

January 8, 2019

Re: Property held in trust for West Sabine ISD
Cause No. T-958

Bid Submission:

Randy Barnett - \$75.00

Dear Ladies and Gentlemen:

We have received a written bid for property held in trust. We ask that you include this bid to be considered at your next school board meeting. It is our policy to submit all bids received for board decision no matter the amount offered.

Please let me know of the decision made at your earliest convenience and mail back approvals or denials to include in our files. If a bid was approved, please also mail back the original signed deeds so that we can forward to the County for their approval and county clerk for proper recording after all monies including bid amounts and any post judgment taxes due have been collected.

We will be conducting a public auction in March which would include this property should you decide to deny this low offer.

If you have any questions, do not hesitate to contact me or Tiffany Johnson, my assistant, at 936-242-6815.

Respectfully submitted,



E. Stephen Lee
Attorney for West Sabine Independent School District

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PerdueBrandonFielderCollins&MottLLP
ATTORNEYS AT LAW

PENDING BID APPROVAL Submitted to Jurisdictions January 2019.

By: Tiffany Johnson, Assistant to
E. Stephen Lee
Email: tjohnson@pbfcml.com
2040 North Loop 336 West Suite 320
Conroe, Texas 77340
Direct No. (936) 242-6815

**WEST SABINE INDEPENDENT SCHOOL DISTRICT TRUST
PROPERTIES**

The property listed below is owned by the taxing jurisdictions, in trust for itself and any other taxing units participating in the judgment and original tax sale wherein the properties were struck off to taxing authorities because no bids were received. The property has been offered for sale through sealed bid on behalf of the **West Sabine Independent School District** for the school and Sabine County taxing units. The following bids were received and the highlighted one is being recommended for approval for the referenced account.

WEST SABINE ISD VS CARL GILLESPIE

Tract:1 PID: R000210731
BEING A 0.24 ACRE TRACT, OUT OF THE SAMUEL NELSON SURVEY, A-45, KNOWN AS LOT 36, MYRTLE BELL, AN UNRECORDED SUBDIVISION IN SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 214, PAGE 615, DEED RECORDS OF SABINE COUNTY, TEXAS.

Bids Received: RANDY BARNETT \$75.00

Upon the decision for the sale of trust property for account number listed below, please indicate if the sale is approved or denied in the space provided. If approved, please sign the approval form and the Deed. *Please mail approval documents and deed back to Tiffany Johnson at the address listed above for bid collection and deed recording.*

West Sabine Independent School District

_____ Approved _____ Denied

_____ Authorized Signature _____ Date

Sabine County

_____ Approved _____ Denied

_____ Authorized Signature _____ Date

BID DISTRIBUTION ANALYSIS for PENDING APPROVAL

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DISTRIBUTION

WEST SABINE INDEPENDENT SCHOOL DISTRICT

VS.

CARL GILLESPIE

Cause Number: T-958

Judgment Date: 10/14/2016

Sale Date: 3/7/2017

Tract:1 GEO: R000210731
BEING A 0.24 ACRE TRACT, OUT OF THE SAMUEL NELSON
SURVEY, A-45, KNOWN AS LOT 36, MYRTLE BELL, AN
UNRECORDED SUBDIVISION IN SABINE COUNTY, TEXAS,
DESCRIBED IN VOLUME 214, PAGE 615, DEED RECORDS OF SABINE
COUNTY, TEXAS.

Amount Received: \$75.00

2018 Appraised Value: \$1,500.00

Description	Amount Paid
Publication in Newspaper	\$75.00
Court Costs	\$0.00
R000210731 Sabine County	\$0.00
R000210731 West Sabine ISD	\$0.00
Total Dispersed:	\$75.00

Struck To

WEST SABINE INDEPENDENT SCHOOL DISTRICT

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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 DISTRICT COURT of SABINE COUNTY, Texas, on the 27th day of January 2017, the Clerk thereof, in Cause No. T-958; styled

West Sabine Independent School District Vs. Carl Gillespie

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 14th day of October, 2016, in favor of WEST SABINE INDEPENDENT SCHOOL DISTRICT, Plaintiffs therein, against CARL GILLESPIE.

WHEREAS, on the 27th day of JANUARY, 2017, in obedience to said Order of Sale, the Sheriff 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 14TH day of October, 2016, 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 MARCH, 2017 A.D., it being the 7th day of the month, between the hours of 10:00 a.m. and 4:00 p.m. as prescribed by law for Sheriff 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 Sabine, 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 WEST SABINE INDEPENDENT SCHOOL DISTRICT, 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 Sheriff Sale being evidenced by that one Sheriff Deed recorded in **Document #170560; Volume 426; Page 960**, on the 22ND day of March, 2017, in the Official Public Records of Sabine County, Texas, reference to which is hereby made for a better description of said Sheriff Deed; and,

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WHEREAS, pursuant to Sections 34.05 of the Texas Property Tax Code, it has been determined by the Board of Trustees for WEST SABINE INDEPENDENT SCHOOL DISTRICT and the COMMISSIONERS COURT for SABINE COUNTY, acting for itself and on behalf of the entities for which it collects ad valorem taxes, pursuant to the contracts between them, to be most advantageous 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 and SABINE COUNTY, pursuant to the provisions of Section 34.05 of the Texas Property Tax Code, for and in consideration of the sum of **SEVENTY-FIVE DOLLARS and no/100ths (\$75.00)** said amount being the highest and best offer received at said sale, to them in hand paid by **RANDY BARNETT, whose address is P.O. BOX 402, PINELAND, TEXAS 75968**; 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 Sheriff's Deed to all those certain tracts of land described of land described as follows:

GEO: R000210731

BEING A 0.24 ACRE TRACT, OUT OF THE SAMUEL NELSON SURVEY, A-45, KNOWN AS LOT 36, MYRTLE BELL, AN UNRECORDED SUBDIVISION IN SABINE COUNTY, TEXAS, DESCRIBED IN VOLUME 214, PAGE 615, DEED RECORDS OF SABINE COUNTY, TEXAS.

TO HAVE AND TO HOLD, the above described property unto the named purchaser, **RANDY BARNETT, P.O. BOX 402, PINELAND, TEXAS 75968** 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 and SABINE COUNTY, 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.

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IN TESTIMONY WHEREOF, the undersigned have caused these presents to be executed this ____ day of _____, 2019.

West Sabine Independent School District

By: _____
President of Board of Trustees

THE STATE OF TEXAS X

COUNTY OF SABINE X

BEFORE ME, the undersigned authority on this day personally appeared _____
President of the Board of Trustees of the West Sabine Independent School District, Sabine County, Texas,
known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me
that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

Given under my hand and seal of office this ____ day of _____, 2019.

Notary Public in and for The State of Texas

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IN TESTIMONY WHEREOF, the undersigned have caused these presents to be executed this 14 day of January, 2019.

Sabine County

By: David Melton
County Judge

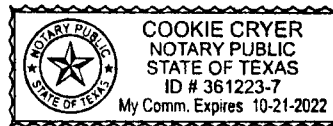
THE STATE OF TEXAS X

COUNTY OF SABINE X

BEFORE ME, the undersigned authority on this day personally appeared _____
County Judge, Sabine County, Texas, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and, in the capacity, therein stated.

Given under my hand and seal of office this 14 day of January, 2019.

Cookie Cryer
Notary Public in and for The State of Texas



GRANTEE:
Randy Barnett
P.O. Box 402
Pineland, Texas 75968

AFTER RECORDING PLEASE RETURN TO:
PERDUE BRANDON FIELDER COLLINS & MOTT, LLP
2040 North Loop 336 West, Suite 320
Conroe, Texas 77304

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