



JOHNSON COUNTY

COMMISSIONERS COURT

Christopher Boedeker
County Judge

Rick Bailey
Commissioner
Precinct 1

Kenny Howell
Commissioner
Precinct 2

Mike White
Commissioner
Precinct 3

Larry Woolley
Commissioner
Precinct 4

THE STATE OF TEXAS

§

§

COUNTY OF JOHNSON

§

RESOLUTION 2025-07

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

WHEREAS, Rio Vista Independent School District, for itself and the use and benefit of Johnson County and Hill College acquired title to a certain tract of real estate, Account No. 126-4262-51030 at a Constable's sale held on April 2, 2024, in Cause No. DC-T201800067, Rio Vista ISD vs. Shelly Scott-Kubera; and

WHEREAS, Section 34.05 (a), Texas Property Tax Code, authorizes 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, Kasey Black and Quinton Black have made an offer to purchase the property for the sum of ten thousand dollars and zero cents (\$10,000.00); and said offer is attached as EXHIBIT "A"

NOW THEREFORE, BE IT RESOLVED, The Johnson County Commissioners Court is authorized and agrees to sell, convey and transfer that certain tract of real estate acquired at the above-described tax sale to Kasey Black & Quinton Black for the sum of \$10,000.00, 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.

DONE IN OPEN COURT THIS 28TH DAY OF APRIL, 2025.

Chris Boedeker

Christopher Boedeker, Johnson County Judge

Voted: ☒ yes, ___ no, ___ abstained

Rick Bailey

Rick Bailey, Comm. Pct. 1

Voted: ☒ yes, ___ no, ___ abstained

Kenny Howell

Kenny Howell, Comm. Pct. 2

Voted: ☒ yes, ___ no, ___ abstained

Mike White

Mike White, Comm. Pct. 3

Voted: ☒ yes, ___ no, ___ abstained

Larry Woolley

Larry Woolley, Comm. Pct. 4

Voted: ☒ yes, ___ no, ___ abstained

April Long

ATTEST: April Long, County Clerk



Alison Callison

From: Kasey Black <kaseybl8@gmail.com>
Sent: Sunday, March 30, 2025 10:35 PM
To: Alison Callison
Subject: Re: Lot 3, Block 51, Retreat Phase 6

Allison,

1. Kasey Black & Quinton Black
2. 247 cr 110 5 Rio Vista Tx, 76093 & 253 cr 1105 Rio Vista Tx, 76093
3. 817-705-6287 & 817-487-8191
4. kaseybl8@gmail.com
5. \$10,000 bid
6. Lot 3, Block 51. Retreat Phase 6..8320 retreat Blvd

On Mar 25, 2025, at 2:25 PM, Alison Callison <acallison@pbfc.com> wrote:

Mr. Black:

As we discussed, the property that was struck off to the School District in trust for itself and the other taxing units is Lot 3, Block 51, The Retreat Phase 6 and located at 8320 Retreat Blvd. I am attaching the resale ad that was previously published in the newspaper. If you submit a bid for this property in writing, I will present it to the School District for consideration.

Thanks,

Alison Davis Callison
Attorney

<image001.png>

p: 817-461-3344 **d:** 817-505-4736 **f:** 817-860-6509

a: 500 E. Border St., Suite 640, Arlington, Texas 76010

w: www.pbfc.com **e:** acallison@pbfc.com

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<Rio Vista ISD Resale Ad (FEBRUARY 2025) Notice only.docx>

Trust Property Acquired at April 2024 Tax Foreclosure Sale

8320 Retreat Blvd.

Johnson CAD Account No: 126-4262-51030

Address: 8320 Retreat Blvd.

Legal Description: Lot 3, Block 51, Retreat Phase 6 (.4592 acres)

Cause Number: DC-T201800067

Date of Tax Sale (Strike-off): April 2, 2024

Appraised Value at Tax Sale: \$40,000.00

Tax Sale Minimum Bid: \$18,336.18

Johnson CAD Current Appraised Value (2024): \$40,000.00



FINANCIAL IMPACT OF BID ACCEPTANCE

BID FOR: 8320 Retreat Blvd
BCAD ACCOUNT NO: 126.4262.51030
PROPOSED BID: \$10,000.00
CAUSE NO: DC-T201800067

Taxes Due Jurisdictions at Time of Sale		Ratio
Rio Vista ISD	\$11,508.37	74.70%
Hill College	\$240.71	1.56%
Johnson County	\$3,657.70	23.74%
Total Taxes	\$15,406.78	100.00%

Bid Amount: \$10,000.00

Total Costs Against Property to be paid prior to taxes:

Publication Fees - Resale ads	\$466.80
Publication Fees - Original tax sale	\$195.40
Attorney Ad Litem Fee	\$450.00
Tax Suit court costs	\$1,421.00
Constable's Original Tax Sale fee	\$580.00
Title Research Fee from Tax Suit	\$200.00
<hr/> Total Proceeds to be distributed for costs	<hr/> \$3,313.20

Amount remaining to be applied to delinquent taxes: \$6,686.80

Rio Vista ISD	\$4,994.83
Hill College	\$104.47
Johnson County	\$1,587.50
<hr/> Total Taxes to be paid from resale proceeds	<hr/> \$6,686.80

AGENDA PLACEMENT FORM

(Submission Deadline – Monday, 5:00 PM before Regular Court Meetings)

Date: _____**Meeting Date:** 4-28-2025**Submitted By:** County Judge's Office**Department:** _____**Signature of Elected Official/Department Head:**
_____**Court Decision:**

This section to be completed by County Judge's Office



4-28-25

Description:

Consider and Approve the Sale of Certain Real Property Acquired at a
Delinquent Tax Foreclosure Sale; Cause No. DC-T201800067, Lot 3, Block 51,
The Retreat Phase 6, Appraisal District Account No. 126-4262-51030 (8320
Retreat Blvd.); and Resolution 2025-07 – “Resolution of Johnson County
Approving the Sale of Certain Real Property Acquired at a Delinquent Tax
Foreclosure Sale”

(May attach additional sheets if necessary)

Person to Present: _____

(Presenter must be present for the item unless the item is on the Consent Agenda)

Supporting Documentation: (check one) ☒ PUBLIC ☐ CONFIDENTIAL

(PUBLIC documentation may be made available to the public prior to the Meeting)

Estimated Length of Presentation: _____ minutes**Session Requested:** (check one)☒ Action Item ☐ Consent ☐ Workshop ☐ Executive ☐ Other _____**Check All Departments That Have Been Notified:**☒ County Attorney ☐ IT ☐ Purchasing ☐ Auditor☐ Personnel ☐ Public Works ☐ Facilities Management

Other Department/Official (list) _____

Please List All External Persons Who Need a Copy of Signed Documents
In Your Submission Email

Approved in CC on 9/11/2023