

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 6<sup>th</sup> day of October, 2015, in Cause No. T201400397, Cleburne Independent School District vs. Jim Liggins; 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, Juan Menchaca, has made an offer to purchase the property for the sum of Five thousand dollars and no cents (\$5,000.00); 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 JUAN MENCHARA, for the sum of 3,000.00, 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 28 day of January, 2019.

  
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

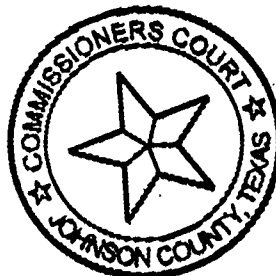
Voted:  yes,  no,  abstained

Larry Woolley, Comm. Pct. #4

Voted:  yes,  no,  abstained

ATTEST: 

Becky Ivey, County Clerk



**FINANCIAL IMPACT OF BID ACCEPTANCE**

BID FOR: 501 Willingham  
 PROP. NO. 126.2800.16350  
 PROPOSED BID: \$5,000.00  
 CAUSE NO: T201400397

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Cleburne ISD	\$6,466.66	54.54%
Hill College	\$193.73	1.63%
Johnson County	\$1,892.50	15.96%
City of Cleburne	\$3,304.45	27.87%
<b>Total Taxes</b>	<b>\$11,857.34</b>	<b>100.00%</b>

Bid Amount:		\$5,000.00
Less:	Health & Safety Liens, post sale	(\$4,502.78)
	Publication Fees	(\$95.75)
	Ad Litem Fees	(\$200.00)
	Court Costs due District Clerk	(\$201.47)
	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:**

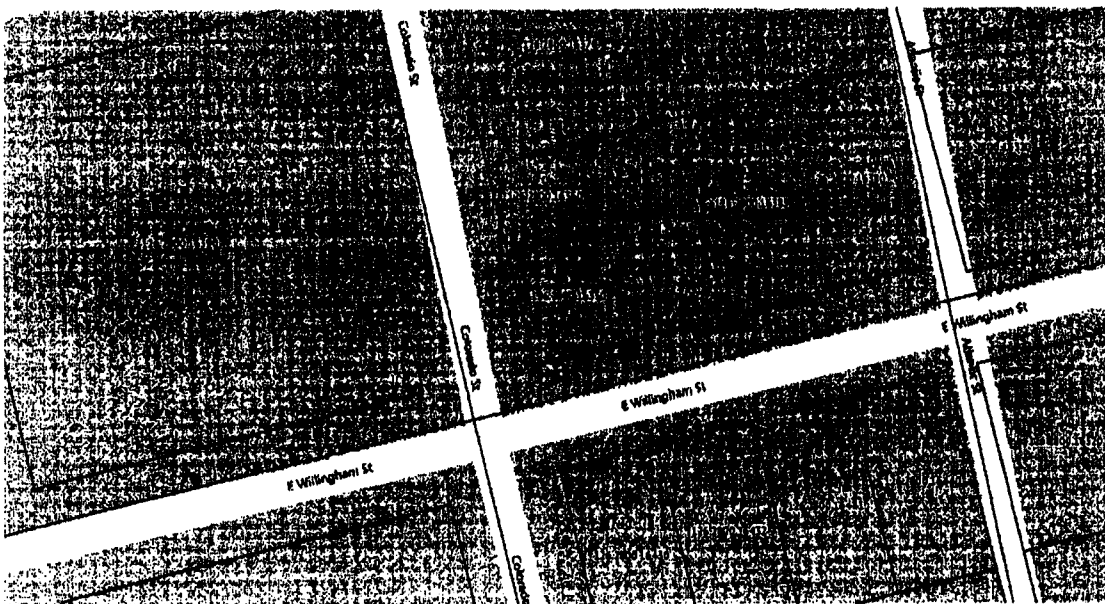
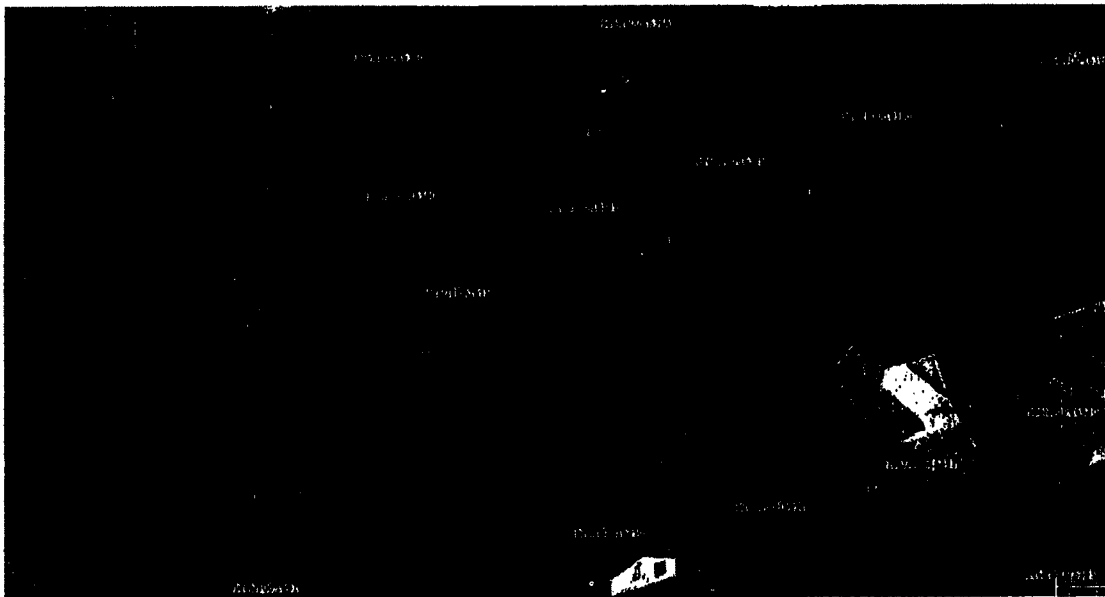
	0.00
Cleburne ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00
City of Cleburne	\$0.00

<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>

EXHIBIT "A"

BID SHEET

- (1) Name Juan Menchaca
- (2) Address 503 E. Willingham St.
- (3) Phone Number (682) 377-6533
- (4) Email Address Family 503 @ live.com
- (5) Amount of Proposed Bid \$ 5000.00
- (6) Property Account Number 126-2800-16350 (501 Willingham St)





# Central Appraisal District of Johnson County

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

## Account Details for 126.2800.16350

### Ownership

<b>Owner Name:</b>	City Of Cleburne
<b>Owner Address:</b>	P O Box 677, Cleburne, TX 760330677
<b>Property Location:</b>	501 Willingham
<b>Ownership Interest:</b>	1.000000
<b>Description:</b>	LOT 1 BLK 277 ORIGINAL CLEBURNE
<b>Deed Date:</b>	2015-11-20
<b>Deed Type:</b>	Constables Deed
<b>Page #:</b>	
<b>Volume #:</b>	
<b>Instrument #:</b>	26181
<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>	126.2800.16350
<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>	.1272
<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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