



# BELLVILLE INDEPENDENT SCHOOL DISTRICT

## Meeting of the BISD Board of Trustees

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March 22, 2021

<b>Subject:</b>	Resale Property Offer Cause 2008v-0240, Account R09931 Austin County vs. Dotson
<b>Presenter:</b>	Dennis Jurek
<b>Board Policy:</b>	
<b>BISD Goal:</b>	<ol style="list-style-type: none"><li>1. Develop and attain local standards for high levels of integrated learning and performance. [LEARNING]</li><li>2. Foster a connected, collaborative, and strategic approach to continuous improvement for the district. [LEADERSHIP]</li><li>3. Create a culture that attracts, develops, and retains exceptional individuals to be part of our district and community. [HUMAN CAPITAL]</li><li>4. Cultivate connections in our schools and community to ensure all feel safe, valued, and engaged in meaningful ways. [COMMUNITY]</li></ol>
<b>Summary:</b>	<p>The property has been in the tax trust since 2012, and delinquent since 2003. While the property is in the trust, no taxes are generated on the property as it is marked exempt. Public auction on the property has been attempted three times at various discount opening bids but has not been successful. A bid of \$2,567.49 was received to the property. The bid covers cost of \$2,200.00 and \$367.49 post judgement taxes. A bid below the property value requires approval of all taxing entities. Our delinquent tax attorneys believe it is in the best interest to approve the bid and move the property back on the tax roll.</p>
<b>Attachments:</b>	<ul style="list-style-type: none"><li>▪ Bid Analysis and Resale Agreement</li></ul>
<b>Recommendation:</b>	Move to approve the resale offer bid amount of \$2,567.49 for Cause No. 2008V-0240, Account R09931.

**BELLVILLE BRAHMAS**  
LEARNERS TODAY. LEADERS TOMORROW.

## Bid Analysis

Cause No. 2008V-0240  
Judgment Date: 4/10/2012

Account No. R09931  
Struck Off Date: 8/7/2012

Description: A TRACT OF LAND BEING 0.123 ACRES, MORE OR LESS, IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73 LOCATED IN AUSTIN COUNTY, TEXAS & BEING MORE PARTICULARLY DESCRIBED AS 0.30 ACRES IN VOLUME 149, PAGE 197 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAVE & EXCEPT THE FOLLOWING CONVEYENCES: 1) 0.059 ACRES DESCRIBED IN VOLUME 385, PAGE 737; 2) 0.059 ACRES DESCRIBED IN VOLUME 633, PAGE 57 AND 3) 0.059 DESCRIBED IN VOLUME 633, PAGE 60 ALL OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, LEAVING A RESIDUE OF 0.123 ACRES, MORE OR LESS. GEO: R09931

Bid Amount **\$2,567.49**

Name Buyer(s) Lorenzo L. McFarland

### Judgment/ Opening Bid Information

<u>Tax Entity</u>	<u>Tax Years</u>	<u>Amount Due</u>
Austin County	2003-2011	\$1,266.11 (22%)
Bellville Independent School District	2003-2011	\$3,520.97 (61%)
City of Bellville	2003-2011	\$773.81 (13%)
Bellville Hospital District	2003-2011	\$228.33 (4%)
<i>Total (R09931)</i>		<b><u>\$5,789.22</u></b>

***TOTAL AMOUNT DUE AT TIME OF Tax Sale: \$5,798.22***

### Property Value (at time of Judgment)

Account No. R09931 \$11,497.00

### Costs (total \$3,597.01)

Abstract Fee (PBFCM)	\$200.00
Publication (Bellville Times)	\$230.35
Court Costs w/ Ad Litem Fee (Sue Murphy)	\$1,103.00
Publication (PBFCM)	211.68
Publication (Bellville Times)	\$476.28
Sheriffs Fee (Resale)	\$200.00
Publication (Bellville Times)	\$150.00
Publication (Bellville Times)	\$642.60
Publication (PBFCM)	\$359.10
Recording Fee (PBFCM)	\$24.00

Total costs to be paid: \$2,200.00

### Proposed Distribution

Bid Amount \$2,567.49 - Costs \$2,200.00 - Post Jdmt \$367.49

***(ACCOUNT NO. R09931) Net to Distribute \$0.00***

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\*\*Please zero out remaining balances for all taxing jurisdictions for 2003-2011 tax years.

## Trust Property Resale Offer Form

An offer may be made on any parcel shown on the Trust Property List. Enter the amount of the offer for each parcel. The taxing units in Austin County reserve the right to accept or reject any or all offers. No title insurance or survey will be provided.

**PROPERTY IS SOLD "AS IS", "WHERE IS", AND "WITHOUT WARRANTY".**

Cause No.	Account No.	Amount Offered for Resale Property	Amount due for Post-Judgment Taxes (if any)	Total Amount Offered for Property
2008v-0240	R09931	\$2,200	P/J Years Due: 2012 Amount Due: \$367.49	\$2,567.49
			P/J Years Due: Amount Due:	\$
			P/J Years Due: Amount Due:	\$

By my signature below, I certify that I understand the conditions and limitations of this sale, as well as the restrictions on the use of the property as set forth in the Texas Property Tax code. I understand that I am responsible for post-judgment taxes, and I further understand that I am to provide for those taxes, if any, in the total amount offered for the property(ies). I agree to indemnify the county and its attorney and agent from any action or damages arising from the purchase of this property and agree to submit any dispute to the American Arbitration Association for resolution.

Lorenzo L. McFadden

Bidder's Name (Typed or Printed)  
(name wanted on deed)



Bidder's Signature

403 Jackson Rd

Bidder's Address  
(address wanted on deed)

240-469-9459

Bidder's Telephone

Bellville TX 77418

City, State, Postal Code

3/8/2021

Date

**CAUSE NO. 2008V-0240: AUSTIN COUNTY vs. DOTSON, JOSEPHINE, ET AL  
AGREEMENT FOR RESALE OF TAX LIEN FORECLOSURE PROPERTY**

STATE OF TEXAS: COUNTY OF AUSTIN

WHEREAS on the **8th day of March, 2021** an offer to purchase the following described property was made by **Lorenzo L. McFarland** and it being the opinion that such offer be accepted and,

WHEREAS for the purpose of disposing of property that have been acquired by Taxing Units due to said property not selling at Constable's Sale, AUSTIN COUNTY, BELLVILLE INDEPENDENT SCHOOL DISTRICT, CITY OF BELLVILLE, and BELLVILLE HOSPITAL DISTRICT do hereby agree to the resale on the following terms:

- I. Said proceeds of sale, after payment of costs and expenses of court and costs and expenses of sale, shall be divided in proportion to each Taxing Unit's interest, as reflected in the judgment.
- II. Each Taxing Unit agrees to sign the Document of Conveyance at the time of closing of the resale.
- III. Purchaser, **Lorenzo L. McFarland**, understands and agrees that the property is subject to redemption rights as defined in the Texas State Property Tax Code Section 34.21. Redemption has expired.
- IV. Tract 1: A TRACT OF LAND BEING 0.123 ACRES, MORE OR LESS, IN THE JOHN NICHOLS LEAGUE, ABSTRACT 73 LOCATED IN AUSTIN COUNTY, TEXAS & BEING MORE PARTICULARLY DESCRIBED AS 0.30 ACRES IN VOLUME 149, PAGE 197 OF THE DEED RECORDS OF AUSTIN COUNTY, TEXAS, SAVE & EXCEPT THE FOLLOWING CONVEYANCES: 1) 0.059 ACRES DESCRIBED IN VOLUME 385, PAGE 737; 2) 0.059 ACRES DESCRIBED IN VOLUME 633, PAGE 57 AND 3) 0.059 DESCRIBED IN VOLUME 633, PAGE 60 ALL OF THE OFFICIAL RECORDS OF AUSTIN COUNTY, TEXAS, LEAVING A RESIDUE OF 0.123 ACRES, MORE OR LESS. GEO: R09931  
Value: \$11,497.00 (**\$5,174.00 current value**)
- V. **Case Information / Amounts Due under Sale & Judgment**  
Judgment Date: April 10, 2012  
Sale Date: August 7, 2012

<b>A. Resale Offer Amount:</b>	<b>\$2,567.49</b>
<b>B. Less Post Judgment Taxes:</b>	<b>\$ 367.49</b>
<b>C. Less Costs:</b>	
1) Abstract Fee (PBFCM)	\$200.00
2) Publication (Bellville Times)	\$230.35
3) Court Costs w/ Ad Litem Fee (Sue Murphy)	\$1,103.00
4) Publication (PBFCM)	211.68
5) Publication (Bellville Times)	\$476.28
6) Sheriffs Fee (Resale)	\$200.00
7) Publication (Bellville Times)	\$150.00
8) Publication (Bellville Times)	\$642.60
9) Publication (PBFCM)	\$359.10
10) Recording Fee (PBFCM)	\$24.00
<b>Total Costs</b>	<b><u>\$3,597.01</u></b>

CAUSE NO. 2008V-0240: AUSTIN COUNTY vs. DOTSON, JOSEPHINE, ET AL  
AGREEMENT FOR RESALE OF TAX LIEN FORECLOSURE PROPERTY

**D. Amounts due Years under Judgment as of 3/30/2021**

1) Austin County (2003-2011)	\$2,069.53
2) Bellville Independent School District (2003-2011)	\$5,723.62
3) City of Bellville (2003-2011)	\$1,254.69
4) Bellville Hospital District (2003-2011)	\$ 366.79
<b>Total Taxes</b>	<b>\$9,414.63</b>

**VI. Proposed Disbursement of Resale Proceeds**

Resale Offer Amount:	\$2,567.49
Less Post Judgment Tax Due:	\$367.49
Less Costs Due:	<u>\$2,200.00</u>
Net to Distribute ( <i>towards taxes</i> )	\$0.00

**Austin County**

By: \_\_\_\_\_ Title: \_\_\_\_\_

This agreement is accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**Bellville Independent School District**

By: \_\_\_\_\_ Title: \_\_\_\_\_

This agreement is accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

**City of Bellville**

By: \_\_\_\_\_ Title: \_\_\_\_\_

This agreement is accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CAUSE NO. 2008V-0240: AUSTIN COUNTY vs. DOTSON, JOSEPHINE, ET AL  
AGREEMENT FOR RESALE OF TAX LIEN FORECLOSURE PROPERTY

**Bellville Hospital District**

By: \_\_\_\_\_ Title: \_\_\_\_\_

This agreement is accepted and approved on the \_\_\_\_\_ day of  
\_\_\_\_\_, 2021.