

JUN 22 2020

Approved

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF JOHNSON COUNTY RESCINDING THE BID AWARDED ON  
JANUARY 13, 2020, AND 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 Independent School District, Johnson County and Hill College, acquired title to a certain tract of real estate at a Constable's sale held on the 5th day of June, 2018, in Cause No. DC-T201500046, Cleburne Independent School District vs. Lillie Williams Lopez; and

WHEREAS, Section 34.05 (a), Texas Property Tax Code, authorizes 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, Phillip and Angeline Clark made an offer to purchase the property for the sum of Ten Thousand dollars and 00/100 (\$10,000.00). Johnson County resolved to sell, convey, and transfer that certain tract of real estate to Phillip and Angeline Clark for \$10,000.00 on January 13, 2020. Phillip and Angeline Clark failed to submit payment for the property within the prescribed time period and therefore the bid was effectively withdrawn.


WHEREAS, Y&M Investments, LLC, has made an offer to purchase the property for the sum of eight thousand dollars and no cents (\$8,000.00); and said offer is attached as EXHIBIT "A"

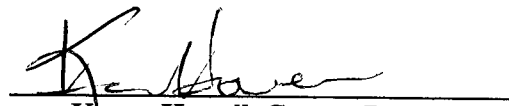
NOW THEREFORE, BE IT RESOLVED BY THE JOHNSON COUNTY COMMISSIONER'S COURT THAT:


The County Judge is authorized and agrees to rescind the bid awarded on January 13, 2020 to Phillip and Angeline Clark and hereby agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to Y&M Investments, LLC, for the sum of \$8,000.00, 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.

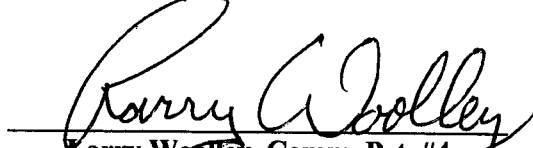
Dated this 22 day of June, 2020.

  
**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: 812 COLORADO  
 PROP. NO. 126.2800.14670  
 PROPOSED BID: \$8,000.00  
 CAUSE NO: DC-T201500046

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Cleburne ISD	\$16,255.96	60.08%
Hill College	\$355.40	1.31%
Johnson County	\$4,214.33	15.58%
City of Cleburne	\$6,230.75	23.03%
<b>Total Taxes</b>	<b>\$27,056.44</b>	<b>100.00%</b>

Bid Amount:		\$8,000.00
Less:	Health & Safety Liens, post sale	(\$1,683.48)
	Publication Fees	(\$178.32)
	Ad Litem Fees	(\$450.00)
	Court Costs due District Clerk	(\$976.00)
	Constable Levy/Execution	(\$400.00)
	Misc. Fees due PBFCM	(\$200.00)
	Constables Deed Fee	(\$34.00)

Amount left to apply to taxes \$4,078.20

Cleburne ISD	\$2,450.25
Hill College	\$53.57
Johnson County	\$635.22
City of Cleburne	\$939.16

**Excess: \$0.00**

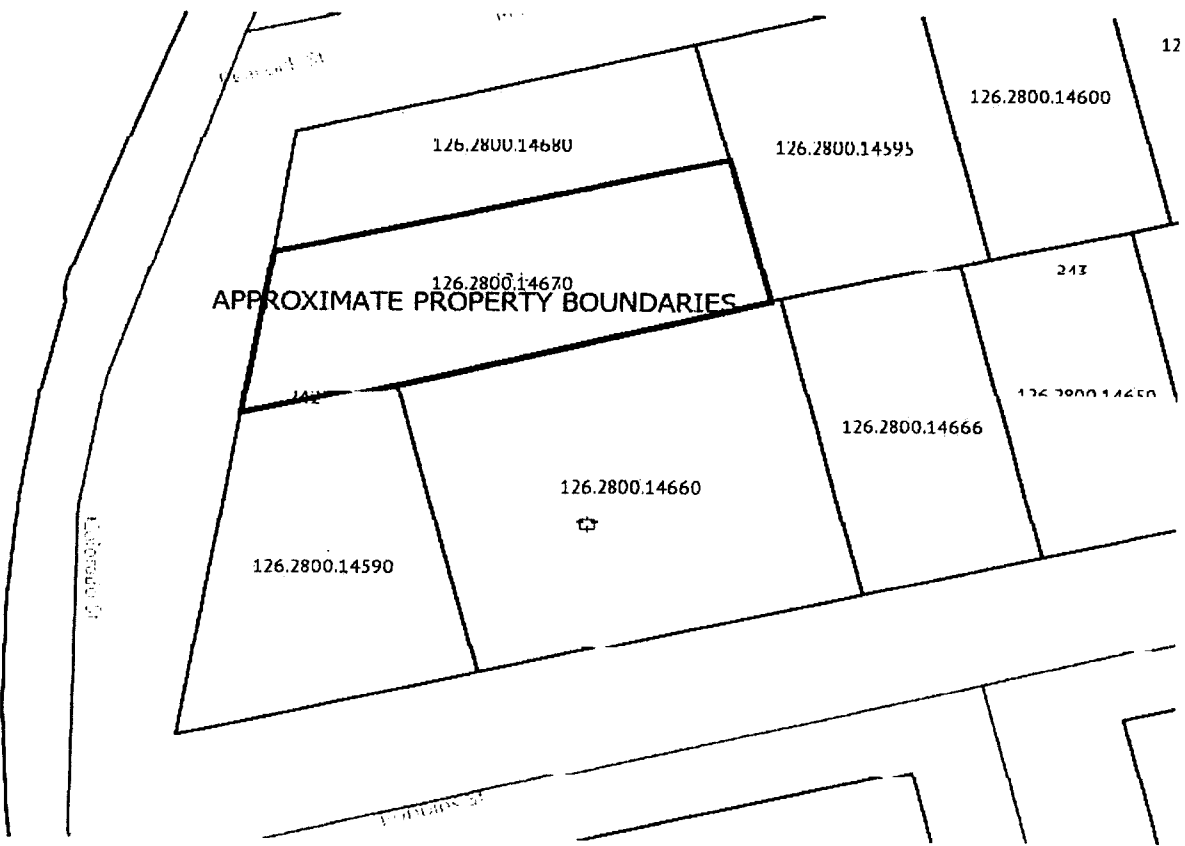
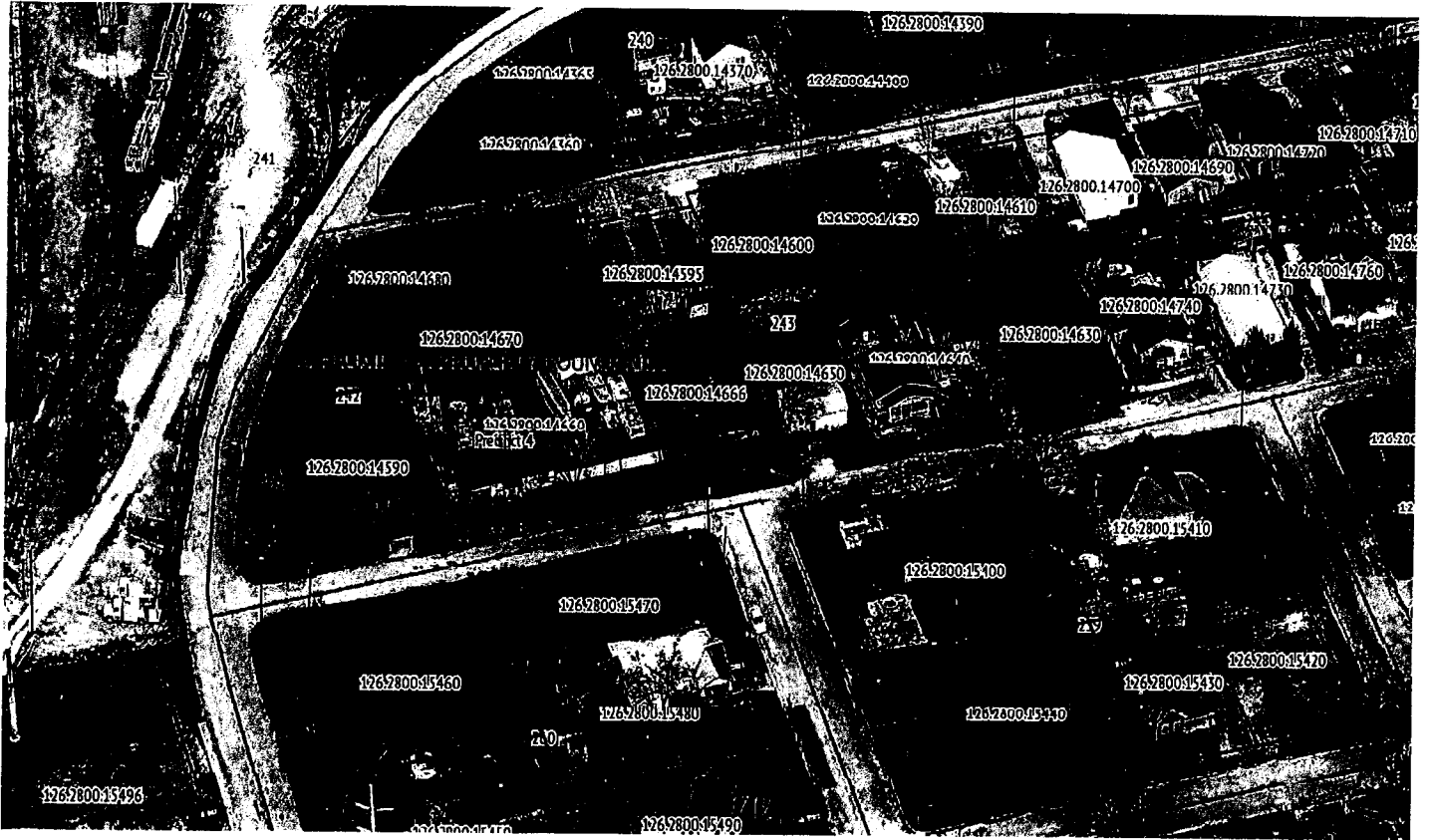
**Distribute as follows:**

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

<b>NET TO CLEBURNE ISD</b>	<b>\$2,450.25</b>
<b>NET TO HILL COLLEGE</b>	<b>\$53.57</b>
<b>NET TO JOHNSON COUNTY</b>	<b>\$635.22</b>
<b>NET TO CITY OF CLEBURNE</b>	<b>\$939.16</b>

BID SHEET

- (1) Name YEM Investments LLC
- (2) Address 421 Allison Ln, Fort Worth, TX 76110
- (3) Phone Number 817-975-7158
- (4) Email Address Royhs@outlook.com
- (5) Amount of Proposed Bid \$8,000
- (6) Property Account Number 126-2800-14670 (812 Colorado)
- (7) Proposed Use of the Property  
Build a single family home with  
min 1,600 sf living space.





# Central Appraisal District of Johnson County

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

**Account Details for 126.2800.14670**

## Ownership

**Owner Name:** City Of Cleburne

**Owner Address:** Po Box 677, Cleburne, TX 760330677

**Property Location:** 812 Colorado

**Ownership Interest:** 1.000000

**Description:** LOT 7  
BLK 243  
ORIGINAL CLEBURNE

**Deed Date:** 2018-08-07

**Deed Type:** Constables Deed

**Page #:**

**Volume #:**

**Instrument #:** 21976

**Exemptions**

- Total Exemption

**Tax Entities**

- City Of Cleburne
- Johnson County
- Cleburne ISD
- Hill College CLS

- Lateral Road
- Precinct4

**Improvement  
State Code:**

**Land State  
Code:** X05 - Exempt, City

**Productivity  
State Code:**

**GEO Num:** 126.2800.14670

**Last Update:** Jul 30 2019 9:02AM

**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>	\$6,300
<b>AG Market Value:</b>	\$0
<b>AG Value:</b>	\$0
<b>Prod Loss:</b>	\$0
<b>Total Market Value:</b>	\$6,300
<b>† Appraised Value:</b>	\$6,300

**Land Acres** .1527

**Impr Area Size** 0

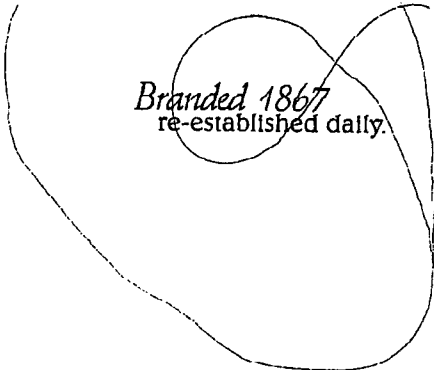
**Year Built** 0

**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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**AGREEMENT**

Mayor  
Scott Cain

This agreement is between Y & M Investments, LLC and the City of Cleburne.

Mayor Pro-Tem  
John Warren

Y & M Investments, LLC submitted a bid with Perdue, Brandon, Fielder, Collins and Mott in a timely manner for the purchase of struck off property located at 812 Colorado.

Councilmembers  
Dr. Robert O. Kelly  
Christopher Boedeker  
Mike Mann

I, Yolanda Hernandez, affirm that I have the legal authority to speak for Y & M Investments, LLC. I understand that if Y & M Investments, LLC is awarded the bid, the company will:

City Manager  
Steve Polasek

1. Apply for and receive a building permit to construct a single-family residential home within 6 months of the closing date of the sale; and
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 the award of the bid on this property to Y & M Investments, LLC will be forfeited if payment is not made within 30 days of the award of the bid.

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 Y & M Investments, LLC.

*Yolanda Hernandez*  
Yolanda Hernandez  
Y & M Investments, LLC

5/21/20  
Date

*Steve Polasek*  
Steve Polasek, City Manager

5-26-20  
Date