

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

April 12, 2016

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

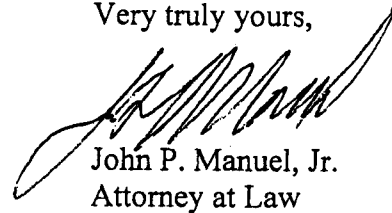
**RE: Re-sale of West Sabine Independent School District Trust Properties**

Dear Judge 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-687; Sabine County, et al vs. TIN, INC.

**Property Description:** Lot 21, Block 2, Jack Langston Addition, City of Pineland  
(Parcel #1363)

**Bidder:** Carnelius D. Gilder  
P O Box 640  
Pineland, Texas 75968

**Amount of Bid:** \$300.00  
**Less Cost:** \$786.00  
**Total to be Disbursed:** \$ 00.00

	<u>Judgment Amt.</u>	<u>%</u>	<u>Actual Recovery</u>
West Sabine ISD	\$848.64	63%	\$0.00
Sabine County	\$253.82	19%	\$0.00
City of Pineland	\$158.51	12%	\$0.00
Sabine Hospital District	\$ 83.32	6%	\$0.00

**Suit # :** T-689; Sabine County, et al vs. Cleve Randolph.

**Property Description:** Lot 16, Block 1, Jack Langston Addition, City of Pineland  
(Parcel #1373)

**Bidder:** Carnelius D. Gilder  
P O Box 640  
Pineland, Texas 75968

**Amount of Bid:** \$ 300.00  
**Less Cost:** \$1,404.00  
**Total to be Disbursed:** \$ 00.00

	<u>Judgment Amt.</u>	<u>%</u>	<u>Actual Recovery</u>
West Sabine ISD	\$4,390.05	58%	\$0.00
Sabine County	\$1,551.84	21%	\$0.00
City of Pineland	\$1,164.74	15%	\$0.00
Sabine Hospital District	\$ 473.35	6%	\$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 City Of Pineland 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 \$300.00 cash in hand paid by

**Carnelius D. Gilder**  
**P O Box 640**  
**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-687, 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 21, Block 2, Jack Langston Addition, City of Pineland, according to the map or plat thereof recorded in Volume 1, Page 90, 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 SABINE COUNTY TRUSTEE, has caused these presents to be executed this 25 day of April, 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 \_\_\_\_\_ 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: \_\_\_\_\_

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 City of Pineland has caused these presents to be executed this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
Randy Burch  
Mayor  
City of Pineland

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2016, by Randy Burch, Mayor, of City of Pineland.

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

IN TESTIMONY WHEREOF West Sabine Independent School District has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_

Ronald Burlow  
President  
West Sabine Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by Ronald Burlow, President, of West Sabine Independent School District.

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

After recording return to:

Carnelius D. Gilder  
P O Box 640  
Pineland, TX 75968



161073

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 City Of Pineland 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 \$300.00 cash in hand paid by

**Carnelius D. Gilder**  
P O Box 640  
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-689, Sabine County, Et Al vs. Cleve Randolph, Et Al, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lot 16, Block 1, Jack Langston Subdivision, City of Pineland, Larkin Gross Survey according to the map or plat thereof recorded in Volume 1, Page 90, 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.

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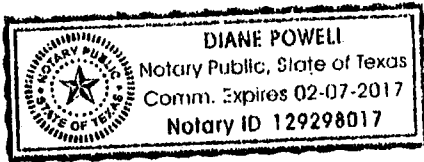
IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this 25 day of May, 2016

BY: *Phil Yocum*  
Phil Yocum  
President  
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

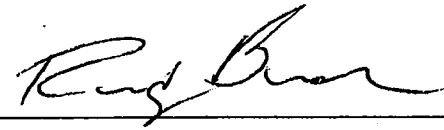
This instrument was acknowledged before me on this 23 day of May, 2016, by Phil Yocum, President, of Sabine County Hospital District.



*Diane Powell*  
Printed Name:  
Notary Public, State of Texas  
My Commission Expires: 2/7/17

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IN TESTIMONY WHEREOF City of Pineland has caused these presents to be executed this 19th day of April, 20    .

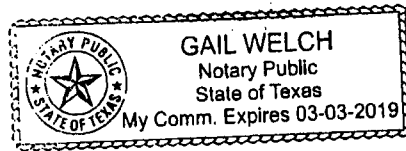
BY:   
Randy Burch  
Mayor  
City of Pineland

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this 19th day of April, 2016, by Randy Burch, Mayor, of City of Pineland.

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



VOL. 0417 PAGE 0892

IN TESTIMONY WHEREOF SABINE COUNTY TRUSTEE, has caused these presents to be executed this 20<sup>th</sup> day of June, 2016.

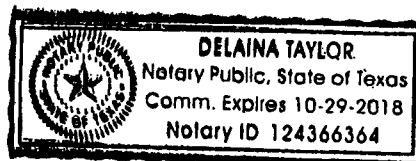
BY: Daryl Melton  
Daryl Melton  
County Judge  
SABINE COUNTY

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this 20<sup>th</sup> day of June, 2016, by Daryl Melton, County Judge, of SABINE COUNTY.

Delaina Taylor  
Delaina Taylor  
Printed Name:  
Notary Public, State of Texas  
My Commission Expires: 10-29-18



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IN TESTIMONY WHEREOF West Sabine Independent School District has caused these presents to be executed this 16 day of MAY, 2016.

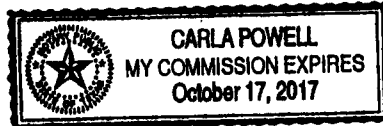
BY: Ronald Burlow  
Ronald Burlow  
President  
West Sabine Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this 16 day of MAY, 2016, by Ronald Burlow, President, of West Sabine Independent School District.

Carla Powell  
Printed Name:  
Notary Public, State of Texas  
My Commission Expires: Oct. 17, 2017



After recording return to:

Carnelius D. Gilder  
P O Box 640  
Pineland, TX 75968

161073

FILED FOR RECORD  
AT 10:15 O'CLOCK A M

JUN 21 2016

Janice McDaniel  
Clerk, County Court, Sabine County  
By Angela Cochran DEPUTY

THE STATE OF TEXAS  
COUNTY OF SABINE  
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED & TIMED  
STAMPED HEREON BY ME AND WAS DULY RECORDED IN THE VOLUME  
AND PAGE OF THE NAMED RECORDS OF SABINE COUNTY TEXAS AS  
STAMPED HEREON BY ME.



RECORDED 6-21-16  
VOL. 417 PAGE 890  
OFFICIAL PUBLIC RECORDS  
JANICE McDANIEL COUNTY CLERK  
SABINE COUNTY TEXAS  
By Angela Cochran DEPUTY

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