

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

**A RESOLUTION OF THE JOHNSON COUNTY, APPROVING THE SALE OF CERTAIN REAL PROPERTY ACQUIRED AT A DELINQUENT TAX FORECLOSURE SALE**

WHEREAS, Johnson County, for itself and the use and benefit of Alvarado ISD, City of Alvarado and the Hill County Junior College acquired title to a certain tract of real estate at a Sheriff's sale held on the 7th day of August, 2012, in Cause No. T200900317 Alvarado ISD vs. Antonio Moreno.; 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, Dave Perez, has made an offer to purchase the property for the sum of One Thousand dollars and no cents (\$1,000.00); 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 Dave Perez, for the sum of \$1,000.00, 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.

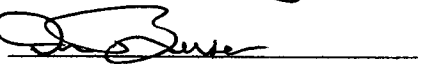
Dated this 22<sup>nd</sup> day of July, 2013.

  
Roger Harmon, County Judge

  
Rick Bailey, Commissioner, Pct. 1

  
Kenny Howell, Commissioner, Pct. 2

  
Jerry Stringer, Commissioner, Pct. 3

  
Don Beeson, Commissioner, Pct. 4

**EXHIBIT "A"**

June 18, 2013

Perdue, Brandon , Fielder, Collins & Mott, LLP  
PO Box 13430  
Arlington, TX 76094-0430

To Whom it May Concern,  
I am interested in purchasing the following property in order to build a new home. Please accept my bid of \$1000 for the following foreclosed property located in Alvarado TX.

Property Account Number: 126-2431-09150  
Property Location: 310 Davis Ave, Alvarado TX 76009  
Legal Description: Lot 6 Blk 49 Original Town

If this bid is accepted, please notify me as soon as possible and I will provide cashier's check for the bid amount.

I can be reached at 682-521-5987

Sincerely,

Dave Perez  
Djersey00@yahoo.com  
PO Box 1133  
Mansfield Tx 76063

**Financial Impact of Bid Acceptance  
310 Davis Ave., Alvarado, Texas**

Proposed Bid \$1,000.00

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**Costs**

Court Costs Due District Clerk	\$ (491.00)
Publication Fees	\$ (72.39)
Sheriffs Deed Fee	\$ (24.00)
Sheriffs Levy/Execution/Commission	\$ (187.98)
Miscellaneous Fees Due Perdue Brandon	\$ (150.00)
Health, Safety and/or Labor Liens	\$ -
<b>Amount Left to Apply to Tax</b>	<b>\$ 74.63</b>

	Delinquent Taxes	Ratio of Total
Alvarado ISD	\$ 668.55	52.81%
Hill College	\$ 14.39	1.14%
Johnson County	\$ 214.49	16.94%
City of Alvarado	\$ 368.41	29.10%
<b>Total Taxes</b>	<b>\$ 1,265.84</b>	<b>100.00%</b>

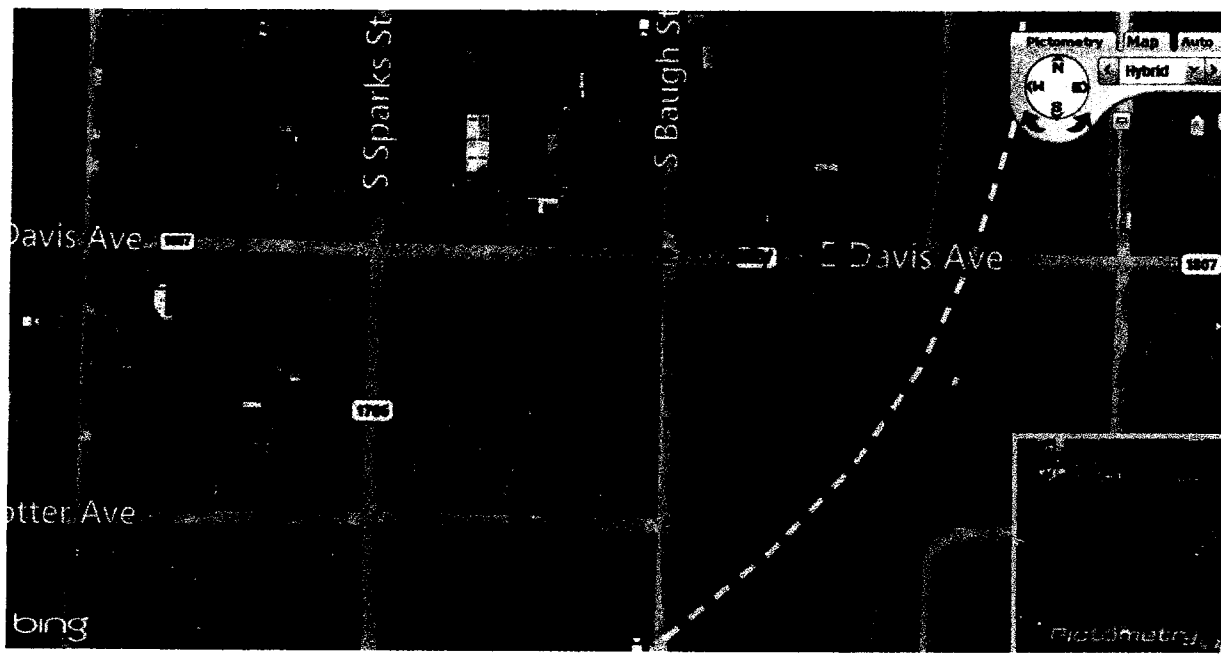
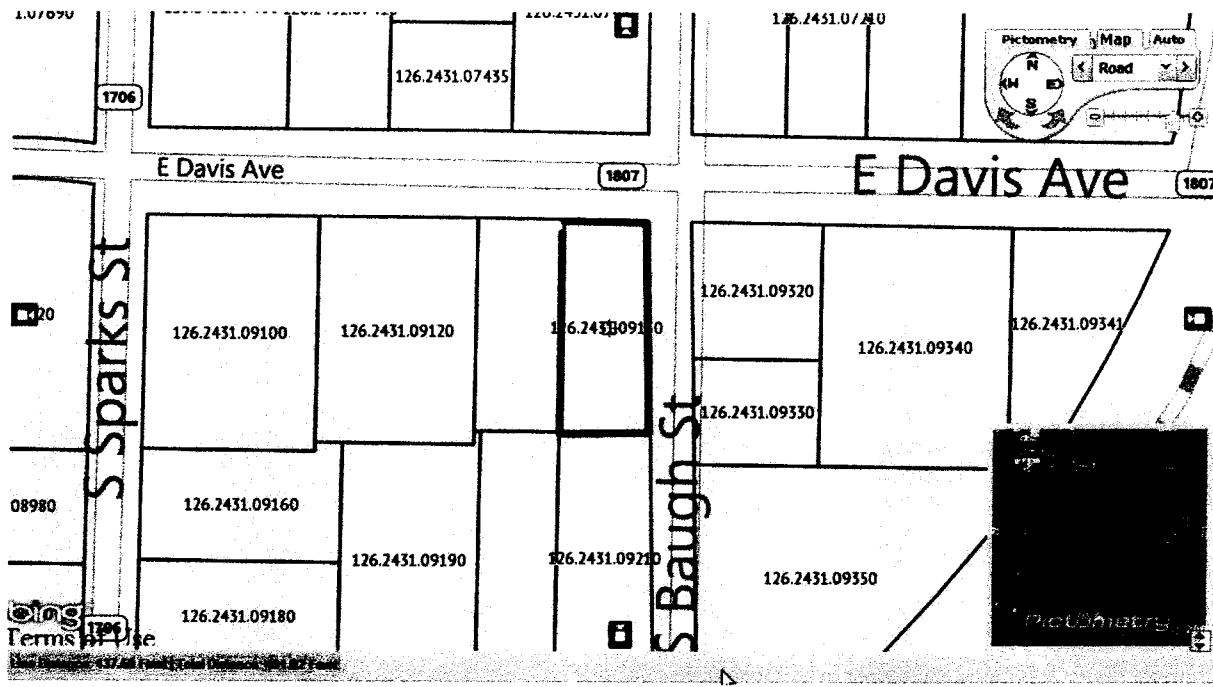
**Amounts Realized if Bid Accepted**

Alvarado ISD	\$74.63 * 0.5281 =	\$ 39.42
Hill College	\$74.63 * 0.0114 =	\$ 0.85
Johnson County	\$74.63 * 0.1694 =	\$ 12.65
City of Alvarado	\$74.63 * 0.291 =	\$ 21.72
<b>Total</b>		<b>\$ 74.63</b>

**Amounts Extinguished if Bid Accepted**

Alvarado ISD	\$668.55 - \$39.42 =	\$ (629.13)
Hill College	\$14.39 - \$0.85 =	\$ (13.54)
Johnson County	\$214.49 - \$12.65 =	\$ (201.84)
City of Alvarado	\$368.41 - \$21.72 =	\$ (346.69)

Appraised Value \$11,000.00



**Account Details for 126.2431.09150**

**Ownership**

<b>Owner Name:</b>	Alvarado Isd
<b>Owner Address:</b>	P O Box 387, Alvarado, TX 760090000
<b>Property Location:</b>	310 Davis Ave
<b>Ownership Interest:</b>	1.000000
<b>Description:</b>	LOT 6 BLK 49 ORIGINAL TOWN
<b>Deed Date:</b>	2012-08-28
<b>Deed Type:</b>	
<b>Page #:</b>	
<b>Volume #:</b>	
<b>Instrument #:</b>	20076
<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 Alvarado</li><li>○ Johnson County</li><li>○ Alvarado ISD</li><li>○ Hill College ALS</li><li>○ Lateral Road</li><li>○ Johnson Co</li></ul>

	ESD#1 ○ Alvarado Fire Dept
<b>Improvement State Code:</b>	
<b>Land State Code:</b>	X04 - Exempt^ School
<b>Productivity State Code:</b>	
<b>GEO Num:</b>	126.2431.09150
<b>Last Update:</b>	Jul 1 2013 4:25PM

**Value**

<b>Improvement Value</b>	\$0
<b>Land Market Value:</b>	\$11,000
<b>AG Market Value:</b>	\$0
<b>AG Value:</b>	\$0
<b>Total Market Value:</b>	\$11,000
<b>Appraised Value:</b>	\$11,000
<b>Land Acres</b>	.0000
<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