

RESOLUTION NO. _____

A RESOLUTION OF JOHNSON COUNTY RESCINDING THE BID AWARDED ON APRIL 13, 2020, AND APPROVING THE SALE OF CERTAIN REAL PROPERTY ACQUIRED AT A DELINQUENT TAX FORECLOSURE SALE

WHEREAS, Joshua Independent School District, for itself and the use and benefit of Johnson County and the Hill College, acquired title to a certain tract of real estate at a Constable's sale held on the 6th day of September, 2016, in Cause No. T201400050, Joshua Independent School District vs. Linda Fern Winsett Landtrip; 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, Valdemar Ramirez, made an offer to purchase the property for the sum of Twelve Thousand Seven Hundred Eighty dollars and 00/100 (\$12,780.00). The Johnson County Commissioner's Court resolved to sell, convey, and transfer that certain tract of real estate to Valdemar Ramirez for \$12,780.00 on April 13, 2020. Valdemar Ramirez failed to submit payment for the property within the prescribed time period and therefore the bid was effectively withdrawn.

WHEREAS, Eugene P. Patoka made an offer to purchase the property for the sum of Five Thousand Thirteen dollars and 00/100 (\$5,013.00).

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 April 13, 2020, to Valdemar Ramirez and hereby agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to Eugene P. Patoka for the sum of \$5,013.00, 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 13 day of July, 2020.


Roger Harman, Johnson County Judge

Voted: yes, no, abstained


Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained


Kenny Howell, Comm. Pct. #2

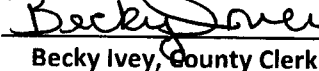
Voted: yes, no, abstained


Jerry D. Stringer, Comm. Pct. #3

Voted: yes, no, abstained


Larry Woodley, Comm. Pct. #4

Voted: yes, no, abstained

ATTEST: 
Becky Ivey, County Clerk



FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: CR 711
 PROP. NO. 126-3472-01220
 PROPOSED BID: \$5,013.00
 CAUSE NO: T201400050

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Joshua ISD	\$12,792.03	77.10%
Hill College	\$299.40	1.80%
Johnson County	\$3,499.73	21.09%
Total Taxes	\$16,591.16	100.00%

Bid Amount:		\$5,013.00
Less:	Health & Safety Liens, post sale	\$0.00
	Publication Fees	(\$196.76)
	Ad Litem Fees	\$0.00
	Court Costs due District Clerk	(\$393.00)
	Sheriff Levy/Execution	(\$400.00)
	Misc. Fees due PBFCM	(\$200.00)
	Sheriffs Deed Fee	(\$34.00)

Amount left to apply to taxes \$3,789.24

Joshua ISD	\$2,921.56
Hill College	\$68.38
Johnson County	\$799.30

Excess: \$0.00

Distribute as follows:

Joshua ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00

NET TO JOSHUA ISD	\$2,921.56
NET TO HILL COLLEGE	\$68.38
NET TO JOHNSON COUNTY	\$799.30

BID SHEET

(1) Name Eugene P. Patoka

(2) Address 2241 Turf Club Drive, Arlington TX 7601

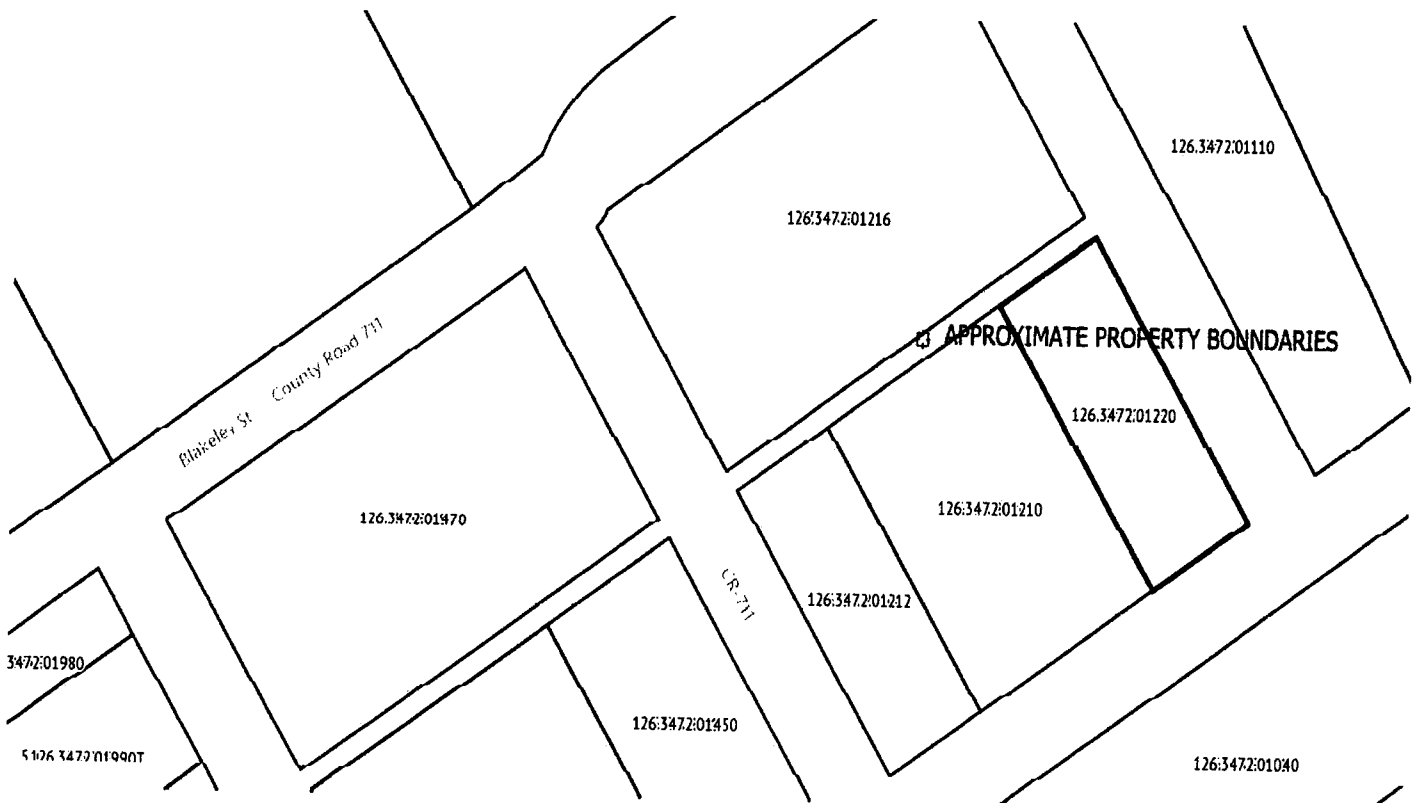
(3) Phone Number 817-468-9750 / 817-468-9050

(4) Email Address patoka75@outlook.com

(5) Amount of Proposed Bid \$5,013.00 Five Thousand thirteen Dollars
& No/100

(6) Property Account Number 126-3472-01220

(7) Proposed Use of the Property
Residential use





Central Appraisal District of Johnson County

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

Account Details for 126.3472.01220

Ownership

Owner Name: Joshua Isd

Owner Address: P O Box 40, Joshua, TX 760580000

Property Location: Cr 711

Ownership Interest: 1.000000

Description: LOT 6,5 26.54FT
BLK 6
EGAN-MCDONALD

Deed Date: 2016-10-24

Deed Type: Constables Deed

Page #:

Volume #:

Instrument #: 26161

Exemptions

- Total Exemption

Tax Entities

- Johnson County
- Joshua ISD
- Hill College JOS
- Lateral Road

- Johnson Co ESD#1
- Briar Oaks Fire Dept
- Precinct3

Improvement State Code: X04 - Exempt, School

Land State Code: X04 - Exempt, School

Productivity State Code:

GEO Num: 126.3472.01220

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
Improvement Value	\$11,400
Land Market Value:	\$12,000
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$23,400
	\$23,400

**† Appraised
Value:**

Land Acres	.9000
Impr Area Size	960
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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