

**2017 Tax Resale Bid Split**

**Suit # :** T-606; Sabine County, et al vs. Elaine Edwards

**Property Description:** Lots 1 thru 12, Block 107, Original Townsite, City of Bronson, Sabine County (169391)

**CAD Value:** \$50,700.00

**Original Minimum Bid:** \$14,580.63

**Judgment Date:** July 22, 2016

**Bidder:** Kenneth E. Hagan, Sr., 119 CR 439 E, Bronson Texas 75930

<b><u>Amount of Bid:</u></b>	\$ 3,500.00
<b><u>Less Cost:</u></b>	<u>\$ 506.50</u>
<b><u>Total to be Disbursed:</u></b>	\$ 2,993.50

<b><u>Judgment Amount:</u></b>		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$2,782.95	20.3%	\$ 607.67
West Sabine ISD	\$9,465.23	69.2%	\$2,071.51
Sabine County Hospital	\$1,430.08	10.5%	\$ 314.32

VOL 3m PG 544

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 Sabine County Hospital District whose taxes it collects and West Sabine Independent School District, 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 \$3,500.00 cash in hand paid by

**Kenneth Eugene Hagan Sr.  
119 CR 439 E  
Bronson, TX 75920**

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-606, Sabine County, Et Al vs. Elaine Edwards, Aka Evelyn Elaine Edwards, Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 107, Original Townsite, City of Bronson, Sabine County, Texas, as described in Volume 62, Page 478, Deed Records of Sabine County, Texas.**

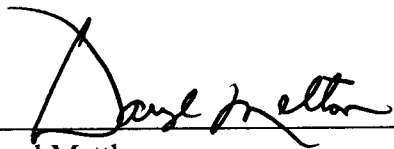
TO HAVE AND TO HOLD the said premises, together with all and singular the rights, privileges, and appurtenances thereto in any manner belonging unto the said grantee(s), their heirs and assigns forever, so that neither the grantors, nor any other taxing unit interested in said tax foreclosure judgment, 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.

VOL 3m PG 545

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY:   
Daryl Mettlen  
County Judge  
Sabine County

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Daryl Mettlen, County Judge, of Sabine County.

\_\_\_\_\_  
Printed Name:

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

\_\_\_\_\_

VOL 3m PG 546

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

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

Ronald Barlow  
Board President  
West Sabine Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Ronald Barlow, Board President, of West Sabine Independent School District.

\_\_\_\_\_  
Printed Name:

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

\_\_\_\_\_

VOL 3m PG 547

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

BY: \_\_\_\_\_  
Phil Yocom  
President of the Board of Directors  
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Phil Yocom, President of the Board of Directors, Sabine County Hospital District.

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

After recording return to:  
  
Kenneth Eugene Hagan Sr.  
119 CR 439 E  
Bronson, TX 75930

VOL 3m PG 548

**2017 Tax Resale Bid Split**

**NO APPROVAL IS NEEDED SINCE THE BID WAS THE MINIMUM REQUIRED AT ORIGINAL TAX SALE**

**Suit #** : T-933; Sabine County, et al vs. Gertrude Brooks

**Property Description**: Lot 9, Block 2, Jack Langston Addition, (13561)

**CAD Value**: \$1,000.00

**Original Minimum Bid**: \$1,000.00

**Judgment Date**: July 22, 2016

**Bidder**: Joseph Cooper, P O Box 1021, Pineland Texas 75968

<b><u>Amount of Bid</u></b> :	\$1,000.00
<b><u>Less Cost</u></b> :	<u>\$1,095.00</u>
<b><u>Total to be Disbursed</u></b> :	\$ 0.00

<b><u>Judgment Amount</u></b> :		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$ 104.53	18%	\$0.00
West Sabine ISD	\$347.14	60%	\$0.00
Sabine County Hospital	\$46.64	8%	\$0.00
City of Pineland	\$81.40	14%	\$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 City Of Pineland and Sabine County Hospital District whose taxes it collects, and West Sabine Independent School District, 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 \$1,000.00 cash in hand paid by

**Joseph Cooper  
P O Box 1021  
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-933, Sabine County, Et Al vs. Gertrude Brooks, (Dec'D)**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lot 9, Block 2, of the Jack Langston Addition, in the City of Pineland, Sabine County, Texas, according to the plat of record in Volume 1, Page 90, of the map and 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.

VOL 3M PG 550,

IN TESTIMONY WHEREOF Sabine County, Trustee has caused these presents to be executed  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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  
\_\_\_\_\_, 2017, by Daryl Melton, County Judge, of Sabine County.

\_\_\_\_\_  
Printed Name:

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

\_\_\_\_\_

VOL 30M PG 551



**2017 Tax Resale Bid Split**

**Suit #** : T-606; Sabine County, et al vs. Elaine Edwards

**Property Description**: Lot 15, Block 107, Original Townsite, City of Bronson, Sabine County (602297)

**CAD Value**: \$200.00

**Original Minimum Bid**: \$200.00

**Judgment Date**: July 22, 2016

**Bidder**: Kenneth E. Hagan, Jr., 10925 FM 83, Bronson Texas 75930

<b><u>Amount of Bid</u></b> :	\$ 50.00
<b>Less Cost</b> :	<u>\$ 331.50</u>
<b>Total to be Disbursed</b> :	\$ 0.00

<b><u>Judgment Amount</u></b> :		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$14.30	21.1%	\$ 0.00
West Sabine ISD	\$46.61	68.7%	\$ 0.00
Sabine County Hospital	\$ 6.97	10.3%	\$ 0.00

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**TAX RESALE DEED**

STATE OF TEXAS

X

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COUNTY OF SABINE

X

That Sabine County, on behalf of itself and Sabine County Hospital District whose taxes it collects and West Sabine Independent School District, 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 \$200.00 cash in hand paid by

**Kenneth E. Hagan, Jr.  
10925 FM 83  
Bronson, TX 75930**

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-606, Sabine County, Et Al vs. Elaine Edwards, Aka Evelyn Elaine Edwards, Et Al, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lot 15, Block 107, Original Townsite, City of Bronson, Sabine County, Texas, as described in Volume 106, Page 814, Deed 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.

VOL 3m PG 55.3

IN TESTIMONY WHEREOF Sabine County, has caused these presents to be executed this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: *Daryl Mettlen*  
Daryl Mettlen  
County Judge  
Sabine County

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of  
\_\_\_\_\_, 2017, by Daryl Mettlen, County Judge, of Sabine County.

\_\_\_\_\_  
Printed Name:

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

My Commission Expires:  
\_\_\_\_\_

VOL. 3m PG 554

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

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

Ronald Barlow  
Board President  
West Sabine Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Ronald Barlow, Board President, of West Sabine Independent School District.

\_\_\_\_\_  
Printed Name:

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

\_\_\_\_\_

VOL 3m PG 555

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

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

Phil Yocom  
President of the Board of Directors  
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Phil Yocom, President of the Board of Directors, Sabine County Hospital District.

\_\_\_\_\_  
Printed Name:

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

After recording return to:

Kenneth Eugene Hagan Sr.  
119 CR 439 E  
Bronson, TX 75930

VOL 3M PG 556

**2017 Tax Resale Bid Split**

**Suit # :** T-653; Sabine County, et al vs. J. H. Wells

**Property Description:** TRACT 1: Lot 10, Wells Place Subdivision, (15526)

**CAD Value:** \$1,500.00

**Original Minimum Bid:** \$1,500.00

**Judgment Date:** March 27, 2015

**Bidder:** Kenneth E. Hagan, Jr., 10925 FM 83, Bronson Texas 75930

<b><u>Amount of Bid:</u></b>	\$ 75.00
<b><u>Less Cost:</u></b>	\$ 688.00
<b><u>Total to be Disbursed:</u></b>	\$ 0.00

<b><u>Judgment Amount:</u></b>		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$ 554.44	23.7%	\$0.00
Hemphill ISD	\$1,598.50	68.2%	\$0.00
Sabine County Hospital	\$ 191.37	8.1%	\$ 0.00

**Property Description:** TRACT 2: Lot 11, Wells Place Subdivision, (15527)

**CAD Value:** \$1,500.00

**Original Minimum Bid:** \$1,500.00

**Judgment Date:** March 27, 2015

**Bidder:** Kenneth E. Hagan, Jr., 10925 FM 83, Bronson Texas 75930

<b><u>Amount of Bid:</u></b>	\$ 75.00
<b><u>Less Cost:</u></b>	\$ 513.00
<b><u>Total to be Disbursed:</u></b>	\$ 0.00

<b><u>Judgment Amount:</u></b>		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$ 472.62	21.2%	\$0.00
Hemphill ISD	\$1,598.50	71.5%	\$0.00
Sabine County Hospital	\$ 163.75	7.3%	\$ 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 \$150.00 cash in hand paid by

**Kenneth E. Hagan, Jr.  
10929 FM 83  
Bronson, TX 75930**

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-653, Sabine County, Et Al vs. J. H. Wells, Et Al, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lot 10, Wells Place Subdivision, an addition to Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 89, Map Records of Sabine County, Texas.**

**Lot 11, Wells Place Subdivision, an addition to Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 89, 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.

VOL 311 PG 558

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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  
\_\_\_\_\_, 2017, by Daryl Melton, County Judge, of Sabine County.

\_\_\_\_\_  
Printed Name:

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

My Commission Expires:  
\_\_\_\_\_

VOL 3M PG 559



IN TESTIMONY WHEREOF Hemphill Independent School District, Trustee has caused these presents 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 was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Chad Moody, Board President, of Hemphill Independent School District.

Printed Name: \_\_\_\_\_

Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

VOL 3M PG 560

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

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

Phil Yocom  
President of the Board of Directors  
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by President of the Board of Directors, Sabine County Hospital District.

\_\_\_\_\_  
Printed Name:

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

After recording return to:

Kenneth E. Hagan  
10929 FM 83  
Bronson, TX 75930

VOL 3m PG 56

**2017 Tax Resale Bid Split**

**Suit # :** T-670; Sabine County, et al vs. Sam Hankla

**Property Description:** Lot 592, Unit 7, Hide-A-Way Harbor (115451)

**CAD Value:** \$3,500.00

**Original Minimum Bid:** \$3,500.00

**Judgment Date:** March 27, 2015

**Bidder:** Randy Barnett, P O Box 402, Pineland, Texas 75968

**Amount of Bid:** \$302.00  
**Less Cost:** \$792.00  
**Total to be Disbursed:** \$0.00

<b><u>Judgment Amount:</u></b>		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$ 822.79	21.9%	\$0.00
Hemphill ISD	\$2,648.04	70.7%	\$0.00
Sabine County Hospital	\$277.56	7.4%	\$0.00

VOL 30 PG 562

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 \$302.00 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-670, Sabine County, Et Al vs. Sam A Hankla, Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lot 592, Unit 7, Hide-A-Way Harbor Subdivision, Sabine County, Texas, according to the map or plat thereof recorded in Volume 1, Page 119, Plat 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.

VOL 311 PG 563



IN TESTIMONY WHEREOF Hemphill Independent School District, Trustee has caused these presents 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 was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Chad Moody, Board President, of Hemphill Independent School District.

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

VOL 300 PG 565

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

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

Phil Yocom  
President of the Board of Directors  
Sabine County Hospital District

STATE OF TEXAS

X

COUNTY OF SABINE

X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Phil Yocom, President of the Board of Directors, Sabine County Hospital District.

\_\_\_\_\_  
Printed Name:

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

After recording return to:

Randy Barnett  
P O Box 402  
Pineland, TX 75968

VOL 3M PG 566

**2017 Tax Resale Bid Split**

**Suit # :** T-830; Sabine County, et al vs. John D. Hall, et al

**Property Description:** 0.27 Acres, situated in the Aurelia Russell Survey, Abstract 51

**CAD Value:** \$2,500.00

**Original Minimum Bid:** \$2,500.00

**Judgment Date:** September 25, 2015

**Bidder:** Jimmy Palmer, 465 Eva Street, Hemphill Texas 75948

<b><u>Amount of Bid:</u></b>	\$ 215.00
<b><u>Less Cost:</u></b>	<u>\$1,045.00</u>
<b><u>Total to be Disbursed:</u></b>	\$ 0.00

<b><u>Judgment Amount:</u></b>		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$ 567.52	22.1%	\$0.00
Hemphill ISD	\$1,805.31	70.4%	\$0.00
Sabine County Hospital	\$ 193.30	7.5%	\$0.00

VOL 3M PG 567



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

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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 \$215.00 cash in hand paid by

**Jimmy Palmer  
465 Eva Street  
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-830, Sabine County, Et Al vs. John D. Hall, Aka John Douglas Hall, Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**0.27 acre, more or less, situated in the Aurelia Russell Survey, Abstract 51, Sabine County, Texas, being Tract 7, Springhill Mobile Home Subdivision, an unrecorded subdivision; said 0.27 acre as described in deed dated March 2, 1976, from Roy F. Woods etal to John D. Hall etux, in Volume 181, Page 91, Deed 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.

VOL 3M PG 568



IN TESTIMONY WHEREOF Hemphill Independent School District, Trustee has caused these presents 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 was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Chad Moody, Board President, of Hemphill Independent School District

\_\_\_\_\_  
Printed Name:

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

VOL 31 PG 570

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

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

Phil Yocom  
President of the Board of Directors  
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Phil Yocom, President of the Board of Directors, Sabine County Hospital District.

\_\_\_\_\_  
Printed Name:

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

After recording return to:

Jimmy Palmer  
465 Eva Street  
Hemphill, TX 75948

VO 8m PG 57 ↑

**2017 Tax Resale Bid Split**

**Suit #** : T-839; Sabine County, et al vs. Elan Davidson

**Property Description**: Lot T-27, Unit 6 Pendleton Harbor Subdivision, f/k/a Hide-A-Way Harbor (11051)

**CAD Value**: \$6,000.00

**Original Minimum Bid**: \$4,224.77

**Judgment Date**: December 12, 2014

**Bidder**: Weldon Davis, P O Box 3113, Bryan, Texas 77805

**Amount of Bid**: \$1,003.00  
**Less Cost**: \$1,252.00  
**Total to be Disbursed**: \$ 0.00

<b><u>Judgment Amount</u></b> :		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$ 641.74	22.2%	\$0.00
Hemphill ISD	\$1,996.66	69.2%	\$0.00
Sabine County Hospital	\$247.92	8.6%	\$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 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 \$1,003.00 cash in hand paid by**

**Weldon Davis  
P O Box 3113  
Bryan, TX 77805**

hereinafter called grantee(s), the receipt of which is acknowledged and confessed, have 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-839, Sabine County, Et Al vs. Elan Davidson, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lot T-27, Unit 6 Pendleton Harbor Subdivision f/k/a Hide-A-Way Harbor Subdivision in Sabine County, Texas, according to the original map thereof recorded in Volume 1, Page 116, 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 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.

VOL 3m PG 57B

IN TESTIMONY WHEREOF SABINE COUNTY has caused these presents to be executed  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 2017, by Daryl Melton, County Judge, of SABINE COUNTY.

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

VOL. 30 PG. 574

IN TESTIMONY WHEREOF SABINE COUNTY HOSPITAL DISTRICT has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_  
Phil Yocom  
President of the Board of Directors

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Phil Yocom, President of the Board of Directors Sabine County Hospital District.

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

VOL 30 PG 575



IN TESTIMONY WHEREOF HEMPHILL INDEPENDENT SCHOOL DISTRICT, Trustee has caused these presents 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 was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Chad Moody, Board President of HEMPHILL INDEPENDENT SCHOOL DISTRICT.

\_\_\_\_\_

Printed Name: \_\_\_\_\_

Notary Public, State of Texas

My Commission Expires: \_\_\_\_\_

After recording return to:

Weldon Davis  
P O Box 3113  
Bryan, TX 77805

VOI 3M PG 576

**2017 Tax Resale Bid Split**

**Suit # :** T-917; Sabine County, et al vs. Alfonso Sifuentes

**Property Description:** Lot T-39 and T-40, Pendleton Harbor Subdivision, (118951)

**CAD Value:** \$17,590.00

**Original Minimum Bid:** \$4,425.90

**Judgment Date:** April 22, 2016

**Bidder:** Pebble Creek Investments, LLC, 380 Flores Rd., Livingston Texas 77351

<b><u>Amount of Bid:</u></b>	\$1,876.00
<b><u>Less Cost:</u></b>	<u>\$ 854.00</u>
<b><u>Total to be Disbursed:</u></b>	\$1,022.00

<b><u>Judgment Amount:</u></b>		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$ 842.36	24.9%	\$254.48
Hemphill ISD	\$2,141.80	63.2%	\$645.90
Sabine County Hospital	\$405.36	11.9%	\$121.62

VOL 30 PG 57 7

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 \$1,876.00 cash in hand paid by

**Pebble Creek Investments, LLC  
380 Flores Rd.  
Livingston, TX 77351**

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-917, Sabine County, Et Al vs. Alfonso L. Sifuentes, Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lots T-39 and T-40, Pendleton Harbor Subdivision, Sabine County Texas, according to the deed dated June 10, 1996, recorded in Volume 82, Page 337, 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.

VOL 30 PG 578



IN TESTIMONY WHEREOF Hemphill Independent School District, Trustee has caused these presents 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 was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Chad Moody, Board President, of Hemphill Independent School District.

\_\_\_\_\_  
Printed Name:

\_\_\_\_\_  
Notary Public, State of Texas  
My Commission Expires \_\_\_\_\_

Vol 311 PG 580

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

BY: \_\_\_\_\_  
Phil Yocom  
Board President  
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Phil Yocom, Board President, of Sabine County Hospital District.

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

After recording return to:  
  
Pebble Creek Investments, LLC  
380 Flores Rd.  
Livingston, TX 77351

VOB.M.P.G. 581

**2017 Tax Resale Bid Split**

**Suit #** : T-928; Sabine County, et al vs. Dave Shade

**Property Description**: Lot 869, 870 and 871, Unit 8, Hide a Way Harbor, (126051, 126061, 126071)

**CAD Value**: \$3,600.00

**Original Minimum Bid**: \$2,463.01

**Judgment Date**: April 22, 2016

**Bidder**: Pebble Creek Investments, LLC, 380 Flores Rd., Livingston Texas 77351

**Amount of Bid**: \$650.00  
**Less Cost**: \$818.00  
**Total to be Disbursed**: \$0.00

<b><u>Judgment Amount</u></b> :		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$ 369.00	23.2%	\$0.00
Hemphill ISD	\$1,060.44	66.5%	\$0.00
Sabine County Hospital	\$164.22	10.3%	\$0.00

VOL 3M PG 582

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 \$650.00 cash in hand paid by

**Pebble Creek Investments, LLC  
380 Flores Rd  
Livingston, TX 77351**

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-928, Sabine County, Et Al vs. Dave Shade, Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lots 869, 870 and 871, Unit 8, Hide-A-Way Harbor Subdivision, according to the official plat thereof, filed in Volume 1, Page 120, 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.

VOL 3m PG 583





IN TESTIMONY WHEREOF Hemphill Independent School District, Trustee has caused these presents 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 was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Chad Moody, Board President of Hemphill Independent School District.

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

VOL 3m PG 585

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

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

Phil Yocom  
President of the Board of Directors  
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Phil Yocom, President of the Board of Directors, of Sabine County Hospital District.

\_\_\_\_\_  
Printed Name:

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

My Commission Expires:  
\_\_\_\_\_

After recording return to:

Pebble Creek Investments, LLC  
380 Flores Rd  
Livingston, TX 77351

VOL. 3m PG. 586

**2017 Tax Resale Bid Split**

**Suit # :** T-934; Sabine County, et al vs. J. J. Smallwood, (Dec'd)

**Property Description:** Lot 1134, Unit 10 Hide a Way Harbor Subdivision, (12334)

**CAD Value:** \$1,200.00

**Original Minimum Bid:** \$1,200.00

**Judgment Date:** July 22, 2016

**Bidder:** Robbie Hudspeth, 150 Flat Rd., Bronson Texas 75930

**Amount of Bid:** \$ 57.00  
**Less Cost:** \$1,035.00  
**Total to be Disbursed:** \$0.00

<b><u>Judgment Amount:</u></b>		<b><u>%</u></b>	<b><u>Actual Recovery</u></b>
Sabine County	\$ 203.00	22.4%	\$0.00
Hemphill ISD	\$ 625.63	69.1%	\$0.00
Sabine County Hospital	\$ 76.96	8.5%	\$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 \$57.00 cash in hand paid by

**Robbie Hudspeth  
150 Flat Rd.  
Bronson, TX 75930**

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-934, Sabine County, Et Al vs. J. J. Smallwood, (Dec'D), Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

**Lot 1134, Unit 10, Hide-A-Way Harbor Subdivision, per plat thereof recorded in Volume 1, Page 125, Plat 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.

VOI 3M PG 588

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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 \_\_\_\_\_, 2017, by Daryl Melton, County Judge, of Sabine County.

\_\_\_\_\_  
Printed Name:

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

My Commission Expires:  
\_\_\_\_\_

VOL 8M PG 589

IN TESTIMONY WHEREOF Hemphill Independent School District, Trustee has caused these presents 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 was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 2017, by Chad Moody, Board President of Hemphill Independent School District.

\_\_\_\_\_  
Printed Name:

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

\_\_\_\_\_

VOL. 3M PG. 530

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

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

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 \_\_\_\_\_, 2017, by Phil Yocom, President of Sabine County Hospital District.

\_\_\_\_\_  
Printed Name:

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

After recording return to:

Robbie Hudspeth  
150 Flat Rd.  
Bronson, TX 75930

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.

Volume 3m Page 476

Janice McDaniel ~ County Clerk



By: [Signature]  
Deputy

VOL 3m PG 591