

TAX DEED

STATE OF TEXAS §

COUNTY OF SABINE §

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

WHEREAS, by certain Order of Sale issued out of the 1<sup>ST</sup> DISTRICT COURT of SABINE County, Texas, on the 10<sup>TH</sup> DAY OF JUNE, 2015, the Clerk thereof, in Cause No. T-688; styled

West Sabine Independent School District vs. TIN, INC.

and delivered to the SHERIFF of the County and State aforesaid, commanding and directing him to seize, levy upon and sell as under execution the hereinafter described real property to satisfy the amount of all delinquent taxes, penalties, interest and costs which were secured by the foreclosed tax liens on such real property as established and provided by a certain judgment rendered in such cause on the 12<sup>TH</sup> DAY OF DECEMBER, 2012, in favor of WEST SABINE INDEPENDENT SCHOOL DISTRICT, Plaintiffs therein, against TIN, INC.

WHEREAS, on the 10<sup>TH</sup> DAY OF JUNE, 2015, in obedience to said Order of Sale, the Constable of the County and State aforesaid did seize and levy on the hereinafter described real property and all the estate, right, title and interest or claims which said Defendant(s) on the 7<sup>TH</sup> DAY OF JULY, 2015, had of, in and to, and since that time had of, in and to the hereinafter described real property; and on the first TUESDAY of JULY, 2015, A.D., it being the 1st day of the month, between the hours of 10:00 a.m. and 10:00 a.m. as prescribed by law for Constable's sales, did offer to sell such real property at public auction in the County of SABINE at the door of the courthouse thereof in the City of HEMPHILL, TEXAS, having first given public notice of the authority by virtue of which said sale was to be made, the time of levy, the time and place and a description of the property that was to be sold, together with other information required by law, by causing and advertisement thereof to be published in a newspaper for such purposes; and

WHEREAS, at said sale no bid being received which was equal to the adjudged value of said real property as fixed by said court or the aggregate amount of said judgment established therein, the title to said real property pursuant to said judgment and Section 34.01 of the State Property Tax Code, was struck off to the SAN JACINTO COUNTY, in trust for the use and benefit of itself and each of which taxing districts were parties to such tax suit and which were by said judgment

adjudged to have valid tax liens against such real property, such Constable Deed recorded in Document #0407; Page 0683, on the 20<sup>th</sup> DAY OF AUGUST, 2015, in the Official Public Records of SABINE COUNTY, Texas, reference to which is hereby made for a better description of said Constable's Deed; and

WHEREAS, pursuant to Sections 34.05 of the Texas Property Tax Code, it has been determined by WEST SABINE INDEPENDENT SCHOOL DISTRICT, acting for itself and on behalf of the entities, to the above named taxing authorities, which were parties to said tax liens against such real property, to sell said real property at a private sale subject to any existing right of redemption by the Defendant in such tax suit, or any of them;

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT THE, WEST SABINE INDEPENDENT SCHOOL DISTRICT, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **SEVEN HUNDRED ONE DOLLAR AND NO CENTS (\$701.00)** said amount being the highest and best offer received at said sale, to them in hand paid by WELDON DAVIS whose address is PO BOX 3113 BRYAN, TX 77805; receipt of which is hereby acknowledged, having conveyed and by these presents do convey, expressly subject to the right of redemption by the Defendant in said tax suit as provided by Section 34.21 of the Texas Property Tax Code, all the right, title and interest as was acquired and is now held by WEST SABINE INDEPENDENT SCHOOL DISTRICT, in Trust, by virtue of said tax foreclosure sale and Constable's Deed to all those certain tracts of land described of land described as follows:


Tract 1: 88

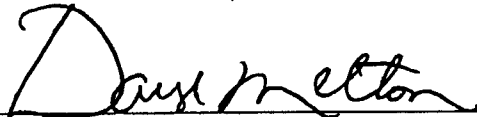
0.207 ACRES, MORE OR LESS, A PART OF THE BALL PARK ADDITION TO THE CITY OF PINELAND, LARKIN GROSS SURVEY, ABSTRACT 19, SABINE COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS TO-WIT: BEGINNING IN THE SOUTH LINE OF JONES STREET AT THE NORTHWEST CORNER OF THAT CONVEYED TO WILMA JOHNSON BY DEED RECORDED IN VOLUME 223, PAGE 769, OFFICIAL PUBLIC RECORDS OF SABINE COUNTY; THENCE S 10 DEG. 28 MIN. W WITH JOHNSON'S WEST LINE 150 FT. TO A POINT FOR CORNER OF THE GEORGE HUNT PROPERTY; THENCE N 10 DEG. 28 MIN. E. WITH HUNT'S EAST LINE 150 FT. TO A POINT FOR CORNER IN THE SOUTH LINE OF JONES STREET; THENCE S 79 DEG. 30 MIN. E WITH THE SOUTH LINE OF JONES STREET TO THE POINT OF BEGINNING AND CONTAINING 0.207 ACRE.

TO HAVE AND TO HOLD, the above described property unto the named purchaser, WELDON DAVIS, his successors, heirs, and assigns forever, free and clear of all liens for ad valorem taxes against such property delinquent at the time of judgment in the above referred tax suit to all taxing units which were a party of said suit and as fully and absolutely as the WEST SABINE INDEPENDENT

SCHOOL DISTRICT, can convey the above described real property by virtue of said judgment and said Order of Sale and said Section 34.05 of the Texas Property Tax Code.

EXECUTED this the 19 day of ~~JULY, 2016~~ Sept. 19, 2016

  
\_\_\_\_\_  
BOARD PRESIDENT  
WEST SABINE INDEPENDENT SCHOOL DISTRICT  
SABINE COUNTY, TEXAS

  
\_\_\_\_\_  
COUNTY JUDGE  
SABINE COUNTY, TEXAS

This instrument was acknowledged before me on the \_\_\_\_ day of JULY, 2016, by \_\_\_\_\_, in his capacity as County Judge for SABINE COUNTY.

\_\_\_\_\_  
Notary Public, State of Texas

This instrument was acknowledged before me on the 19 <sup>September</sup> day of ~~JULY~~, 2016, by Ronald Baelow, in his capacity as Board President for WEST SABINE INDEPENDENT SCHOOL DISTRICT.

Carla Powell  
Notary Public, State of Texas



Grantee(s): WELDON DAVIS  
PO BOX 3113  
BRYAN, TX 77805

After Recording Return to:  
Perdue Brandon Fielder Collins & Mott, LLP  
2040 NORTH LOOP 336 W #320  
CONROE, TX 77304