

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 ISD, Johnson County and the Hill College acquired title to a certain tract of real estate at a Sheriff's sale held on the 1<sup>st</sup> day of September, 2015, in Cause No. T201400376, Cleburne Independent School District vs. Sam Ray Keller; 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, HOMES MX2, LLC, have made an offer to purchase the property for the sum of Fifteen thousand dollars and no cents (\$15,000.00); and offer is attached as EXHIBIT "A"

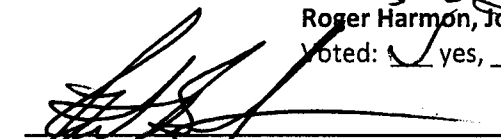
NOW THEREFORE, BE IT RESOLVED BY THE JOHNSON COUNTY COMMISSIONER'S COURT THAT:

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 HOME MX2, LLC, for the sum of 15,000.00, 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 24 day of June, 2019.

  
Roger Harmon, Johnson County Judge

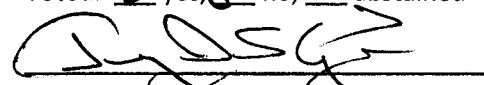
Voted:  yes, \_\_\_ no, \_\_\_ abstained

  
Rick Bailey, Comm. Pct. #1

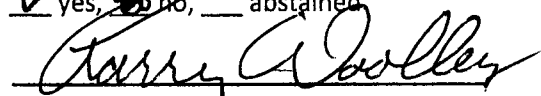
Voted:  yes, \_\_\_ no, \_\_\_ abstained

  
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



FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: 1012 N Robinson  
 PROP. NO. 126.2800.08580  
 PROPOSED BID: \$15,000.00  
 CAUSE NO: T201400376

TAXES DUE JURISDICTION AT THE TIME OF SALE		RATIO
Cleburne ISD	\$1,296.89	40.87%
Hill College	\$66.44	2.09%
Johnson County	\$646.25	20.37%
City of Cleburne	\$1,163.41	36.67%
<b>Total Taxes</b>	<b>\$3,172.99</b>	<b>100.00%</b>

Bid Amount:		\$15,000.00
Less:	Health & Safety Liens, post sale	(\$1,859.62)
	Publication Fees	(\$230.50)
	Ad Litem Fees	\$0.00
	Court Costs due District Clerk	(\$486.00)
	Sheriff Levy/Execution	(\$400.00)
	Misc. Fees due PBFCM	(\$200.00)
	Sheriffs Deed Fee	(\$34.00)

Amount left to apply to taxes \$11,789.88

Cleburne ISD	\$1,296.89
Hill College	\$66.44
Johnson County	\$646.25
City of Cleburne	\$1,163.41

**Excess: \$8,616.89**

**Distribute as follows:**

	0.00
Cleburne ISD	\$3,521.96
Hill College	\$180.43
Johnson County	\$1,755.02
City of Cleburne	\$3,159.47

<b>NET TO CLEBURNE ISD</b>	<b>\$4,818.85</b>
<b>NET TO HILL COLLEGE</b>	<b>\$246.87</b>
<b>NET TO JOHNSON COUNTY</b>	<b>\$2,401.27</b>
<b>NET TO CITY OF CLEBURNE</b>	<b>\$4,322.88</b>

BID SHEET

- (1) Name Homes MX2 LLC  
c/o Martha Miranda
- (2) Address 600 CR 914, Burleson, TX 76028
- (3) Phone Number 817-714-1455
- (4) Email Address Martha.82970@gmail.com
- (5) Amount of Proposed Bid \$12,500
- (6) Property Account Number 126-2800-08580
- (7) Proposed Use of the Property  
Build a new 3/2 1800 SF  
brick home.

Amended  
to \$15,000

## Cynthia Chapman

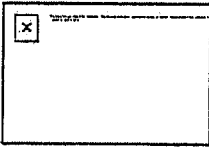
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**From:** Martha Miranda <martha.82970@gmail.com>  
**Sent:** Monday, May 13, 2019 6:26 PM  
**To:** Cynthia Chapman  
**Subject:** Re: Cleburne property resales  
**Attachments:** image001.jpg

Sorry I did not reply sooner, I was up at our new builds and didn't see your message until after 5. Please up our bid to \$15,000. Let me know if I need to fill in another form. I can swing by tomorrow around noon.

On Mon, May 13, 2019, 1:01 PM Cynthia Chapman <[Cynthia.Chapman@cleburne.net](mailto:Cynthia.Chapman@cleburne.net)> wrote:

I wanted to let you know that you tied for the high bid on the property located at 1012 N Robinson, 126.2800.08580. I wanted to give you the opportunity to amend your bid if you choose. The competing bidder will be given the same opportunity. Let me know what you decide.



**Cynthia Chapman, TRMC**

Legal Secretary

City Secretary's Office

PO Box 677 10 N. Robinson

Cleburne, Texas 76033

817-645-0907

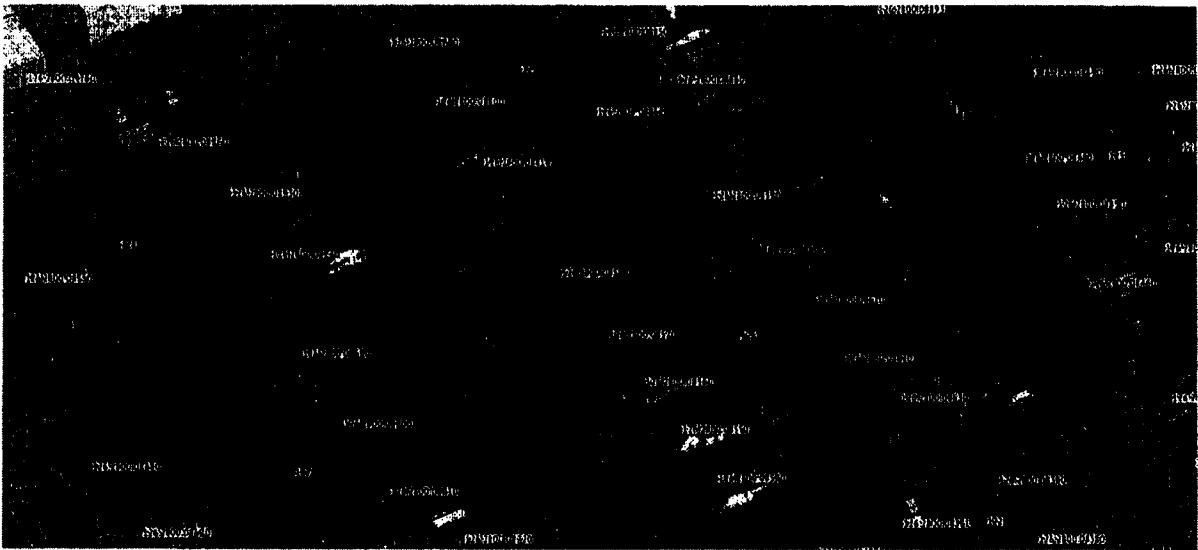
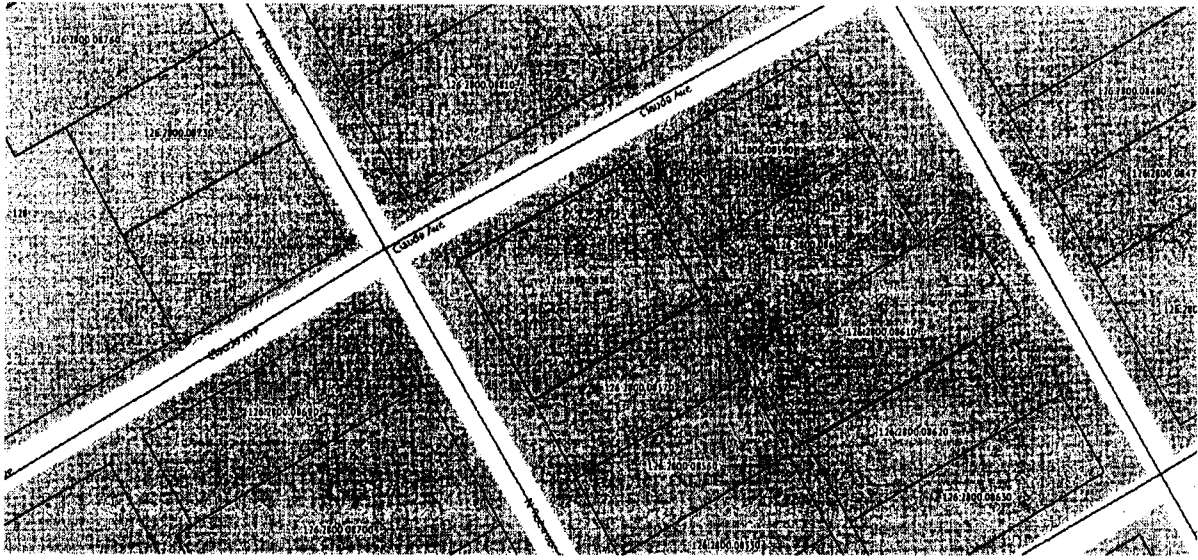
[Cynthia.Chapman@cleburne.net](mailto:Cynthia.Chapman@cleburne.net)

Website: [www.cleburne.net](http://www.cleburne.net)

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# Central Appraisal District of Johnson County

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

Account Details for 126.2800.08580

## Ownership

<b>Owner Name:</b>	City Of Cleburne
<b>Owner Address:</b>	P O Box 677, Cleburne, TX 760330677
<b>Property Location:</b>	1012 N Robinson
<b>Ownership Interest:</b>	1.000000
<b>Description:</b>	LOT 5 BLK 126 ORIGINAL CLEBURNE
<b>Deed Date:</b>	2015-11-20
<b>Deed Type:</b>	Constables Deed
<b>Page #:</b>	
<b>Volume #:</b>	
<b>Instrument #:</b>	26175
<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 Cleburne</li> <li>◦ Johnson County</li> <li>◦ Cleburne ISD</li> <li>◦ Hill College CLS</li> </ul>

	<ul style="list-style-type: none"> <li>◦ Lateral Road</li> <li>◦ Precinct1</li> </ul>
<b>Improvement State Code:</b>	
<b>Land State Code:</b>	X05 - Exempt, City
<b>Productivity State Code:</b>	
<b>GEO Num:</b>	126.2800.08580
<b>Last Update:</b>	May 26 2019 9:52PM

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**

<b>Improvement Value</b>	\$0
<b>Land Market Value:</b>	\$10,000
<b>AG Market Value:</b>	\$0
<b>AG Value:</b>	\$0
<b>Prod Loss:</b>	\$0
<b>Total Market Value:</b>	\$10,000
<b>† Appraised Value:</b>	\$10,000

<b>Land Acres</b>	.3102
<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 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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