

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 and the Hill College acquired title to a certain tract of real estate at a Sheriff's sale held on the 4<sup>th</sup> day of November, 2014, in Cause No. T201400233, Alvarado ISD vs. Joseph L. Pleimann Sr.; 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, David & Tasha Preisner, 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:

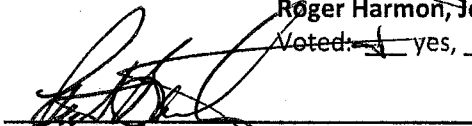
The County Judge is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above described tax sale to DAVID & TASHA PREISNER, for the sum of \$1,000.00, as authorized by Section 34.05, Texas Property Tax Code; and that the proceeds of the sale shall be distributed as provided by section 34.06, Texas Property Tax Code.

Dated this 27 day of December, 2017.



Roger Harmon, Johnson County Judge

Voted:  yes, \_\_\_ no, \_\_\_ abstained



Rick Bailey, Comm. Pct. #1

Voted:  yes, \_\_\_ no, \_\_\_ abstained



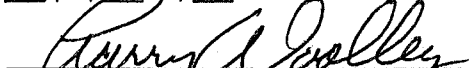
Kenny Howell, Comm. Pct. #2

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



David and Tasha Preisner  
407 Fortune Rd  
Alvarado, TX 76009

August 16, 2017

David Crawford  
500 East Border Street, Suite 640  
Arlington, Texas 76010

Dear Mr. Crawford,

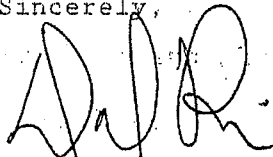
It is our understanding that you are the attorney representing the Alvarado ISD's property tax sale. It is our intent to purchase tax sale property from the Alvarado ISD.

This is an official offer of \$1,000.00 (one thousand dollars and zero cents) for real property in Johnson County, Texas 126-2323-02380; 238 NOMAD CT; LOT 238 BLUE WATER OAKS.

This offer expires January 1, 2018.

Our personal residence is in this neighborhood and we would love to have the opportunity to clean up this abandoned property and return value back to our community.

Sincerely,



David Preisner  
405-570-1658  
oamath@yahoo.com



Tasha Preisner  
405-343-4294  
tashapreisner@yahoo.com

cc: [unclear]

cc: [unclear]  
cc: [unclear]  
cc: [unclear]

FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: 238 Nomad Ct  
 PROP. NO. 126.2323.02380  
 PROPOSED BID: \$1,000.00  
 CAUSE NO: T201400233

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Alvarado ISD	\$1,770.58	74.95%
Hill College	\$38.23	1.62%
Johnson County	\$553.63	23.43%
	\$0.00	0.00%
<b>Total Taxes</b>	<b>\$2,362.44</b>	<b>100.00%</b>

Bid Amount:		\$1,000.00
Less:	Health & Safety Liens, post sale	\$0.00
	Publication Fees	(\$79.63)
	Ad Litem Fees	\$0.00
	Court Costs due District Clerk	(\$639.00)
	Sheriff Levy/Execution	(\$281.37)
	Misc. Fees due PBFCM	\$0.00
	Sheriffs Deed Fee	\$0.00

Amount left to apply to taxes \$0.00

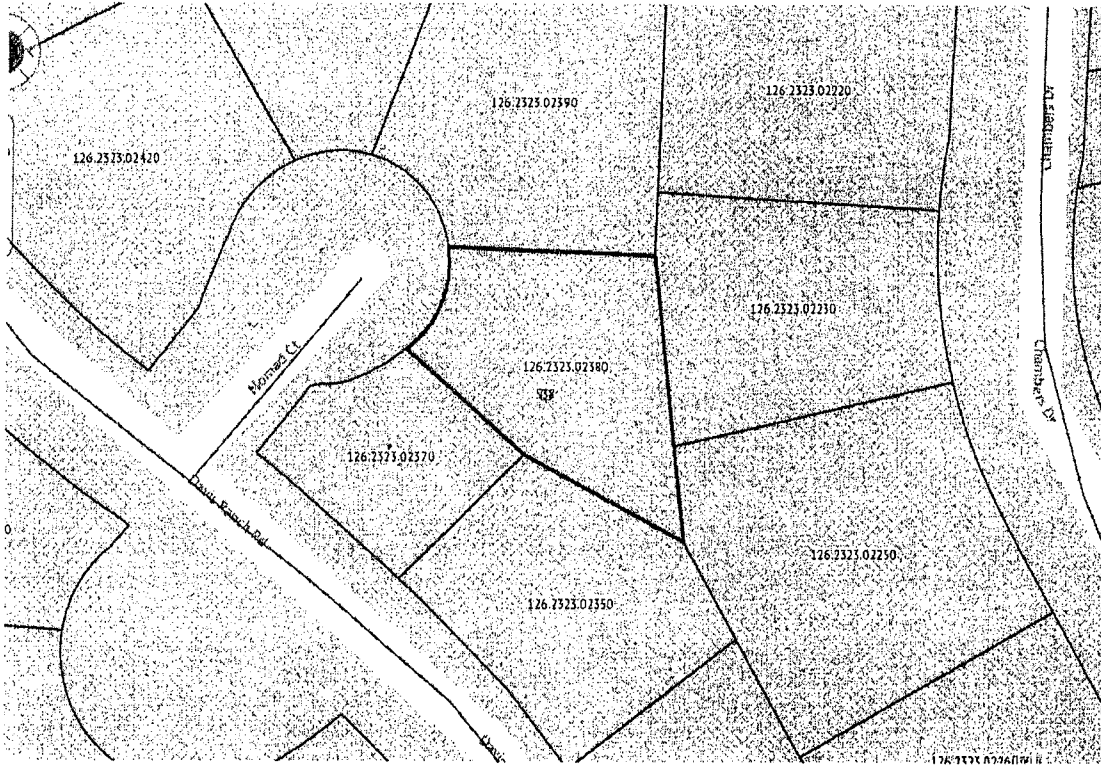
Alvarado ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00
	\$0.00

**Excess: \$0.00**

**Distribute as follows:**

Health/Safety Liens (pre-sale)	
Alvarado ISD	\$0.00
Hill College	\$0.00
Johnson County	\$0.00
	\$0.00

<b>TAXES EXTINGUISHED BY ALVARADO ISD</b>	<b>(\$1,770.58)</b>
<b>TAXES EXTINGUISHED BY HILL COLLEGE</b>	<b>(\$38.23)</b>
<b>TAXES EXTINGUISHED BY JOHNSON COUNTY</b>	<b>(\$553.63)</b>
	<b>\$0.00</b>





# Central Appraisal District of Johnson County

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

## Account Details for 126.2323.02380

### Ownership

<b>Owner Name:</b>	Alvarado Isd
<b>Owner Address:</b>	P O Box 387, Alvarado, TX 760090000
<b>Property Location:</b>	238 Nomad Ct
<b>Ownership Interest:</b>	1.000000
<b>Description:</b>	LOT 238 BLUE WATER OAKS
<b>Deed Date:</b>	2014-12-17
<b>Deed Type:</b>	Constables Deed
<b>Page #:</b>	
<b>Volume #:</b>	
<b>Instrument #:</b>	26891
<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>◦ Johnson County</li> <li>◦ Alvarado ISD</li> <li>◦ Hill College ALS</li> <li>◦ Lateral Road</li> <li>◦ Johnson Co ESD#1</li> </ul>

	<ul style="list-style-type: none"> <li>◦ Blue Water Oaks Fire Dept</li> <li>◦ Precinct2</li> </ul>
<b>Improvement State Code:</b>	
<b>Land State Code:</b>	X04 - Exempt, School
<b>Productivity State Code:</b>	
<b>GEO Num:</b>	126.2323.02380
<b>Last Update:</b>	Jul 25 2017 10:46AM

**Value**

<b>Improvement Value</b>	\$0
<b>Land Market Value:</b>	\$9,900
<b>AG Market Value:</b>	\$0
<b>AG Value:</b>	\$0
<b>Prod Loss:</b>	\$0
<b>Total Market Value:</b>	\$9,900
<b>Appraised Value:</b>	\$9,900
<b>Land Acres</b>	.2400
<b>Impr Area Size</b>	0
<b>Year Built</b>	0