

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1316 S. JOHN REDDITT DR., STE. A (75904)

P. O. BOX 151704 (75915-1704)

LUFKIN, TEXAS

936/639-5040

FAX 936/639-5059

February 11, 2016

Daryl Melton
Sabine County Judge
P O Drawer 716
Hemphill, Texas 75948

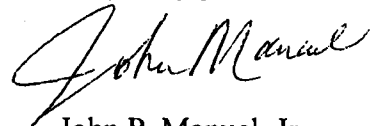
RE: Re-sale of Hemphill Independent School District Trust Property

Dear Mr. Melton:

The name and bid amount along with the breakdown sheets are attached to this letter. I ask that you present these bids to your Commissioners Court for their consideration.

Once the Commissioners Court has taken action, please, sign the deeds that correspond to the approved bids, so that I may take the next appropriate action. Thank you in advance for making sure that this bid gets placed on the agenda. Please feel free to contact me should you have any questions concerning this property or the bid.

Very truly yours,



John P. Manuel, Jr.
Attorney at Law

JM/klh

cc: Ms Martha Stone
Tax Assessor Collector
Sabine County
P O Drawer 310
Hemphill, TX 75948-0310

Attachments

Suit #: T-656; Sabine County, et al vs. TIN, INC., et al

Property Description: Lot 136 Beechwood III Subdivision (P# 8774)

Value: \$3,500.00

Bidder: Randy Barnett

Amount of Bid:	\$	100.00
Less Cost:	\$	779.00
Total to be Disbursed:	\$	0.00

Judgment Amount:		%	Actual Recovery
Hemphill ISD	\$2,168.62	70	\$0.00
Sabine County Hospital District	\$ 231.07	8	\$0.00
Sabine County	\$ 678.32	22	\$0.00

Notice of confidentiality rights: If you are a natural person, you may remove or strike any or all of the following information from any instrument that transfers an interest in real property before it is filed for record in the public records: your social security number or your driver's license number.

TAX RESALE DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF SABINE

X

That Sabine County, on behalf of itself and Hemphill Independent School District and Sabine County Hospital District whose taxes it collects, acting through the presiding officer of its governing body, hereunto duly authorized by resolution and order of each respective governing body which is duly recorded in their official Minutes, hereinafter called grantors, for and in consideration of the sum of \$100.00 cash in hand paid by

**Randy Barnett
P O Box 402
Pineland, TX 75968**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. T-656, Sabine County, Et Al vs. Tin, Inc., Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 136, Beechwood II, Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 144, Map Records of Sabine County, Texas.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____
Chad Moody
Board President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2016, by Chad Moody, Board President, of Hemphill Independent School District.

Printed Name:
Notary Public, State of Texas
My Commission Expires:

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____
Phil Yocum
President
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2016, by Phil Yocum, President, of Sabine County Hospital District.

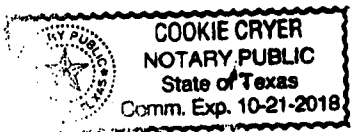
Printed Name:
Notary Public, State of Texas
My Commission Expires:

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this 22 day of Feb, 2016.

BY: Daryl Melton
Daryl Melton
County Judge
Sabine County

STATE OF TEXAS X
COUNTY OF SABINE X

This instrument was acknowledged before me on this 22 day of Feb, 2016, by Daryl Melton, County Judge, of Sabine County.



Cookie Cryer
Printed Name:
Notary Public, State of Texas
My Commission Expires:

After recording return to:

Randy Barnett
P O Box 402
Pineland, TX 75968

Suit #: T-634; Sabine County, et al vs. B. D. Alexander

Property Description: Lot 65, Woodland Estates Subdivision (P#15538)

Value: \$7,500.00

Bidder: Randy Barnett

Amount of Bid: \$ 350.00
Less Cost: \$ 1,086.00
Total to be Disbursed: \$ 0.00

Judgment Amount:		%	Actual Recovery
Hemphill ISD	\$3,570.99	70	\$0.00
Sabine County Hospital District	\$ 429.80	8	\$0.00
Sabine County	\$ 1,132.94	22	\$0.00

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TAX RESALE DEED

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**Randy Barnett
P O Box 402
Pineland, TX 75968**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. T-634, Sabine County, Et Al vs. B. D. Alexander**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 65, Woodland Estates Subdivision, an addition in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 97, Map Records of Sabine County, Texas.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 20_____.

BY: _____
Chad Moody
Board President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2016, by Chad Moody, Board President, of Hemphill Independent School District.

Printed Name:
Notary Public, State of Texas
My Commission Expires:

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____
Phil Yocum
President
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2016, by Phil Yocum, President, of Sabine County Hospital District.

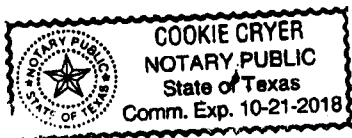
Printed Name:
Notary Public, State of Texas
My Commission Expires:

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this 22 day of Feb, 2016.

BY: *Daryl Melton*
Daryl Melton
County Judge
Sabine County

STATE OF TEXAS X
COUNTY OF SABINE X

This instrument was acknowledged before me on this 22 day of Feb, 2016, by Daryl Melton, County Judge, of Sabine County.



Cookie Cryer
Printed Name:
Notary Public, State of Texas
My Commission Expires:

After recording return to:

Randy Barnett
P O Box 402
Pineland, TX 75968

Suit #: T-815; Sabine County, et al vs. TIN, INC., et al

Property Description: Lot 150, Beechwood III Subdivision, (Parcel #9126)

Value: \$3,500.00

Bidder: Randy Barnett

Amount of Bid: \$ 100.00
Less Cost: \$ 779.00
Total to be Disbursed: \$ 0.00

Judgment Amount:		%	Actual Recovery
Hemphill ISD	\$2,168.62	70	\$0.00
Sabine County Hospital District	\$ 231.07	8	\$0.00
Sabine County	\$ 678.00	22	\$0.00

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Randy Barnett
P O Box 402
Pineland, TX 75968

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under **Suit No. T-815, Sabine County, Et Al vs. Tin Inc., Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 150, Beechwood III Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 173, Map Records of Sabine County, Texas.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____
Chad Moody
Board President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2016, by Chad Moody, Board President, of Hemphill Independent School District.

Printed Name:
Notary Public, State of Texas
My Commission Expires:

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 20_____.

BY: _____

Phil Yocum
President
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2016, by Phil Yocum, President, of Sabine County Hospital District.

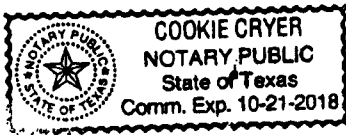
Printed Name:
Notary Public, State of Texas
My Commission Expires:

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this 22 day of Feb, 2016.

BY: Daryl Melton
Daryl Melton
County Judge
Sabine County

STATE OF TEXAS X
COUNTY OF SABINE X

This instrument was acknowledged before me on this 22 day of Feb, 2016, by Daryl Melton, County Judge, of Sabine County.



Cookie Coyer
Printed Name:
Notary Public, State of Texas
My Commission Expires:

After recording return to:

Randy Barnett
P O Box 402
Pineland, TX 75968

Suit #: T-834; Sabine County, et al vs. R.P. Moore, et al

Property Description: 2.79 Acres, more or less, out of the J. I. Pifermo Grant Survey, Sabine County, Texas (P#4501)

Value: \$4,500.00

Bidder: Randy Barnett

Amount of Bid: \$ 1,000.00
Less Cost: \$ 1,161.00
Total to be Disbursed: \$ 0.00

<u>Judgment Amount:</u>		<u>%</u>	<u>Actual Recovery</u>
Hemphill ISD	\$2,910.13	73	\$0.00
Sabine County Hospital District	\$ 273.27	7	\$0.00
Sabine County	\$ 786.93	20	\$0.00

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STATE OF TEXAS

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**Randy Barnett
P O Box 402
Pineland, Texas 75968**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. T-834, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

2.79 acres, more or less, out of the J. I. Pifermo Grant, Sabine County, Texas, being out of and a part of a 12.50 acre tract described in metes and bounds as Block 1 in a partition of the Martha Moore deceased 118 acre tract of land recorded in Volume 60, Page 333 of the Deed Records of Sabine County, Texas; LESS, SAVE and EXCEPT therefrom 9.71 acres, more or less, conveyed in Volume 164, Page 654, Deed Records of Sabine County leaving herein 2.79 acres.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

This deed is given expressly subject to any existing right of redemption remaining in the former owner of the property under the provisions of law and also subject to any recorded restrictive covenants running with the land, and valid easements of record as of the date of this sale, if such covenants or easements were recorded prior to January 1 of the year the tax lien(s) arose.

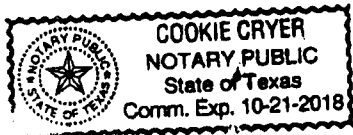
IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this 22
day of Feb, 2016.

BY: Daryl Melton
Daryl Melton
County Judge
Sabine County

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this 22 day of
Feb, 2016, by Daryl Melton, County Judge of Sabine County.



Cookie Cryer
Printed Name:
Notary Public, State of Texas
My Commission Expires:

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____
Chad Moody
Board President
Hemphill Independent School District

STATE OF TEXAS X
COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2016, by Chad Moody, Board President of Hemphill Independent School District.

Printed Name:
Notary Public, State of Texas
My Commission Expires:

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____

Phil Yocom
President, Board of Directors
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2016, Phil Yokom, President, Board of Directors of Sabine County Hospital District.

Printed Name
Notary Public, State of Texas
My Commission Expires

After recording return to:

Randy Barnett
P O Box 402
Pineland, Texas 75968

VOL 3-J PG 607

Suit #: T-621; Sabine County, et al vs. Stella Tindel

Property Description: Lot 46, Woodland Estates Subdivision, Sec. 1, Sabine County, Texas (P#15604)

Value: \$11,260.00

Bidder: Randy Barnett

Amount of Bid: \$ 750.00
Less Cost: \$ 1,151.00
Total to be Disbursed: \$ 0.00

<u>Judgment Amount:</u>		<u>%</u>	<u>Actual Recovery</u>
Hemphill ISD	\$4,181.23	69	\$0.00
Sabine County Hospital District	\$ 517.29	9	\$0.00
Sabine County	\$1,350.85	22	\$0.00

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TAX RESALE DEED

STATE OF TEXAS

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COUNTY OF SABINE

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**Randy Barnett
P O Box 402
Pineland, TX 75968**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, has quitclaimed and by these presents do quitclaim unto said grantee(s) all of the right, title and interest of grantor and all other taxing units interested in the tax foreclosure judgment against the property herein described, acquired by tax foreclosure sale heretofore held under Suit No. T-621, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 46, Woodland Estates Subdivision, Section 1, Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 97, Map Records of Sabine County, Texas.

TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, nor any person claiming under it and them, shall at any time hereafter have, claim or demand any right or title to the aforesaid premises or appurtenances, or any part thereof.

Taxes for the present year are to be paid by grantee(s) herein.

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IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 20____.

BY: _____
Chad Moody
Board President
Hemphill Independent School District

STATE OF TEXAS X
COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2016, by Chad Moody, Board President of Hemphill Independent School District.

Printed Name:
Notary Public, State of Texas
My Commission Expires:

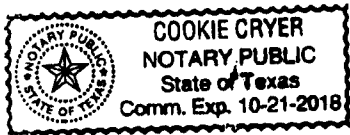
IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this 22 day of Feb, 2016.

BY: Daryl Melton
Daryl Melton
County Judge
Sabine County

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this 22 day of Feb, 2016, by Daryl Melton, County Judge of Sabine County.



Cookie Cryer
Printed Name:
Notary Public, State of Texas
My Commission Expires:

By: Janice McDaniel Deputy
Janice McDaniel ~ County Clerk
Volume 3-5 Page 490



The State Of Texas §
County Of Sabine §
I hereby certify that these documents were filed and duly recorded in the Commissioner Court Minutes of Sabine County, Texas.

After recording return to:
Randy Barnett
P O Box 402
Pineland, TX 75968

Printed Name: _____
Notary Public, State of Texas
My Commission Expires

This instrument was acknowledged before me on this _____ day of _____, 2016, Phil Yokom, President, Board of Directors of Sabine County Hospital District.

STATE OF TEXAS
COUNTY OF SABINE

X
X

BY: _____
Phil Yokom
President, Board of Directors
Sabine County Hospital District

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 20_____.