

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 5<sup>th</sup> day of July, 2016, in Cause No. T201300308, Cleburne Independent School District vs. King D. Terrall; 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, Martha A. Miranda, has made an offer to purchase the property for the sum of Seven thousand five hundred dollars and no cents (\$7,500.00); and offer is attached as EXHIBIT "A"

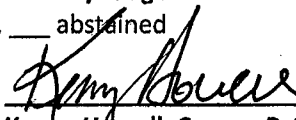
NOW THEREFORE, BE IT RESOLVED BY THE JOHNSON COUNTY COMMISSIONER'S COURT THAT:


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 MARTHA A. MIRANDA for the sum of \$7,500.00, 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 26 day of November, 2018.

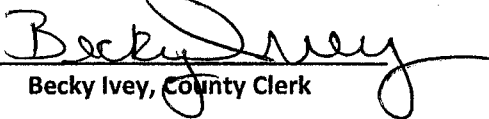
  
Roger Harmon, Johnson County Judge  
Voted:  yes, \_\_\_ no, \_\_\_ abstained

  
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



**FINANCIAL IMPACT OF BID ACCEPTANCE**

BID FOR: 511 E. Willingham  
 PROP. NO. 126-2800-16380  
 PROPOSED BID: \$7,500.00  
 CAUSE NO: T201300308

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Cleburne ISD	\$4,919.33	52.82%
Hill College	\$160.92	1.73%
Johnson County	\$1,514.46	16.26%
City of Cleburne	\$2,719.29	29.20%
<b>Total Taxes</b>	<b>\$9,314.00</b>	<b>100.00%</b>

<b>Bid Amount:</b>		<b>\$7,500.00</b>
Less:	Health & Safety Liens, post sale	(\$1,689.72)
	Publication Fees	(\$114.33)
	Ad Litem Fees	(\$450.00)
	Court Costs due District Clerk	(\$844.00)
	Sheriff Levy/Execution	(\$400.00)
	Misc. Fees due PBFCM	(\$200.00)
	Sheriffs Deed Fee	(\$34.00)

Amount left to apply to taxes **\$3,767.95**

Cleburne ISD	\$1,990.10
Hill College	\$65.10
Johnson County	\$612.67
City of Cleburne	\$1,100.08

**Excess: \$0.00**

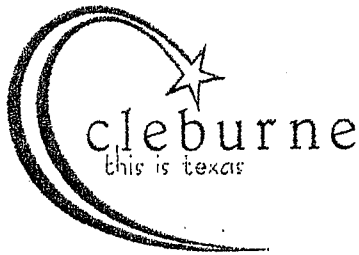
**Distribute as follows:**

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

<b>NET TO CLEBURNE ISD</b>	<b>\$1,990.10</b>
<b>NET TO HILL COLLEGE</b>	<b>\$65.10</b>
<b>NET TO JOHNSON COUNTY</b>	<b>\$612.67</b>
<b>NET TO CITY OF CLEBURNE</b>	<b>\$1,100.08</b>

BID SHEET

- (1) Name Martha A. Miranda
- (2) Address 600 CR 914, Burleson, TX 76028
- (3) Phone Number 817 - 714 - 1455
- (4) Email Address mmiranda.mexicoreal@gmail.com
- (5) Amount of Proposed Bid ~~511 E. Wittingham~~ 7,500
- (6) Property Account Number 126-2800-16380
- (7) Proposed Use of the Property  
will construct a home to ~~match~~  
between 1500 & 1800 sq all brick.



Branded 1867  
re-established daily.

Mayor  
Scott Cain

### AGREEMENT

Mayor Pro-Tem  
Dr. Robert O. Kelly

This agreement is between Martha A. Miranda, Monica Moreno, and the City of Cleburne.

Councilmembers  
Gayle White  
Dale Sturgeon  
John Warren

Martha A. Miranda, on behalf of herself and Monica Moreno, submitted a bid with Perdue, Brandon, Fielder, Collins and Mott due by 9/28/2018 in a timely manner for the purchase of struck off property located at 511 E. Willingham.


City Manager  
Steve Polasek

We understand that if we are awarded the bid, we will:

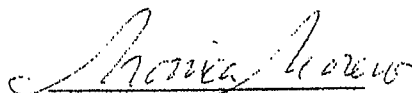
1. Apply for and receive a building permit to construct a single-family residential home within six months of the closing date of the sale.
2. Physically begin construction of a new home before the expiration of the permit.

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

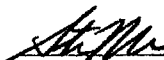
We understand that failure to meet the agreed upon requirements could result in forfeiture of the bid award and such shall be further memorialized within the transaction documents associated with the sale of this property to us.

  
\_\_\_\_\_  
Martha A. Miranda

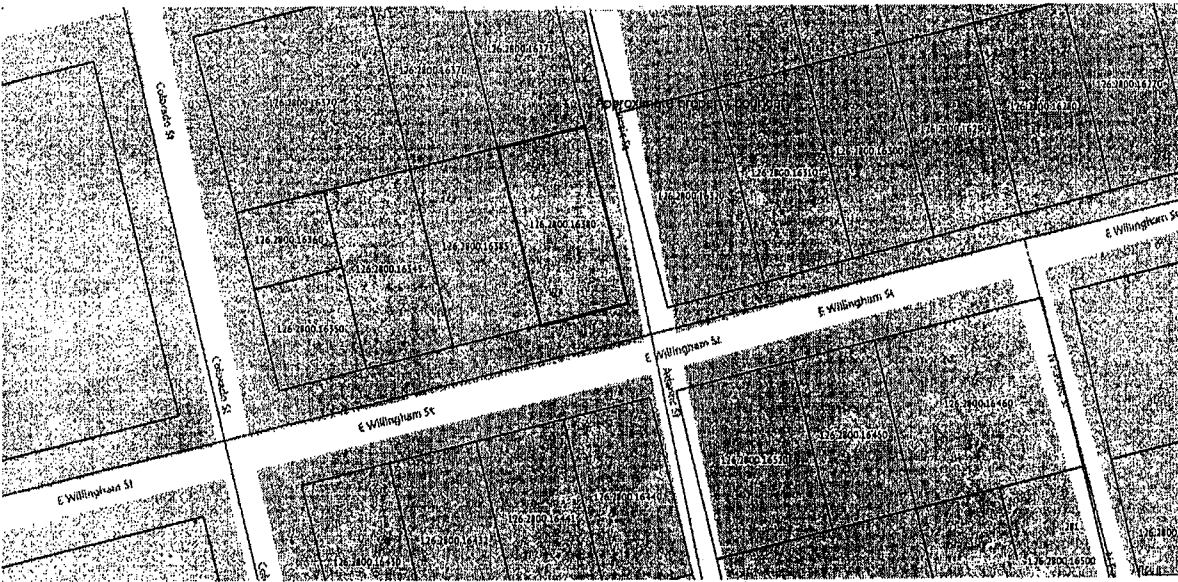
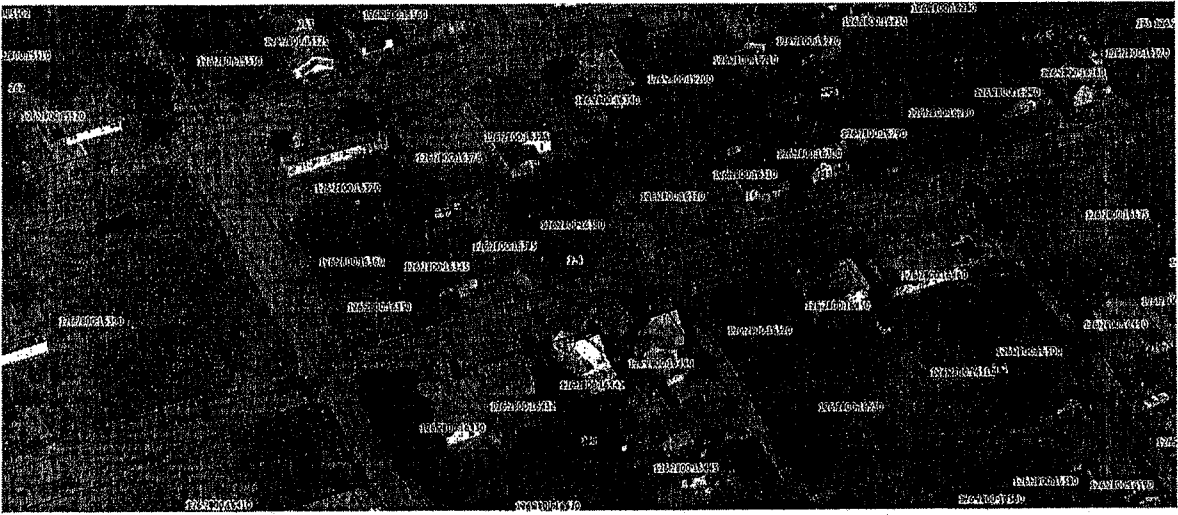
10/15/18  
Date

  
\_\_\_\_\_  
Monica Moreno

10/15/18  
Date

  
\_\_\_\_\_  
Steve Polasek, City Manager

10-18-18  
Date





# Central Appraisal District of Johnson County

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

Account Details for 126.2800.16380.

## Ownership

<b>Owner Name:</b>	City Of Cleburne
<b>Owner Address:</b>	P O Box 677, Cleburne, TX 760330677
<b>Property Location:</b>	511 E Willingham
<b>Ownership Interest:</b>	1.000000
<b>Description:</b>	LOT 4 E/2 BLK 277 ORIGINAL CLEBURNE
<b>Deed Date:</b>	2016-08-12
<b>Deed Type:</b>	Constables Deed
<b>Page #:</b>	
<b>Volume #:</b>	
<b>Instrument #:</b>	19624
<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>	126.2800.16380
<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>	.1265
<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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