

**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  
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March 9, 2016

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

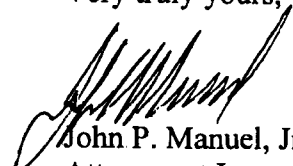
**RE: Re-sale of Hemphill Independent School District Trust Properties**

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-663; Sabine County, et al vs. Oliver Williams, et al

**Property Description:** 0.18 acre, more or less, out of the R.H. Travis Survey, Abstract 232 (P#1000)

**Value:** \$2,010.00

**Bidder:** Tommy Lee Owens, 125 Pineview St., Hemphill, Texas 75948

**Amount of Bid:** \$ 1,500.00  
**Less Cost:** \$ 1,344.00  
**Total to be Disbursed:** \$ 145.00

<u>Judgment</u>	<u>Amount</u>	<u>%</u>	<u>Actual Recovery</u>
Hemphill ISD	\$2,547.04	70	\$101.50
Sabine County Hospital District	\$ 269.65	8	\$11.60
Sabine County	\$ 774.77	22	\$31.90

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 cash in hand paid by

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-663, Sabine County, Et Al vs. Oliver Williams, Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**0.18 acre, more or less out of the R.H. Travis Survey, Abstract 232, Sabine County, Texas, and being more particularly described in a deed from R.H. Thomas, et ux to Oliver Williams, et ux recorded in Volume 128, Page 599, Deed Records, 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  
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, 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 28 day of March, 2016.

BY: Daryl Melton  
Daryl Melton  
Sabine County Judge

STATE OF TEXAS X

COUNTY OF SABINE X

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

\_\_\_\_\_  
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: \_\_\_\_\_  
Mr. Phil Yocom.  
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 Yocom, President, of Sabine County Hospital District.

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

After recording return to:

Linebarger Goggan Blair & Sampson, LLP  
P.O. Box 151704  
Lufkin, Texas 75915



**Suit #:** T-846; Sabine County, et al vs. Roy Richmond, et al

**Property Description:** Lot 70, Spring Hills Subdivision, out of the Aurelia Russell League, Abstract 51 (P#14348)

**Value:** \$2,000.00

**Bidder:** Craig & Connie May, 285 Pine Cove Ln., Hemphill, Texas 75948

**Amount of Bid:** \$ 300.00  
**Less Cost:** \$ 1,041.00  
**Total to be Disbursed:** \$ 0.00

<b>Judgment Amount:</b>		<b>%</b>	<b>Actual Recovery</b>
Hemphill ISD	\$1,682.00	67	\$0.00
Sabine County Hospital District	\$ 169.77	10	\$0.00
Sabine County	\$ 515.90	23	\$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 cash in hand paid by

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-846, Sabine County, Et Al vs. Roy J. Richmond, Et Al, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lot 70, Spring Hills Subdivision, out of the Aurelia Russell League, Abstract 51, Sabine County, Texas, according to the Plat thereof recorded in Volume 1 Page 36, Plat 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  
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, 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 28 day of March, 2016.

BY: *Daryl Melton*  
Daryl Melton  
Sabine County Judge

STATE OF TEXAS X

COUNTY OF SABINE X

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

\_\_\_\_\_  
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:

Mr. Phil Yocom.

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 Yocom, President, of Sabine County Hospital District.

Printed Name:

Notary Public, State of Texas

My Commission Expires:

After recording return to:

Linebarger Goggan Blair & Sampson, LLP  
P.O. Box 151704  
Lufkin, Texas 75915

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.



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Janice McDaniel ~ County Clerk

By: Janice McDaniel  
Deputy

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