

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 January, 2016, in Cause No. T201100108, Cleburne Independent School District vs. Willie Joe Williams 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, David Ray Davenport, has made an offer to purchase the property for the sum of Three thousand seven hundred eighty-seven dollars and no cents (\$3,787.00); and offer is attached as EXHIBIT "A"

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

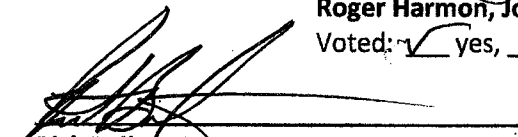
The County Judge is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to DAVID RAY DAVENPORT, for the sum of \$3,787.00, as authorized by Section 34.05, Texas Property Tax Code; and that the proceeds of the sale shall be distributed as provided by section 34.06, Texas Property Tax Code.

Dated this 26 day of November, 2018.



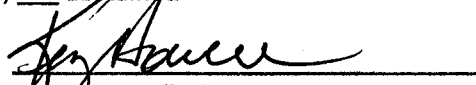
Roger Harmon, Johnson County Judge

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



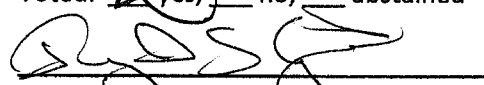
Rick Bailey, Comm. Pct. #1

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



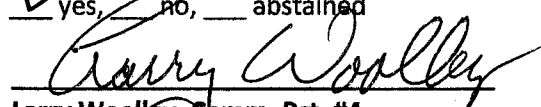
Kenny Howell, Comm. Pct. #2

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



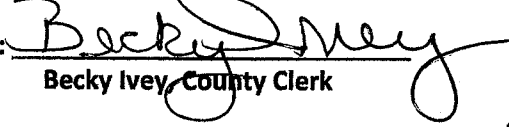
Jerry D. Stringer, Comm. Pct. #3

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: 607 Willingham  
 PROP. NO. 126.2800.16290  
 PROPOSED BID: \$3,787.00  
 CAUSE NO: T201100108

TAXES DUE JURISDICTION AT THE TIME OF SALE	RATIO
Cleburne ISD	\$3,453.06 57.78%
Hill College	\$76.34 1.28%
Johnson County	\$905.61 15.15%
City of Cleburne	\$1,540.73 25.78%
<b>Total Taxes</b>	<b>\$5,975.74 100.00%</b>

Bid Amount:	\$3,787.00
Less:	
Health & Safety Liens, post sale	(\$2,879.37)
Publication Fees	(\$129.06)
Ad Litem Fees	(\$450.00)
Court Costs due District Clerk	(\$328.57)
Sheriff Levy/Execution	\$0.00
Misc. Fees due PBFCM	\$0.00
Sheriffs Deed Fee	\$0.00

Amount left to apply to taxes \$0.00

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

**Excess:** **\$0.00**

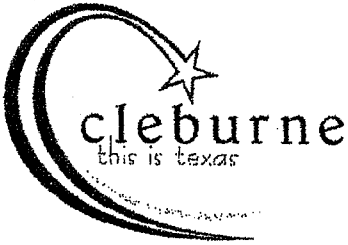
**Distribute as follows:**

	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>\$0.00</b>
<b>NET TO HILL COLLEGE</b>	<b>\$0.00</b>
<b>NET TO JOHNSON COUNTY</b>	<b>\$0.00</b>
<b>NET TO CITY OF CLEBURNE</b>	<b>\$0.00</b>

BID SHEET

- (1) Name DAVID RAY DAVENPORT
- (2) Address 2604 MOUNT VIEW DRIVE  
FARMERS BRANCH, TX 75234
- (3) Phone Number 972-903-6998
- (4) Email Address DAVID@CEASONS HOLDINGS.COM
- (5) Amount of Proposed Bid \$3787<sup>00</sup>
- (6) Property Account Number 126-2800-16290  
607 E. WILLINGHAM
- (7) Proposed Use of the Property CUERBURN, TX  
BUILD SINGLE FAMILY HOUSE



Branded 1867  
re-established daily.

Mayor  
Scott Cain

### AGREEMENT

Mayor Pro-Tem  
Dr. Robert O. Kelly

This agreement is between David Ray Davenport and the City of Cleburne.

Councilmembers  
Gayle White  
Dale Sturgeon  
John Warren

David Ray Davenport 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 607 E. Willingham.

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.

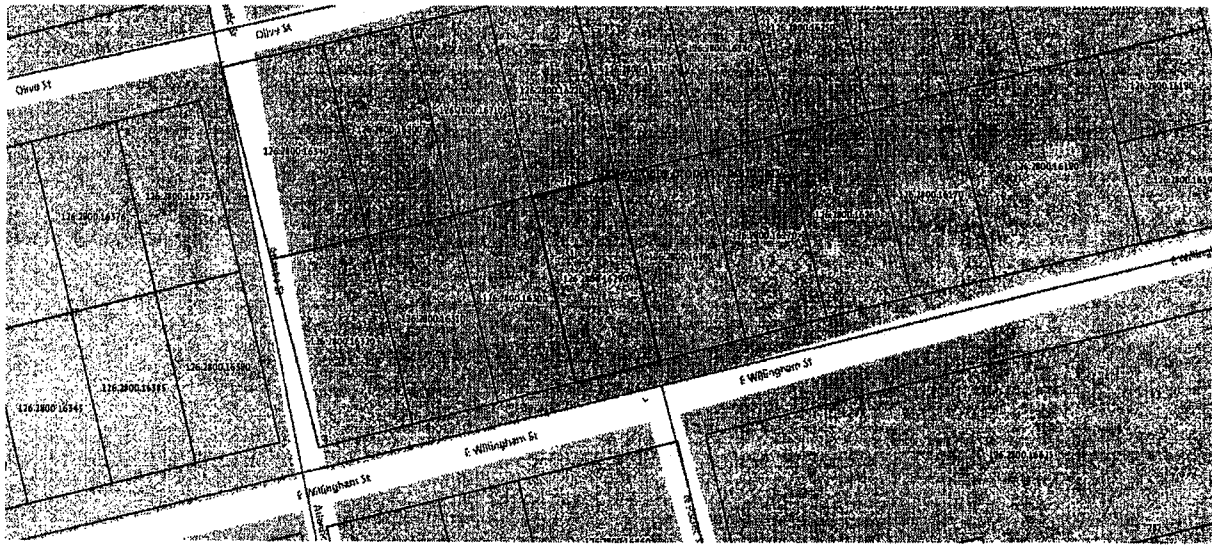
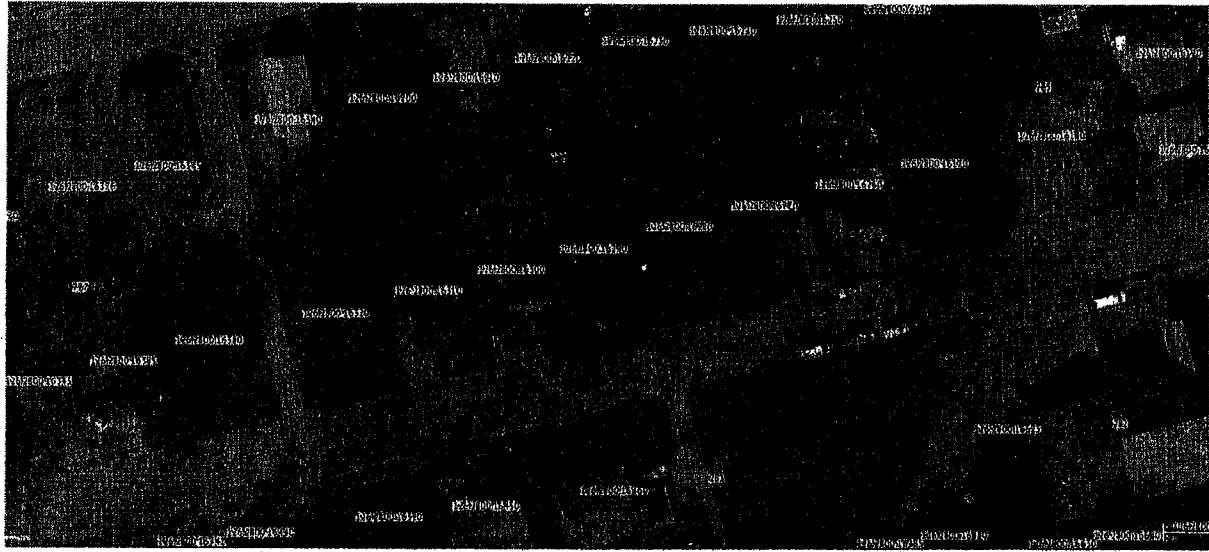
I understand that failure to meet the agreed upon requirements could result in forfeiture of the bid award and such shall be further memorialized within the transaction documents associated with the sale of this property to me.

David Ray Davenport  
David Ray Davenport

10-17-18  
Date

Steve Polasek  
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 126.2800.16290

### Ownership

<b>Owner Name:</b>	City Of Cleburne
<b>Owner Address:</b>	P O Box 677, Cleburne, TX 760330677
<b>Property Location:</b>	607 E Willingham
<b>Ownership Interest:</b>	1.000000
<b>Description:</b>	LOT 10 BLK 276 ORIGINAL CLEBURNE
<b>Deed Date:</b>	2016-02-19
<b>Deed Type:</b>	Constables Deed
<b>Page #:</b>	
<b>Volume #:</b>	
<b>Instrument #:</b>	03716
<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>	126.2800.16290
<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>	.1378
<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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