

**RESOLUTION PROVIDING FOR THE SALE  
OF PROPERTY ACQUIRED BY THE COUNTY OF BOSQUE  
AT DELINQUENT TAX SALE**

WHEREAS, the property described on the Constable's Deed, attached hereto as Exhibit "A" and incorporated herein by reference was offered for sale by the Constable of Bosque County, Texas at a public auction pursuant to a judgment of foreclosure for delinquent taxes by the 220<sup>th</sup> Judicial District Court of Bosque County, Texas.

WHEREAS, no sufficient bid was received and the property was struck off to the taxing units that had taxes due on the subject property, pursuant to TEX. PROP. TAX CODE §34.01(c); and

WHEREAS, TEX. PROP. TAX CODE §34.05(a), (h) and (i) provide that a taxing unit may sell the subject property at a private resale; and

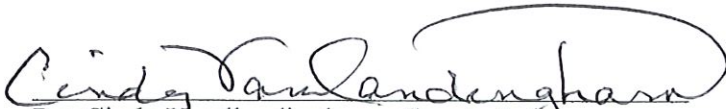
WHEREAS, the taxing authorities have received a bid to purchase the property in the amount listed of Exhibit "B" attached hereto and incorporated herein by reference; and,

WHEREAS, the County of Bosque, Texas has determined that bid that was made to purchase the property is a sufficient bid and that it would be in the public interest to sell the property to the bidder and return the property to a productive use,

THEREFORE, BE IT HEREBY RESOLVED by the County of Bosque, Texas that the bid listed on Exhibit "B" is accepted for the sale of the subject property and the County Judge of Bosque County, Texas is authorized to execute a deed conveying the subject property to the bidder.

PASSED, APPROVED AND ADOPTED THIS 22 day of January, 2024.

**BOSQUE COUNTY, TEXAS**

  
By: Cindy Vandlandingham, County Judge

ATTEST:

  
\_\_\_\_\_  
Tabatha Ferguson, County Clerk



CONSTABLES DEED

THE STATE OF TEXAS §  
COUNTY OF BOSQUE § KNOW ALL MEN BY THESE PRESENTS:  
§

**NOTICE OF CONFIDENTIALITY RIGHTS:  
IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY  
OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT  
BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL  
SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

WHEREAS, by virtue of an Order of Sale out of the District Court of BOSQUE County, Texas, for the 220TH DISTRICT COURT Judicial District in Cause No. CV20-194 in favor of

KOPPERL INDEPENDENT SCHOOL DISTRICT  
as Plaintiffs,

BOSQUE COUNTY, BOSQUE COUNTY HOSPITAL DISTRICT, MIDDLE TRINITY  
GROUNDWATER CONSERVATION DISTRICT and EMERGENCY SERVICES DISTRICT

as Intervenors, and

GIL TATE DECORATIVE CENTER INC., A Defunct Corporation, by  
erving Kim Martin in her capacity as last known director thereof, 115 E.  
2nd Street, Weatherford, TX 76086

as Defendants therein on a certain Judgment and decree of sale rendered in said Court on the 25th day of October, 2021, which Order of Sale was issued on the 27th day of September, 2022, and delivered to me as Constable of the County and State aforesaid, commanding any sheriff or constable of the State of Texas to seize and sell as under execution the premises described in said Order of Sale, I, Constable as aforesaid, did upon the 28th day of September, 2022 in obedience to said Order of Sale, seize and levy upon all the estate, right, title, claim and interest which the said Defendant, on the 25th day of October, 2021 so had of, in and to, and since said time had of, in and to the premises hereinafter described, and on the 1st day of November, 2022 the sale being the 1st Tuesday of said month, between the hours of 10:00 a.m. and 4:00 p.m. as prescribed by law, did sell said premises at public in the County of BOSQUE at the door of the Courthouse thereof, in the City of MERIDIAN, Texas, having first given public notice of the authority by virtue of which sale was to be made, the time of levy, the time and place of sale and a description of the property that was to be sold, together with the other information required by law, by causing an advertisement thereof to be published in the English language once a week for three consecutive weeks immediately preceding the date of such sale in the CLIFTON RECORD, a newspaper for such purpose, and having transmitted all such notice as required by law.

WHEREAS, at said sale, there being no sufficient bid received, the said premises were struck off to the KOPPERL INDEPENDENT SCHOOL DISTRICT in trust for the use and benefit of itself and BOSQUE COUNTY, BOSQUE COUNTY HOSPITAL DISTRICT, MIDDLE TRINITY GROUNDWATER CONSERVATION DISTRICT and EMERGENCY SERVICES DISTRICT taxing units in said cause adjudged to have a lien against said property, and their successors and assigns;

NOW, WHEREAS, in consideration of the premises, said judgment and Order of Sale and provisions of Section 34.01, Texas Property Tax Code, I, SCOTT FERGUSON, Constable of BOSQUE County, Texas aforesaid, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY, unto the said KOPPERL INDEPENDENT SCHOOL DISTRICT, in trust for the use and benefit of itself and BOSQUE COUNTY, BOSQUE COUNTY HOSPITAL DISTRICT, MIDDLE TRINITY GROUNDWATER CONSERVATION DISTRICT and EMERGENCY SERVICES DISTRICT all the right, title, interest and claim which the said defendants had on the 25th day of October, 2021, or at any time afterwards, in and to the premises described in said Order of Sale, viz; the lot, tract or parcel of land lying and situated in BOSQUE County, Texas and described as follows, to wit;

TRACT 1; GEO: R16630

BEING ALL THAT CERTAIN WEST HALF OF BLOCK 26 OF THE BESTVIEW LAKESIDE ADDITION LOCATED IN BOSQUE COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN THAT CERTAIN DEED OF RECORD IN VOLUME 330, PAGE 771 OF THE DEED OF RECORDS OF BOSQUE COUNTY, TEXAS.

to have and to hold the above described property unto KOPPERL INDEPENDENT SCHOOL DISTRICT its successors and assigns forever, as fully and absolutely as I, Constable as aforesaid, can convey by virtue of said Judgment, Order of Sale, and the provisions of Section 34.01, Texas Property Tax Code, and subject to Defendants right of redemption, if any, as set out in said Section.

IN TESTIMONY WHEREOF, I have hereunto set my hand on

[Signature]  
Constable BOSQUE County, Texas

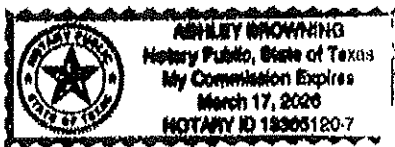
By \_\_\_\_\_  
Deputy/Agent

GRANTEE:  
KOPPERL INDEPENDENT SCHOOL DISTRICT  
C/O BOSQUE COUNTY TAX OFFICE  
P. O. BOX 346  
MERIDIAN, TX 76665

THE STATE OF TEXAS           §  
  §  
COUNTY OF BOSQUE         §

BEFORE ME, the undersigned authority, on this day personally appeared Scott Ferguson, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and in the capacity as therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on December 19, 2022.



Ashley Browning  
NOTARY PUBLIC in and for the State of Texas  
My Commission Expires: March 17, 2026

Filed for Record In:  
STATE OF TEXAS, BOSQUE COUNTY TEXAS  
I hereby certify that this Instrument was filed on the date and time stamped hereon by me and was duly recorded in the records of:

BOSQUE COUNTY TEXAS  
Tabatha Ferguson, COUNTY CLERK

Instr.: 2023-00030  
January 3, 2023 at 1:10 PM  
Stamps: 3 Page(s)

By [Signature]



BID SHEET

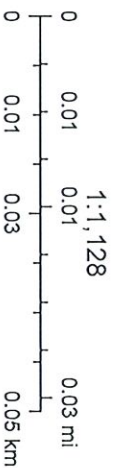
- (1) Name Andrew Clinton
- (2) Address 5304 Hidden Trails Drive, Arlington, TX  
76017
- (3) Phone Number 432-230-5588
- (4) Email Address andclinton@gmail.com
- (5) Amount of Proposed Bid \$ 2,000.00
- (6) Property Account Number Account No. R16630
- (7) Proposed Use of the Property  
Future Residential Build
- 
-

# Bosque CAD Web Map Account R16630



1/16/2024, 2:44:38 PM

- Parcels
- Abstracts



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