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July 25, 2018

#7

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

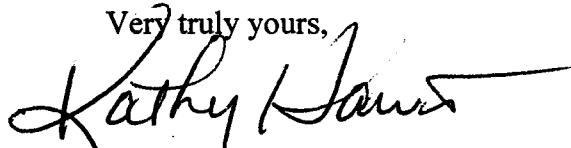
RE: Bids for Tax Trust Property

Dear Judge Melton,

Please find the attached bid split sheets showing a breakdown of the bids that were received on properties held in trust by Hemphill Independent School District. These properties were struck off to the taxing entities at a previous tax sale.

Please place the bids on the agenda for approval consideration at your next board meeting as an action item. Please contact us if you should have any questions and when the deeds are ready for pick up.

Very truly yours,



Kathy Harris
Office Manager

KLH

cc: Ms Martha Stone
Tax Assessor Collector
Sabine County
P O Drawer 310
Hemphill, TX 75948-0310

VOL 310 PG 580

Suit #: T-939; Sabine County, et al vs. Odessa Battles, et al

Property Description: 2.938 Acres, as described in Quitclaim Deed recorded in Volume 85, Page 290, Plat Records of Sabine County, Texas (Parcel #43471)

Value: \$2,350.00

Bidder: James Simpson, 357 Forest Glen, Hemphill, Texas 75948

Amount of Bid: \$ 1,400.00
Less Cost: \$ 951.00
Total to be Disbursed: \$ 449.00

Judgment Amount:		%	Actual Recovery
Hemphill ISD	\$893.69	67	\$300.83
Sabine County Hospital District	\$ 132.50	10	\$ 44.90
Sabine County	\$ 307.37	23	\$ 103.27

Kid

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 \$1,400.00 cash in hand paid by

**James Kenneth Simpson
357 Forest Glen
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-939, Sabine County, Et Al vs. Odessa Battles, (Dec'D), Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

2.938 Acres, as described in Quitclaim Deed from Eddie Mae Williams to Knox Battles July 20, 1996, Recorded in Volume 85, Page 290, 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 3-0 PG 582

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

BY: _____
Tiffani Bradberry
President
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2018, by Tiffani Bradberry, President, of Sabine County Hospital District.

Printed Name:

Notary Public, State of Texas
My Commission Expires:

VOL 3-0 PG 583

IN TESTIMONY WHEREOF Hemphill Independent School District, Trustee has caused these presents to be executed this _____ day of _____, 20____.

BY: _____

Lynn Lindsey
Board President
Hemphill Independent School District, Trustee

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2018, by Lynn Lindsey, Board President, of Hemphill Independent School District, Trustee.

Printed Name:

Notary Public, State of Texas
My Commission Expires:

VO3-0 PG 584

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this 13 day of August, 2018.

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 _____, 2018, by Daryl Melton, County Judge, of Sabine County.

Printed Name:

Notary Public, State of Texas
My Commission Expires:

After recording return to:

James Kenneth Simpson
357 Forest Glen
Hemphill, TX 75948

VOI 30 PG 585

Suit #: T-902; Sabine County, et al vs. Jerry R. Wellborn

Property Description: Lot 448 of the Shamrock Shores Subdivision, Abstract 65
(Parcel #136811)

Value: \$1,500.00

Bidder: James Simpson, 357 Forest Glen, Hemphill, Texas 75948

Amount of Bid: \$ 600.00
Less Cost: \$ 1,344.00
Total to be Disbursed: \$ 0.00

Judgment Amount:		%	Actual Recovery
Hemphill ISD	\$544.76	66	\$0.00
Sabine County Hospital District	\$ 86.53	11	\$0.00
Sabine County	\$ 193.05	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 \$600.00 cash in hand paid by

**James Kenneth Simpson
357 Forest Glen
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-902, Sabine County, Et Al vs. Jerry R. Welborn, Et Al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 448, of the Shamrock Shores Subdivision, a part of the J.A. Burditt Survey, Abstract 65, according to the original plat, Recorded in Volume 1, Page 87, of the 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.

VOB-0 PG. 587

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

BY: _____

Tiffani Bradberry
President
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2018, by Tiffani Bradberry, Sabine County Hospital District, of Sabine County Hospital District.

Printed Name:

Notary Public, State of Texas

My Commission Expires: _____

VOL 3-0 PG 588

IN TESTIMONY WHEREOF Hemphill Independent School District, Trustee has caused these presents to be executed this _____ day of _____, 20____.

BY: _____
Lynn Lindsey
Board President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2018, by Lynn Lindsey, Board President, of Hemphill Independent School District, Trustee.

Printed Name:

Notary Public, State of Texas
My Commission Expires:

VOL 30 PG 589

IN TESTIMONY WHEREOF Sabine County, has caused these presents to be executed this 18 day of August, 2018.

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 _____, 2018, by Daryl Melton, County Judge, of Sabine County.

Printed Name:

Notary Public, State of Texas
My Commission Expires:

After recording return to:

James Kenneth Simpson
357 Forest Glen
Hemphill, TX 75948

VO3-6 PG 590