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May 31, 2016

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

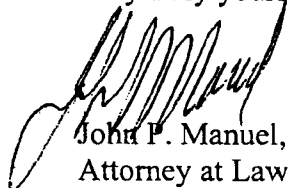
RE: Re-sale of Hemphill Independent School District Trust Properties

Dear Judge Melton:

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

Once the Commissioners Court has taken action, please, sign the deed that 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-827; Sabine County, et al vs. Sandra Hutsell, et al

Property Description: Lot 10, Block 16, Toledo Beach Subdivision No. 2 (Parcel #14587)

CAD Value: \$15,380.00

Bidder: Richard G. Lyons, Rt 4 Box 111-4, Hemphill, Texas 75948

Amount of Bid: \$2,100.00
Less Cost: \$ 250.44
Total to be Disbursed: \$1,849.56

Judgment Amount:		%	Actual Recovery
Sabine County	\$ 734.74	23%	\$425.40
Hemphill ISD	\$2,143.14	67%	\$1,239.21
Sabine County Hospital	\$331.96	10%	\$184.96

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 \$2,100.00 cash in hand paid by

Richard G. Lyons
Rt 4 Box 111-4
Hemphill, TX 75948

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-827, Sabine County, Et Al vs. Sandra A. Hutsell, Nka Sandra Arleane Wright Aka Sandra Arlene Hutsell Aka Sandra Hutsell Sheely, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 10, Block 16, Toledo Beach Subdivision No. 2, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 154, 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
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 13 day of June, 2016.

BY: Daryl Melton
Daryl Melton.
Sabine 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, Sabine County Judge of Sabine County, Texas.

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:

After recording return to:

Richard G. Lyons
Rt 4 Box 111-4
Hemphill, TX 75948

VOL 3-K PG 179