

LINEBARGER GOGGAN BLAIR & SAMPSON, LLP

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November 8, 2022

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

RE: Bid for Tax Trust Property; Suit No. CV1901054, Sabine County, et al vs. John J. Blackshire, et al

Dear Judge:

We recently received a bid on the property referenced below currently being held in trust from James Simpson. Mr. Simpson's bid was not equal to the opening bid amount at our foreclosure auction and will need approval from Sabine County.

Bid on trust property described as:

Parcel number 135361; Lot 454, Shamrock Shores Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded in Volume 1, Page 87, Plat Records of Sabine County, Texas.

Date of Tax Sale: August 2, 2022
Adj. Value: \$1,500.00
Original Min. Bid: \$1,500.00

Amount of Bid: \$1,000.00
Less Court Costs of: \$1,110.00
Amt to be Disbursed: \$ 0.00


	<u>Judgment Amt.</u>	<u>Percent of Total</u>	<u>Actual Recovery</u>
Sabine County	\$377.67	23.07%	\$0.00
Hemphill ISD	\$1,104.19	67.45%	\$0.00
Hospital District	\$155.17	09.48%	\$0.00

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Please place consideration of this bid on the agenda of your next meeting as an action item. Should the court approve the bid please sign, notarize the attached deed, and notify my office for pick up.

If you have any questions please feel free to contact me.

Very truly yours,



James B. Guest
Attorney at Law

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

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 \$1,000.00 cash in hand paid by

**James Sipson
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. CV1901054, Sabine County, et al vs. John J. Blackshire, et al**, in the district court of said county, said property being located in Sabine County, Texas, and described as follows:

Lot 454, Shamrock Shores Subdivision, a subdivision in Sabine County, Texas, according to the map or plat thereof, recorded 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 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.

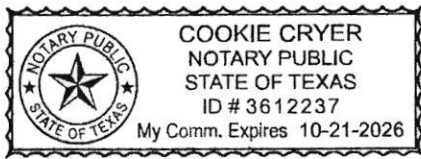
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IN TESTIMONY WHEREOF Sabine County has caused these presents to be executed this 14 day of November, 2022.

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 14 day of November, 2022, by Daryl Melton, County Judge, of Sabine County.



Cookie Cryer
Printed Name: Cookie Cryer
Notary Public, State of Texas
My Commission Expires: 10-21-2026

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IN TESTIMONY WHEREOF Hemphill Independent School District has caused these presents to be executed this _____ day of _____, 2022.

BY: _____

Kim Scales
School Board President
Hemphill Independent School District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2022, by Kim Scales, School Board President, of Hemphill Independent School District

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

After recording return to:

James Sipson
357 Forest Glen
Hemphill, TX 75948

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IN TESTIMONY WHEREOF Sabine County Hospital District has caused these presents to be executed this _____ day of _____, 2022.

BY: _____
Tiffani Bradberry
Board President
Sabine County Hospital District

STATE OF TEXAS X

COUNTY OF SABINE X

This instrument was acknowledged before me on this _____ day of _____, 2022, by Tiffani Bradberry, Board President, of Sabine County Hospital District.

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

After recording return to:

James Sipson
357 Forest Glen
Hemphill, TX 75948

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