

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

ATTORNEYS AT LAW

1316-A S. JOHN REDDITT DR. (75904)

P. O. BOX 151704 (75915-1704)

LUFKIN, TEXAS

936/639-5040

FAX 936/639-5059

March 23, 2021

Daryl Melton, County Judge
Sabine County
P.O. Box 716
Hemphill, Texas 75948-0716

RE: Sabine County Sealed Bid Sale

Dear Judge Melton:

We recently advertised a sealed bid sale on Sabine County properties that have been struck off at previous tax sales. Please find attached sheets showing the details and recovery for the properties within your jurisdiction.

Approval of all jurisdictions will be required as provided by the Texas Property Tax Code as the high bid represents less than full recovery of the amounts owed.

We would request that you place consideration of these bids as an action item on the agenda of your next Commissioner's Court meeting. Should the bids be accepted please sign the attached Tax Resale Deeds and contact me for pickup.

Please contact us if you have any questions and thank you for your assistance in this matter.

Very truly yours,



Britney Puryear
Area Manager

cc:

Ms. Martha Stone
Tax Assessor-Collector
Sabine County
P.O. Drawer 310
Hemphill, Texas 75948-0310

VOL 3-4 PG 564

Suit No : T-851; Sabine County, et al vs. Glen Parker, et al

Account No.: 166251

Property Description: Tract 56, Laguna Shores Subdivision out of the Henry Canfield Survey, Abstract 4, Sabine County, Texas, according to the Plat thereof recorded in Volume 1, Page 256, Plat Records of Sabine County, Texas.

CAD Value: \$20,750.00

Bidder: Weldon Davis
P.O. Box 3113
Bryan, TX 77805

Amount of Bid: \$ 9,503.00
Less cost: \$ 1,398.00
Total to be disbursed: \$ 8,105.00

	Judgment Amount	%	Actual Recovery
Sabine County	\$1,968.76	25.00%	\$2,026.25
Hemphill ISD	\$4,962.31	63.02%	\$5,107.77
Sabine County HD	\$942.55	11.98%	\$970.98

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 \$9,503.00 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-851, Sabine County, et al vs. Glen Parker, et al, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Tract 56, Laguna Shores Subdivision out of the Henry Canfield Survey, Abstract 4, Sabine County, Texas, according to the Plat thereof recorded in Volume 1, Page 256, 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 3.4 PG 566

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Daryl Melton, County Judge, of Sabine County.

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

VOL 3.4 PG 567

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____

Tiffani Bradberry
President of the Board
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Tiffani Bradberry President of the Board of Sabine County Hospital District.

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

VOL 3.4 PG 568

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

BY: _____
Weldon Elliott
President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Weldon Elliott, 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

VOL 3.4 PG 569

Suit No : CV1901044; Sabine County, et al vs. Henry G. Victor, Jr., also known as Henry Grant Victor, et al

Account No.: 127781

Property Description: Lot T-1746, Pendleton Harbor Subdivision, formerly known as Hide-A-Way Harbor Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 105, Plat Records of Sabine County, Texas.

CAD Value: \$1,000.00

Bidder: Alvin Callahan
Holly Callahan
1348 Beagle Road
Orange, TX 77632

Amount of Bid:	\$ 189.00
Less cost:	\$ 581.00
Total to be disbursed:	\$ 0.00

	Judgment Amount	%	Actual Recovery
Sabine County	\$88.22	25.14%	\$0.00
Hemphill ISD	\$220.67	62.88%	\$0.00
Sabine County HD	\$42.07	11.98%	\$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 \$189.00 cash in hand paid by

**Alvin Callahan
Holly Callahan
1348 Beagle Road
Orange, TX 77632**

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. CV1901044, Sabine County, et al vs. Henry G. Victor, Jr., Also Known As Henry Grant Victor, Jr.**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Tract No. 3: Lot T-1746, Pendleton Harbor Subdivision, formerly known as Hide-A-Way Harbor Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 105, 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 3.4 **PG** 571

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Daryl Melton, County Judge, of Sabine County.

Printed Name:

Notary Public, State of Texas
My Commission Expires: _____

VOL 3.4 PG 572

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Tiffani Bradberry President of the Board of Sabine County Hospital District.

Printed Name:

Notary Public, State of Texas
My Commission Expires: _____

VOL 3-U PG 573

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____

Weldon Elliott
President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Tiffani Bradberry President of the Board of Sabine County Hospital District.

Printed Name:

Notary Public, State of Texas
My Commission Expires: _____

After recording return to:

Alvin Callahan
Holly Callahan
1348 Beagle Road
Orange, TX 77632

VOL 3-4 PG 574

Suit No : CV1801020; Sabine County, et al vs. Carl G. Giles, also known as Carl Gene Giles

Account No.: 126771

Property Description: Tract 4- Lot 203, Pendleton Harbor Subdivision formally known as Hide-A-Way Harbor Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 105, Plat Records of Sabine County, Texas.

CAD Value: \$1,000.00

Bidder: Pebble Creek Investments, LLC
380 Flores Road
Livingston, TX 77351

Amount of Bid: \$ 350.00
Less cost: \$ 260.00
Total to be disbursed: \$ 90.00

	Judgment Amount	%	Actual Recovery
Sabine County	\$97.89	24.88%	\$22.40
Hemphill ISD	\$248.32	63.13%	\$56.80
Sabine County HD	\$47.15	11.99%	\$10.80

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 \$350.00 cash in hand paid by

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

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. CV1801020, Sabine County, et al vs. Carl G. Giles, Also Known As Carl Gene Giles, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 203, Pendleton Harbor Subdivision fka Hide-A-Way Harbor Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 105, 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 34 PG 576

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Daryl Melton, County Judge, of Sabine County.

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

VOL 3-4 PG 577

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____
Tiffani Bradberry
President of the Board
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Tiffani Bradberry President of the Board of Sabine County Hospital District.

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

VOL 3.4 PG 578

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____
Weldon Elliott
President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Weldon Elliott, Board President, of Hemphill Independent School District.

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

After recording return to:

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

VOL 3-4 PG 579

Suit No : CV1801020; Sabine County, et al vs. Carl G. Giles, also known as Carl Gene Giles

Account No.: 127621

Property Description: Tract 3- Lot T-1693, Pendleton Harbor Subdivision formally known as Hide-A-Way Harbor Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 105, Plat Records of Sabine County, Texas.

CAD Value: \$1,000.00

Bidder: Cleve Halliburton
Colleen Halliburton
1205 Sheridan Lane
Beaumont, TX 77700

Amount of Bid: \$ 149.00
Less cost: \$ 260.00
Total to be disbursed: \$ 0.00

	Judgment Amount	%	Actual Recovery
Sabine County	\$97.89	24.88%	\$0.00
Hemphill ISD	\$248.32	63.13%	\$0.00
Sabine County HD	\$47.15	11.99%	\$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 \$149.00 cash in hand paid by

**Cleve Halliburton
Colleen Halliburton
1205 Sheridan Lane
Beaumont, TX 77700**

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. CV1801020, Sabine County, et al vs. Carl G. Giles, Also Known As Carl Gene Giles, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot T-1693, Pendleton Harbor Subdivision fka Hide-A-Way Harbor Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 105, 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 3.4 PG 581

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Daryl Melton, County Judge, of Sabine County.

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

VOL 3.4 PG 582

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____
Tiffani Bradberry
President of the Board
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Tiffani Bradberry President of the Board of Sabine County Hospital District.

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

VOL 3.4 PG 583

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____
Weldon Elliott
President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Weldon Elliott, Board President, of Hemphill Independent School District.

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

After recording return to:

Cleve Halliburton
Colleen Halliburton
1205 Sheridan Lane
Beaumont, TX 77700

VOL 3.4 PG 584

Suit No : CV1801020; Sabine County, et al vs. Carl G. Giles, also known as Carl Gene Giles

Account No.: 127821

Property Description: Tract 2- Lot T-1756, Pendleton Harbor Subdivision formally known as Hide-A-Way Harbor Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 105, Plat Records of Sabine County, Texas.

CAD Value: \$1,000.00

Bidder: Alvin Callahan
Holly Callahan
1348 Beagle Road
Orange, TX 77632

Amount of Bid: \$ 176.00
Less cost: \$ 260.00
Total to be disbursed: \$ 0.00

	Judgment Amount	%	Actual Recovery
Sabine County	\$97.89	24.88%	\$0.00
Hemphill ISD	\$248.32	63.13%	\$0.00
Sabine County HD	\$47.15	11.99%	\$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 \$176.00 cash in hand paid by

**Alvin Callahan
Holly Callahan
1348 Beagle Road
Orange, TX 77632**

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. CV1801020, Sabine County, et al vs. Carl G. Giles, Also Known As Carl Gene Giles, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot T-1756, Pendleton Harbor Subdivision fka Hide-A-Way Harbor Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 105, 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 3-11 PG 586

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Daryl Melton, County Judge, of Sabine County.

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

VOL 3.11 PG 587

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____
Tiffani Bradberry
President of the Board
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Tiffani Bradberry President of the Board of Sabine County Hospital District.

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

VOL 3.4 PG 588

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____
Weldon Elliott
President
Hemphill Independent School District

STATE OF TEXAS **X**

COUNTY OF SABINE **X**

This instrument was acknowledged before me on this _____ day of _____, 2021, by Weldon Elliott, Board President, of Hemphill Independent School District.

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

After recording return to:

Alvin Callahan
Holly Callahan
1348 Beagle Road
Orange, TX 77632

VOL 3-11 PG 589

Suit No : T-962; Sabine County, et al vs. Latrisha Mason, et al

Account No.: 59631

Property Description: Being 0.3597 acres, located in the John B. Gaines Survey, Abstract 110, recorded in Volume 130, Page 498, Deed Records of Sabine County, Texas, along with a 1975 Mobile Home, Label # TXS0592060, located in Sabine County, Texas.

CAD Value: \$4,026.44

Bidder: Pebble Creek Investments, LLC
380 Flores Road
Livingston, TX 77351

Amount of Bid: \$ 3,200.00
Less cost: \$ 988.00
Total to be disbursed: \$ 2,212.00

	Judgment Amount	%	Actual Recovery
Sabine County	\$1,001.74	24.88%	\$550.35
Hemphill ISD	\$2,543.53	63.17%	\$1,397.32
Hospital District	\$481.17	11.95%	\$264.33

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 \$3,200.00 cash in hand paid by

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

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-962, Sabine County, et al vs. Latrisha Mason, et al, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Being 0.3597 acres, located in the John B. Gaines Survey, Abstract 110, recorded in Volume 130, Page 498, Deed Records of Sabine County, Texas, along with a 1975 Mobile Home, Label # TXS0592060, located in 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 3-11 PG 591

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Daryl Melton, County Judge, of Sabine County.

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

VOL 3.11 PG 592

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____
Tiffani Bradberry
President of the Board
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Tiffani Bradberry President of the Board of Sabine County Hospital District.

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

VOL 3.11 PG 593

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____
Weldon Elliott
President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Weldon Elliott, Board President, of Hemphill Independent School District.

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

After recording return to:

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

VOL 3.4 PG 594

Suit No : CV1801016; Sabine County, et al vs. James Mervin McCauley, et al

Account No.: 111311

Property Description: Lot 1011, Pendleton Harbor, Unit 9, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 212, Plat Records of Sabine County, Texas.

CAD Value: \$1,200.00

Bidder: Joseph MacDonough
Lisa MacDonough
166 Calder Drive
Bronson, TX 75930

Amount of Bid: \$ 300.00
Less cost: \$1,265.00
Total to be disbursed: \$ 0.00

	Judgment Amount	%	Actual Recovery
Sabine County	\$1265.99	22.70%	\$0.00
Hemphill ISD	\$801.40	68.40%	\$0.00
Sabine County HD	\$104.43	08.90%	\$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 \$300.00 cash in hand paid by

**Joseph MacDonough
166 Calder Drive
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. CV1801016, Sabine County, et al vs. James Mervin Mccauley, et al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 1011, Pendleton Harbor, Unit 9, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 212, 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 3.11 PG 596

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Daryl Melton, County Judge, of Sabine County.

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

VOL 3.4 PG 597

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____

Weldon Elliott
President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Weldon Elliott, President of Hemphill Independent School District.

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

VOL 3.11 PG 598

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Tiffani Bradberry, President of Sabine County Hospital District.

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

After recording return to:

Joseph MacDonough
166 Calder Drive
Bronson, TX 75930

VOL 3.11 PG 599

Suit No : CV1700991; Sabine County, et al vs. Steve McKee

Account No.: 137291

Property Description: Lot 411, Shamrock Shores Subdivision, a part of the J. A. Burditt Survey, Abstract 65, according to the original Plat of said subdivision, or record in Volume 1, Page 87, plat records of Sabine County, Texas.

CAD Value: \$1,500.00

Bidder: Pebble Creek Investments, LLC
380 Flores Road
Livingston, TX 77351

Amount of Bid: \$ 850.00
Less cost: \$ 680.00
Total to be disbursed: \$ 170.00

	<u>Judgment Amount</u>	<u>%</u>	<u>Actual Recovery</u>
Sabine County	\$708.82	22.50%	\$38.25
Hemphill ISD	\$2,144.57	68.09%	\$115.75
Sabine County HD	\$296.39	09.41%	\$16.00

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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 \$850.00 cash in hand paid by

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

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. CV1700991, Sabine County, et al vs. Steve Mckee, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 411, Shamrock Shores Subdivision, a part of the J. A. Burditt Survey, Abstract 65, according to the original Plat of said subdivision, or record in Volume 1, Page 87, 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 3-11 PG 601

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Daryl Melton, County Judge, of Sabine County.

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

VOL 3.11 PG 602

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____

Tiffani Bradberry
President of the Board
Sabine County Hospital District

STATE OF TEXAS **X**

COUNTY OF SABINE **X**

This instrument was acknowledged before me on this _____ day of _____, 2021, by Tiffani Bradberry President of the Board of Sabine County Hospital District.

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

VOL 3-U PG 603

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____

Weldon Elliott
President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Weldon Elliott, Board President, of Hemphill Independent School District

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

After recording return to:

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

VOL 3.11 PG 604

Suit No.: CV1700988; Sabine County, et al vs. James Weatherford, et al

Account No.: 125111

Property Description: Lot 1033, Pendleton Harbor Lot No., also identified by subdivision plat of record as Lot 1033, Unit 9, Hide-A-Way Harbor Subdivision, per plat thereof recorded in Volume 1, Page 121, Plat Records, Sabine County, Texas.

CAD Value: \$1,200.00

Bidder: Weldon Davis
P.O. Box 3113
Bryan, TX 77805

Amount of Bid: \$ 701.00
Less cost: \$1,201.00
Total to be disbursed: \$ 0.00

	Judgment Amount	%	Actual Recovery
Sabine County	\$242.19	22.60%	\$0.00
Hemphill ISD	\$735.82	68.63%	\$0.00
Hospital District	\$94.08	08.77%	\$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 \$701.00 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. CV1700988, Sabine County, et al vs. James Weatherford, et al, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 1033, Pendleton Harbor Lot No., also identified by subdivision plat of record as Lot 1033, Unit 9, Hide-A-Way Harbor Subdivision, per plat thereof recorded in Volume 1, Page 121, 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 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 606

IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this _____ day of _____, 2021.

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 _____, 2021, by Daryl Melton, County Judge, of Sabine County.

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

VOL 3.4 PG 607

IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____
Tiffani Bradberry
President of the Board
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Tiffani Bradberry President of the Board of Sabine County Hospital District.

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

VOL 3-U PG 608

IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 2021.

BY: _____
Weldon Elliott
President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2021, by Weldon Elliott, 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

VOL 3.4 PG 609