
City of Cleburne	\$1,163.42

Excess: \$1,386.60

Distribute as follows:

Cleburne ISD	\$670.02
Hill College	\$24.37
Johnson County	\$225.46
City of Cleburne	\$466.75

NET TO CLEBURNE ISD	\$2,340.12
NET TO HILL COLLEGE	\$85.12
NET TO JOHNSON COUNTY	\$787.45
NET TO CITY OF CLEBURNE	\$1,630.17





Central Appraisal District of Johnson County

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

Account Details for 126.2800.38400

Ownership

Owner Name:	City Of Cleburne
Owner Address:	P O Box 677, Cleburne, TX 760330677
Property Location:	216 Mechanic
Ownership Interest:	1.000000
Description:	LOT 1,2 BLK 688 ORIGINAL CLEBURNE
Deed Date:	2016-10-24
Deed Type:	Constables Deed
Page #:	
Volume #:	
Instrument #:	26159
Exemptions	<ul style="list-style-type: none"> ◦ Total Exemption
Tax Entities	<ul style="list-style-type: none"> ◦ City Of Cleburne ◦ Johnson County ◦ Cleburne ISD ◦ Hill College CLS

	<ul style="list-style-type: none"> ◦ Lateral Road ◦ Precinct4
Improvement State Code:	
Land State Code:	X05 - Exempt, City
Productivity State Code:	
GEO Num:	126.2800.38400
Last Update:	Jul 30 2018 6:22PM

A zero value indicates that the property record has not yet been completed for the indicated tax year.

† Appraised value may be less than market value due to state-mandated limitations on value increases.

Value

Improvement Value	\$0
Land Market Value:	\$10,500
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$10,500
† Appraised Value:	\$10,500

Land Acres	.3457
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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