# 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

1 anial

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.

Suit Key No. 1907070

Page 1

Suit No. T-656

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  District.	was acknowledged before me on this day of, 2016, by Chad Moody, Board President, of Hemphill Independent School
	Printed Name: Notary Public, State of Texas
	My Commission Expires:

	WHEREOF Sabine County Hospital District has caused these presents to be ay of, 20
	BY:
	Phil Yocum
	President Sching County Hognital Digitalet
	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 Con	anty has caused these presents to be executed this
ВУ	Daryl Melton County Judge Sabine County
STATE OF TEXAS	X
COUNTY OF SABINE	X
This instrument was acknowledged ——————————————————————————————————	before me on this <u>32</u> day of a, County Judge, of Sabine County.
COOKIE CRYER NOTARY PUBLIC State of Texas Comm. Exp. 10-21-2018	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	

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** 

 $\mathbf{X}$ 

X KNOW ALL MEN BY THESE PRESENTS

**COUNTY OF SABINE** 

 $\mathbf{x}$ 

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 \$350.00 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-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.

Suit No. T-634

Page 1

to be executed this	WHEREOF Hemphill Independent School Distday of, 20	rict has caused these presents
	•	
	BY:	
	Chad Moody	
	Board President	
	Hemphill Independen	t School District
STATE OF TEXAS	X	
COUNTY OF SABINE	X	
	was acknowledged before me on , 2016, by Chad Moody, Board President, of H	····
District.	, , , , , ,	p muoponcom bonoor
	Printed Name:	
	Notary Public, State o	
	My Commission Expi	res:

Page 2

Suit No. T-634

executed this	ONY WHEREOF Sabine County Hospital District has caused these presents to be day of, 20
	BY:
	Phil Yocum President
	Sabine County Hospital District
STATE OF TEXAS	$\mathbf{x}$
COUNTY OF SABI	NE X
This instru	ment 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:

Suit No. T-634

Page 3

	DV. Southern
	Daryl Melton County Judge Sabine County
STATE OF TEXAS	$\mathbf{x}$
COUNTY OF SABINE	X
	cnowledged before me on this <u>32</u> day of Daryl Melton, County Judge, of Sabine County.
COOKIE CRYER NOTARY PUBLIC State of Texas Comm. Exp. 10-21-2018	Printed Name: Notary Public, State of Texas My Commission Expires:
After recording return to:	
Randy Barnett P O Box 402 Pineland, TX 75968	

Suit No. T-634

Page 4

Suit Key No. 1838523

VOI 3-7 PG 597

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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### 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-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.

Suit No. T-815

Page 1

to be executed this	WHEREOF Hemphill Independent School District has caused these presents day of, 20
	BY:
	Chad Moody
	Board President
	Hemphill Independent School District
STATE OF TEXAS	$\mathbf{X}$
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.	,, of child moody, Bould Fresident, of Hempinin independent School
	Printed Name:
	Notary Public, State of Texas
	My Commission Expires:

Suit No. T-815

Page 2

executed this	day of	Hospital District has caused these presents to be, 20
•	BY:	
	P P	hil Yocum resident abine County Hospital District
STATE OF TEXAS	X	,
COUNTY OF SABIN		
This instrume	3	before me on this day of esident, of Sabine County Hospital District.
	· N	rinted Name: otary Public, State of Texas ly Commission Expires:

Page 3

IN TESTIMONY WHEREOF Sabine Co	ounty has caused these presents to be executed this.
В	Daryl Melton County Judge Sabine County
STATE OF TEXAS	X
COUNTY OF SABINE	<b>X</b>
This instrument was acknowledged 7eb, 2016, by Daryl Melton	before me on this <u>22</u> day of n, County Judge, of Sabine County.
COOKIE CRYER NOTARY PUBLIC State of Texas Comm. Exp. 10-21-2018	Printed Name: Notary Public, State of Texas My Commission Expires:

After recording return to:

Randy Barnett P O Box 402 Pineland, TX 75968

Suit No. T-815

Page 4

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

<u>Property Description:</u> 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

Judgment Amount:		%	Actual Recovery	
Hemphill ISD	\$2,910.13	73	\$0.00	
Sabine County Hospital District	\$ 273.27	7	\$0.00	
Sabine County	\$ 786.93	20	\$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 \$802.00 cash in hand paid by

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.

Suit No. T-834

Page 1

IN TESTIMONY WHEREOF Sabine day of, 20_10	County has caused these presents to be executed this <u>32</u> .
	BY: Depolt
	Daryl Melton
	County Judge
	Sabine County
•	
STATE OF TEXAS	X
COUNTY OF SABINE	X
	cknowledged before me on this <b>22</b> day of Daryl Melton, County Judge of Sabine County.
COOKIE CRYER NOTARY PUBLIC	Printed Name: Notary Public State of Toyon

State of Texas Comm. Exp. 10-21-2018

Notary Public, State of Texas My Commission Expires:

Suit No. T-834

Suit Key No. 2163135

VOL 3-5 PG 605

to be executed	this	day of	Independent School District has caused these presents, 20
		В	Y:
			Chad Moody Board President Hemphill Independent School District
STATE OF T	EXAS		X
COUNTY OF	SABINE		X
This District.	instrument	was acknowledged , 2016, by Chad Mood	day of ly, Board President of Hemphill Independent School
District.			
ř			Printed Name: Notary Public, State of Texas My Commission Expires:

Suit No. T-834

Page 3

IN TESTIMONY WHEREOF Sa executed this day of	bine County Hospital District has caused these presents to be, 20
	BY:Phil Yocom
<b>;</b>	President, Board of Directors Sabine County Hospital District
STATE OF TEXAS	X
COUNTY OF SABINE	X
This instrument was acknown ac	owledged before me on this day of Yokom, President, Board of Directors of Sabine County
	Printed Name Notary Public, State of Texas My Commission Expires
÷	
After recording return to:	
Randy Barnett P O Box 402	

Suit No. T-834

Pineland, Texas 75968

Page 4

Suit Key No. 2163135

VOL3-7 PG 601

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

Judgment Amount:		%	Actual Recovery	
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

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 \$750.00 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-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.

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.

Suit No. T-621

Page 1

Suit Key No. 1724667

VOL3-7 PG 1009

to be executed	d this	day of, 20
		BY·
		BY:  Chad Moody  Board President  Hemphill Independent School District
STATE OF T	ΓEXAS	X
COUNTY O	F SABINE	X
This		was acknowledged before me on this day of 2016, by Chad Moody, Board President of Hemphill Independent School
District.		, , , , , , , , , , , , , , , , , , ,
ý		Printed Name: Notary Public, State of Texas My Commission Expires:

	, 20 16.
	BY: Daryl Melton County Judge Sabine County
STATE OF TEXAS	. <b>X</b>
COUNTY OF SABINE	X
	owledged before me on this <u>AA</u> day of ryl Melton, County Judge of Sabine County.
COOKIE CRYER NOTARY PUBLIC State of Texas Comm. Exp. 10-21-2018	Printed Name: Notary Public, State of Texas My Commission Expires:

Deputy By Deputy	
Volume 3.7 Page 490  Janice McDaniel ~ County Clerk	
County, Texas.	
I hereby certify that these documents were filed and du recorded in the Commissioner Court Minutes of Sabine	
County Of Sabine §	
The State Of Texas §	
	9ineland, TX 75968
	∕ andy Barnett γ Ο Box 402
	######################################
	After recording return to:
My Commission Expires	
Notary Public, State of Texas	
Printed Name:	
	Hospital District.
President, Board of Directors of Sabine County	, 2016, Phil Yokom,
before me on this day of	This instrument was acknowledged
	<b>:</b>
X	COUNTY OF SABINE
X	STATE OF TEXAS
Х	STATE OF TEXAS
President, Board of Directors Sabine County Hospital District	
Phil Yocom	
:	BA
, 20	IN TESTIMONY WHEREOF Sabine Cour

4013-J PG Leld

Suit Key No. 1724667

Page 4

Suit No. T-621