

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 1<sup>st</sup> day of March, 2016, in Cause No. DC-T201400502, Cleburne Independent School District vs. Ethelyn James Spencer; 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, Rodney Gattis, has made an offer to purchase the property for the sum of Three thousand five hundred dollars and no cents (\$3,500.00); and offer is attached as EXHIBIT "A"

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

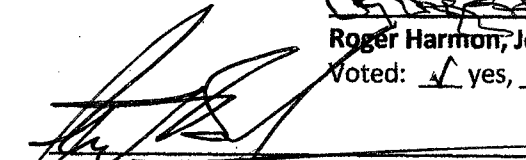
The County Judge is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to RODNEY GATTIS, for the sum of \$3,500.00, as authorized by Section 34.05, Texas Property Tax Code; and that the proceeds of the sale shall be distributed 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



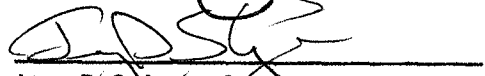
Rick Bailey, Comm. Pct. #1

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



Kenny Howell, Comm. Pct. #2

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



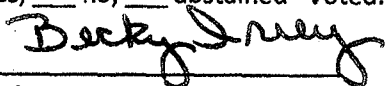
Jerry D. Stringer, Comm. Pct. #3

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



Larry Woolley, Comm. Pct. #4

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

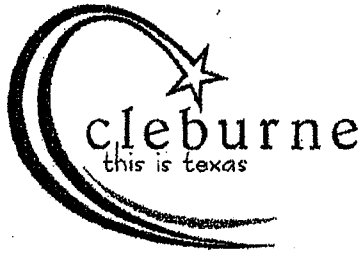
ATTEST: 

Becky Ivey, County Clerk



BID SHEET

- (1) Name Rodney Gattis
- (2) Address 3320 FM 731 Burleson, TX 76028
- (3) Phone Number 817-986-1458
- (4) Email Address rodney.gattis@sbccglobal.net
- (5) Amount of Proposed Bid \$ 3500.<sup>00</sup>
- (6) Property Account Number 126-2800-15590
- (7) Proposed Use of the Property  
single family home - I am with a local  
non-profit that partners with the City of Cleburne



Branded 1867  
re-established daily.

Mayor  
Scott Cain

### AGREEMENT

Mayor Pro-Tem  
Dr. Robert O. Kelly

This agreement is between Rodney Gattis and the City of Cleburne.

Councilmembers  
Gayle White  
Dale Sturgeon  
John Warren

Rodney Gattis 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 206 Royal.

City Manager  
Steve Polasek

I understand that if I am awarded the bid, I 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 me.

  
Rodney Gattis

8/24/2018  
Date

  
Steve Polasek, City Manager

9-7-18  
Date

FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: 206 Royal  
 PROP. NO. 126.2800.15590  
 PROPOSED BID: \$3,500.00  
 CAUSE NO: DC-T201400502

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Cleburne ISD	\$1,547.91	53.38%
Hill College	\$49.30	1.70%
Johnson County	\$464.62	16.02%
City of Cleburne	\$838.20	28.90%
<b>Total Taxes</b>	<b>\$2,900.03</b>	<b>100.00%</b>

Bid Amount:		\$3,500.00
Less:	Health & Safety Liens, post sale	(\$1,357.23)
	Publication Fees	(\$170.92)
	Ad Litem Fees	(\$200.00)
	Court Costs due District Clerk	(\$483.00)
	Sheriff Levy/Execution	(\$400.00)
	Misc. Fees due PBFCM	(\$200.00)
	Sheriffs Deed Fee	(\$34.00)

Amount left to apply to taxes \$654.85

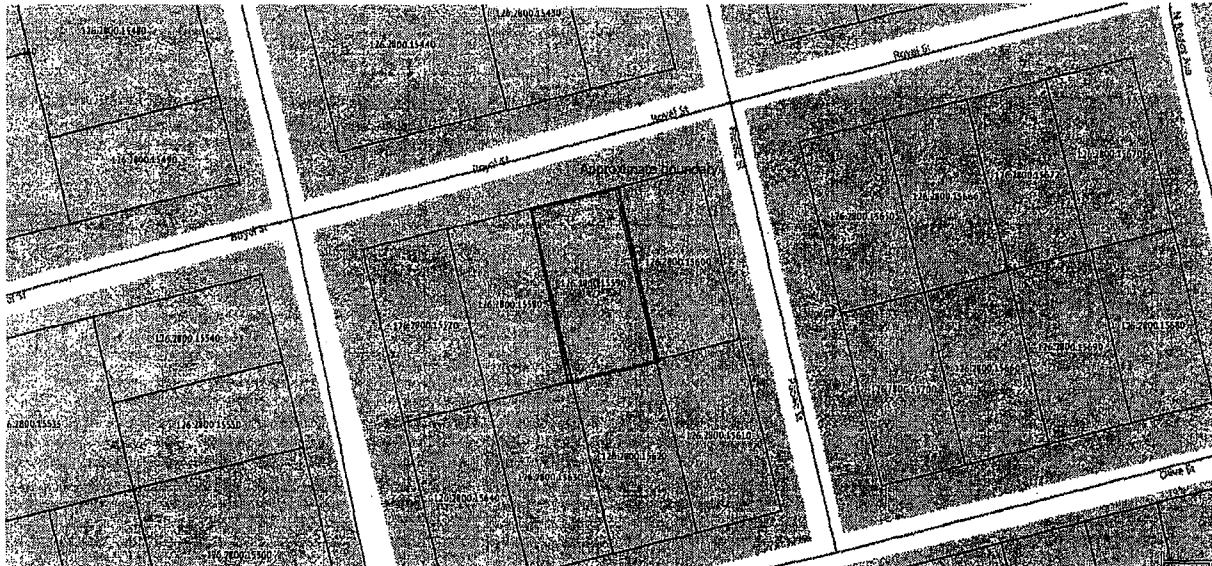
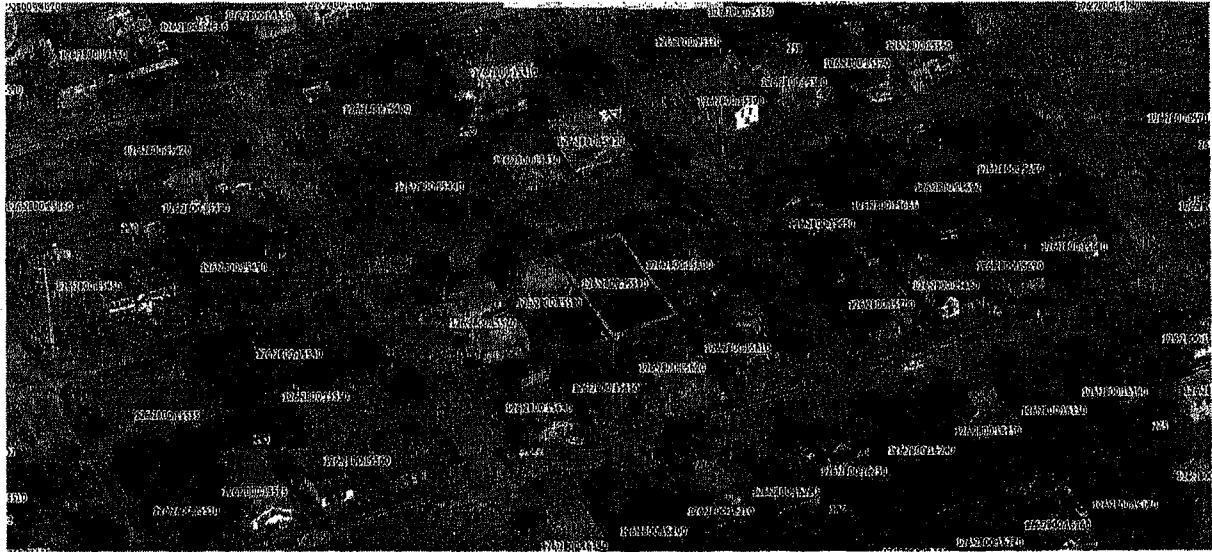
Cleburne ISD/CED	\$349.53
Hill College	\$11.13
Johnson County	\$104.91
City of Cleburne	\$189.27

**Excess: \$0.00**

**Distribute as follows:**

Cleburne ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00
City of Cleburne	\$0.00

<b>NET TO CLEBURNE ISD</b>	<b>\$349.53</b>
<b>NET TO HILL COLLEGE</b>	<b>\$11.13</b>
<b>NET TO JOHNSON COUNTY</b>	<b>\$104.91</b>
<b>NET TO CITY OF CLEBURNE</b>	<b>\$189.27</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 126.2800.15590

### Ownership

<b>Owner Name:</b>	City Of Cleburne
<b>Owner Address:</b>	Po Box 677, Cleburne, TX 76033
<b>Property Location:</b>	206 Royal
<b>Ownership Interest:</b>	1.000000
<b>Description:</b>	LOT 3 BLK 264 ORIGINAL CLEBURNE
<b>Deed Date:</b>	2016-04-15
<b>Deed Type:</b>	Constables Deed
<b>Page #:</b>	
<b>Volume #:</b>	
<b>Instrument #:</b>	08532
<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 Cleburne</li> <li>◦ Johnson County</li> <li>◦ Cleburne ISD</li> <li>◦ Hill College CLS</li> </ul>

	<ul style="list-style-type: none"> <li>◦ Lateral Road</li> <li>◦ Precinct4</li> </ul>
<b>Improvement State Code:</b>	
<b>Land State Code:</b>	X05 - Exempt, City
<b>Productivity State Code:</b>	
<b>GEO Num:</b>	126.2800.15590
<b>Last Update:</b>	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**

<b>Improvement Value</b>	\$0
<b>Land Market Value:</b>	\$7,500
<b>AG Market Value:</b>	\$0
<b>AG Value:</b>	\$0
<b>Prod Loss:</b>	\$0
<b>Total Market Value:</b>	\$7,500
<b>† Appraised Value:</b>	\$7,500

<b>Land Acres</b>	.1386
<b>Impr Area Size</b>	0
<b>Year Built</b>	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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