

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 Joshua ISD and Hill College, acquired title to a certain tract of real estate at a Sheriff's sale held on the 3rd day of February, 2015, in Cause No. T201100182, Joshua ISD vs. Michael Harrison. 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, Madog Investments, LLC & GDC Investments, LLC, has made an offer to purchase the property for the sum of Two thousand two hundred forty-eight dollars and 62/100 (\$2,248.62); and offer is attached as EXHIBIT "A"

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

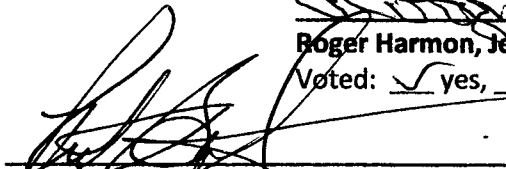
The County Judge is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to MADOG INVESTMENTS, LLC & GDC INVESTMENTS, LLC, for the sum of \$2,248.62.00, as authorized by Section 34.05, Texas Property Tax Code, and that the proceeds of the sale shall be distributed as provided by section 34.06, Texas Property Tax Code.

Dated this 10th day of July, 2017.



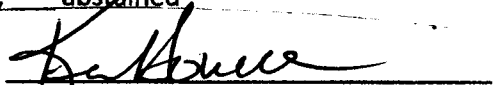
Roger Harmon, Johnson County Judge

Voted: yes, no, abstained



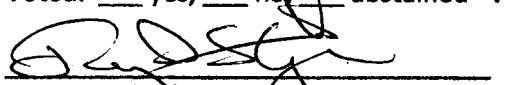
Rick Bailey, Comm. Pct. #1

Voted: yes, no, abstained



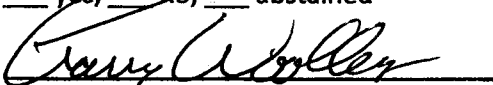
Kenny Howell, Comm. Pct. #2

Voted: yes, no, abstained



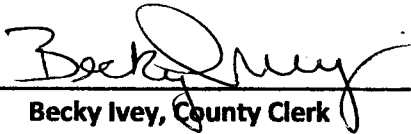
Jerry D. Stringer, Comm. Pct. #3

Voted: yes, no, abstained



Larry Woolley, Comm. Pct. #4

Voted: yes, no, abstained

ATTEST: 

Becky Ivey, County Clerk



**Bid to purchase a Struck-Off property
from Joshua ISD**

Property: **11805 Creekview Dr, Crowley, TX**

Account #: **126-3452-00160**

Legal Description: **Lot 16, Creekview Estates Addition**

Deed: **Madog Investments, LLC & GDC Investments, LLC**

PO Box 151084

Fort Worth, TX 76108-5084

Bid Amount: **\$2,248.62**

Narrative: This property has not been an income producer (taxes) since 2003. The value of the "starting bid" exceeded the assessed value of the property during the March 2015 tax auction.

This property has NO water service, NO septic system, and NO electric service on-site, which adds a substantial cost to an investor (approximately \$10,000 plus).

If you should have any questions or concerns, feel free to contact me at (817) 366-4470.

Respectfully submitted,

Mr. G.D. Culwell

FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: 11805 Creekview Dr
 PROP. NO. 126.3452.00160
 PROPOSED BID: \$2,248.62
 CAUSE NO: T201100182

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Joshua ISD	\$6,349.99	75.24%
Hill College	\$160.89	1.91%
Johnson County	\$1,928.37	22.85%
	\$0.00	0.00%
Total Taxes	\$8,439.25	100.00%

Bid Amount:		\$2,248.62
Less:	Health & Safety Liens, post sale	\$0.00
	Publication Fees	(\$93.72)
	Ad Litem Fees	\$0.00
	Court Costs due District Clerk	(\$811.00)
	Sheriff Levy/Execution	(\$400.00)
	Misc. Fees due PBFCM	(\$150.00)
	Sheriffs Deed Fee	(\$34.00)

Amount left to apply to taxes \$759.90

Joshua ISD	\$571.78
Hill College	\$14.49
Johnson County	\$173.64
	\$0.00

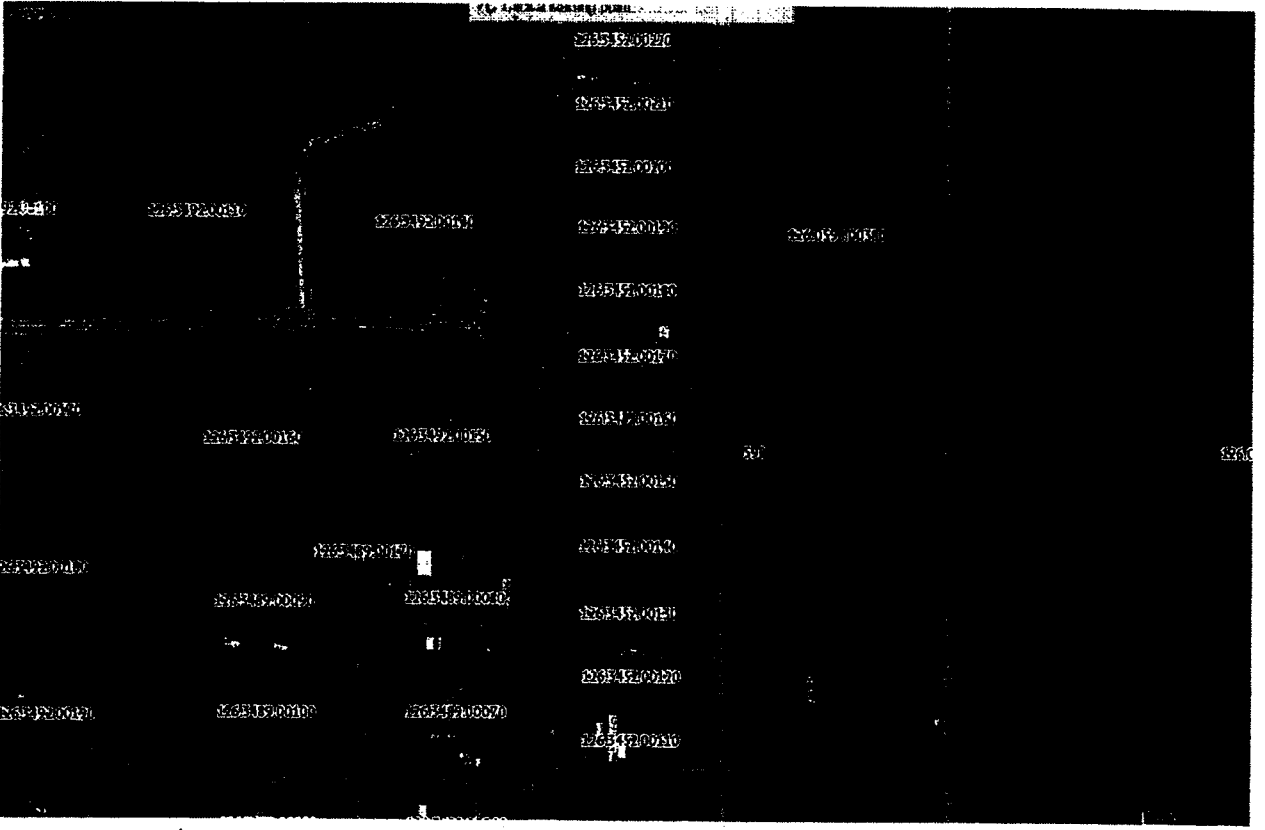
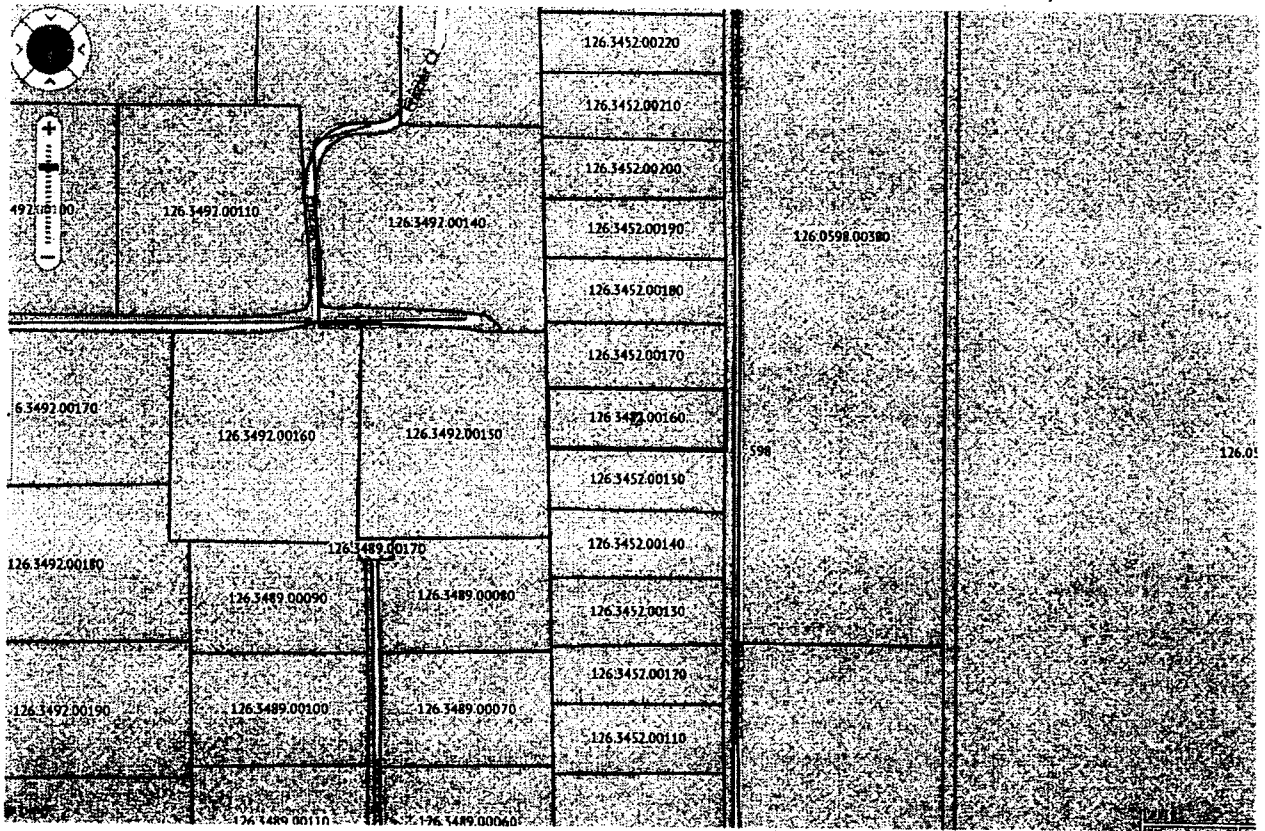
Excess: **\$0.00**

Distribute as follows:

Health/Safety Liens (pre-sale)

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

TAXES EXTINGUISHED BY JOSHUA ISD	(\$5,778.21)
TAXES EXTINGUISHED BY HILL COLLEGE	(\$146.40)
TAXES EXTINGUISHED BY JOHNSON COUNTY	(\$1,754.73)
	\$0.00





Central Appraisal District of Johnson County

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

Account Details for 126.3452.00160

Ownership

Owner Name:	Joshua Isd
Owner Address:	P O Box 40, Joshua, TX 760580000
Property Location:	11805 Creekview Dr
Ownership Interest:	1.000000
Description:	LOT 16 CREEKVIEW ESTATES
Deed Date:	2015-03-19
Deed Type:	Constables Deed
Page #:	
Volume #:	
Instrument #:	05531
Exemptions	<ul style="list-style-type: none"> ◦ Total Exemption
Tax Entities	<ul style="list-style-type: none"> ◦ Johnson County ◦ Joshua ISD ◦ Hill College JOS ◦ Lateral Road ◦ Johnson Co ESD#1

	◦ Dist 83 Fire Dept
Improvement State Code:	
Land State Code:	X04 - Exempt, School
Productivity State Code:	
GEO Num:	126.3452.00160.
Last Update:	Jul 27 2016 10:32AM

Value

Improvement Value	\$0
Land Market Value:	\$14,392
AG Market Value:	\$0
AG Value:	\$0
Prod Loss:	\$0
Total Market Value:	\$14,392
Appraised Value:	\$14,392
Land Acres	.0000
Impr Area Size	0
Year Built	0