

REQUEST FOR AGENDA PLACEMENT FORM

Submission Deadline - Tuesday, 12:00 PM before Court Dates

SUBMITTED BY: _____

TODAY'S DATE: February 1, 2021

DEPARTMENT: County Judge's Office

COMMISSIONERS COURT

FEB - 8 2021

SIGNATURE OF DEPARTMENT HEAD: _____

No action taken

REQUESTED AGENDA DATE: February 8, 2021

SPECIFIC AGENDA WORDING:

Consideration to Approve A Resolution of the Johson County, Approving the Sale of Certain Real Property Acquired at a Delinquent Tax Foreclosure Sale, Cause No. DC-T201500261, ABST 171, TR 7EE, H R Craig, Oak Hill-County Judge's Office

PERSON(S) TO PRESENT ITEM:

Judge Harmon

SUPPORT MATERIAL: (Must enclose supporting documentation)

TIME: 5 min

(Anticipated number of minutes needed to discuss item)

ACTION ITEM:

WORKSHOP:

CONSENT:

EXECUTIVE:

STAFF NOTICE:

COUNTY ATTORNEY:

IT DEPARTMENT:

AUDITOR:

PURCHASING DEPARTMENT:

PERSONNEL:

PUBLIC WORKS:

BUDGET COORDINATOR:

OTHER:

This Section to be completed by County Judge's Office

ASSIGNED AGENDA DATE: _____

REQUEST RECEIVED BY COUNTY JUDGE'S OFFICE:

COURT MEMBER APPROVAL:

DATE:

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 Independent School District, Johnson County and the Hill College acquired title to a certain tract of real estate at a Constable's sale held on the 5th day of December, 2017, in Cause No. DC-T201500261, Cleburne Independent School District vs. Jim Childs 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, Garza Group Real Estate, 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 Garza Group Real Estate, for the sum of \$5,000.00, 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 ____ day of _____, 2021.

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

Mike White, Comm. Pct. #3

Voted: ___ yes, ___ no, ___ abstained

Larry Woolley, Comm. Pct. #4

Voted: ___ yes, ___ no, ___ abstained

ATTEST: _____

Becky Ivey, County Clerk

BID SHEET

- (1) Name GARZA Group REAL ESTATE
- (2) Address 918 White Marlin BURLSON, TX 76029
- (3) Phone Number (817) 517-8928
- (4) Email Address GARZAF2002@yahoo.com
- (5) Amount of Proposed Bid \$ 5,000
- (6) Property Account Number 126.0171.00585
S. BRAZOS CLEBURNE, TX 76031
- (7) Proposed Use of the Property
Build Home
-
-

FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: S. Brazos
 PROP. NO. 126.0171.00585
 PROPOSED BID: \$5,000.00
 CAUSE NO: DC-T201500261

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Cleburne ISD	\$2,740.60	53.03%
Hill College	\$88.87	1.72%
Johnson County	\$839.86	16.25%
City of Cleburne	\$1,498.46	29.00%
Total Taxes	\$5,167.79	100.00%

Bid Amount:		\$5,000.00
Less:	Health & Safety Liens, post sale	\$0.00
	Publication Fees	(\$537.11)
	Ad Litem Fees	(\$450.00)
	Court Costs due District Clerk	(\$493.00)
	Sheriff Levy/Execution	(\$400.00)
	Misc. Fees due PBFCM	(\$200.00)
	Sheriffs Deed Fee	(\$34.00)

Amount left to apply to taxes \$2,885.89

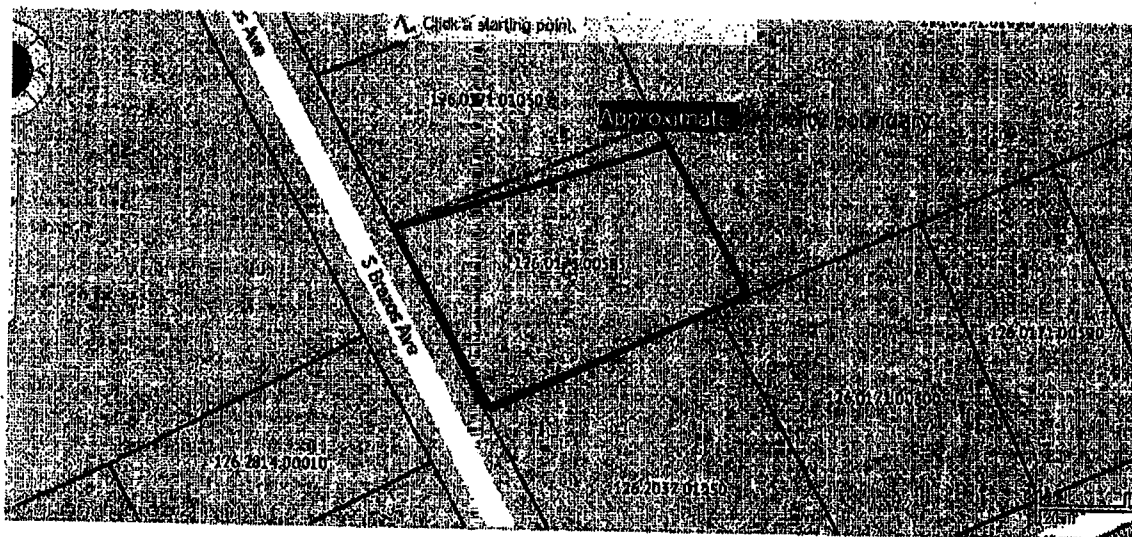
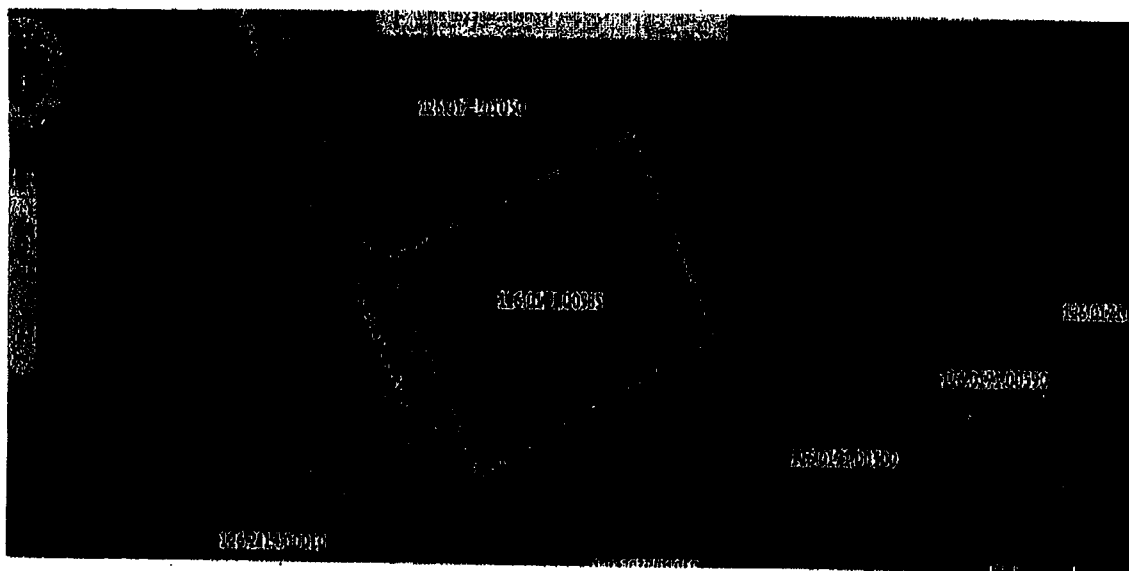
Cleburne ISD	\$1,530.45
Hill College	\$49.63
Johnson County	\$469.01
City of Cleburne	\$836.80

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

NET TO CLEBURNE ISD	\$1,530.45
NET TO HILL COLLEGE	\$49.63
NET TO JOHNSON COUNTY	\$469.01
NET TO CITY OF CLEBURNE	\$836.80





Central Appraisal District of Johnson County

109 North Main St
 Cleburne, Texas 76033
 Phone: (817) 646-3000
 Fax: (817) 646-3105

Account Details for 126.0171.00585

Ownership

Owner Name:	City Of Cleburne
Owner Address:	Po Box 677, Cleburne, TX 760330677
Property Location:	S Brazos
Ownership Interest:	1.000000
Description:	ABST 171 TR 7EE H R CRAIG OAK HILL
Deed Date:	2019-06-10
Deed Type:	Constables Deed
Page #:	
Volume #:	
Instrument #:	12350
Exemptions	<ul style="list-style-type: none"> ◦ Total Exemption
Tax Entities	<ul style="list-style-type: none"> ◦ City Of Cleburne ◦ Johnson County ◦ Cleburne ISD ◦ Hill College CLS

	<ul style="list-style-type: none"> • Lateral Road • Precinct4
Improvement State Code:	
Land State Code:	X05 - Exempt, City
Productivity State Code:	
GEO Num:	126.0171.00585
Last Update:	Jul 31 2020 7:40AM

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	\$0
Land Market Value:	\$4,800
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$4,800
† Appraised Value:	\$4,800

Land Acres	.4800
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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re-established daily

AGREEMENT

Mayor
Kent Cain

This agreement is between Garza Group Custom Home & Real Estate Development LLC and the City of Cleburne.

Mayor Pro Tem
Christopher Gooden

Garza Group Custom Home & Real Estate Development LLC submitted a bid with Pender, Boudren, Fielder, Collins and Hunt due by December 4, 2020, in a timely manner for the purchase of truck off property identified as Account No. 226-0171-00585.

Council members
David Weathers
Mike Mingo
John Warren

I, Colby Garza, affirm that I have the legal authority to speak for Garza Group Custom Home & Real Estate Development LLC. Furthermore, and that if Garza Group Custom Home & Real Estate Development LLC is awarded the bid, the company will:

City manager
Steve Palusch

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 single-family home before the expiration of the permit.

I understand that if planning 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 Garza Group Custom Home & Real Estate Development 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 amount and such shall be further mentioned within the construction documents associated with the sale of this property to Garza Group Custom Home & Real Estate Development LLC.

Colby Garza
Garza Group Custom Home &
Real Estate Development LLC

Date

Steve Palusch, City Manager

12/14/2020
Date