

Jennifer Carey
TAX ASSESSOR-COLLECTOR

**ERATH COUNTY TAX OFFICE
222 E COLLEGE ST
STEPHENVILLE, TX 76401**



Wes Corzine
Huckabay ISD
200 CR 421
Stephenville Tx 76401

November 25, 2024

Re; R55831, being Lot: 75 Thurber Hills

Dear Wes Corzine

Enclosed is a bid request to purchase the above described lot from our properties Held in Trust. This property is located in the Thurber Hills Subdivision. The bid is from Gabrael Peterson in the amount of \$1700.00. The total amount of court costs and other costs due for this tax suit is \$1,136.00. We have previously attempted to sell the lot at tax sales. Please place this request on your agenda for discussion and action. If you have any questions please call me at 254-965-8630.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Carey', written in a cursive style.

Jennifer Carey

Purchase Proposal for Property at Thurber Hills Subdivision lot 75

To:

Erath County
222 E College Street
Stephenville, Texas 76401

From:

Gabrael Peterson
Saddle Creek Trail
Stephenville, Texas 76401
Phone: 612-709-1181

Date: November 19, 2024

Dear Jennifer Carey,

I am writing to formally submit my proposal to purchase the property located at **Thurber Hills Subdivision lot 75**. After careful consideration, I am offering a **cash payment of \$1,700.00** for the acquisition of this property.

As a resident of Stephenville, I am eager to contribute positively to our community, and I believe this property offers a great opportunity for development and improvement. My intent is to enhance the property in a manner that will benefit the surrounding area.

The terms of the proposal are as follows:

- **Purchase Price:** \$1,700.00 (cash)
- **Property Address:** Thurber Hills lot 75 IH-20, Mingus, TX 76463
- **Closing Date:**
- **Payment Method:** Cash (via certified check or wire transfer at closing)

I kindly request that you review this proposal and consider it favorably. Should you have any questions or need additional information, please feel free to contact me at **612-709-1181**.

Thank you for your time and consideration. I look forward to your response and the potential to proceed with this purchase.

Sincerely,

Gabrael Peterson
Saddle Creek Trail
Stephenville, Texas 76401
Phone: 612-709-1181

Document No. 2020-00015

DEED

Parties: ERATH COUNTY
to
HUCKABAY INDEPENDENT SCHOOL

FILED AND RECORDED
REAL RECORDS

On: 01/02/2020 at 03:40 PM

Document Number: 2020-00015
Receipt No. 91489
Amount: \$0.00

By: cwhite

Gwinda Jones, County Clerk
Erath County, Texas

3 Pages



STATE OF TEXAS
County of Erath

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded under the Document Number stamped hereon of the Official Public Records of Erath County.

Gwinda Jones, County Clerk

A handwritten signature in cursive script that reads "Gwinda Jones".

Record and Return To:
ERATH COUNTY TAX OFFICE
ATTN: JENNIFER



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.

SHERIFF'S TAX DEED

STATE OF TEXAS

X

X KNOW ALL MEN BY THESE PRESENTS

COUNTY OF ERATH

X

That, whereas, by virtue of an Order of Sale issued by the Clerk of the District Court in and for Erath County, dated October 31, 2019 on a certain judgment rendered in said Court on 1st day of August, 2019, in a certain suit **NUMBER CV33983, Huckabay Independent School District vs. Michelle Lewis, I**, Sheriff Matt Coates, Sheriff of said County, did upon October 31, 2019, levy upon and advertise the said premises as described in said Order of Sale, by giving public notice of the time and place of said sale by an advertisement in the English language, published once a week for three (3) consecutive weeks preceding such sale, the first publication appearing not less than twenty (20) days immediately preceding the day of sale, beginning on Wednesday, November 6, 2019, in the Stephenville Empire Tribune, a newspaper published in the County of Erath, stating in said advertisement the authority by virtue of which such sale was to be made, the time of levy, the time and place of sale, a brief description of the property to be sold, the number of acres, the original survey, its locality in the County, and the name by which the land is generally known, and by delivering a similar notice to each of the named Defendants, and on the first Tuesday in December, 2019, beginning at 10:00 AM sold said hereinafter described land or lots at public venue, at the South door of the Courthouse of said County, at which sale the premises hereinafter described were struck off to:

**HUCKABAY INDEPENDENT SCHOOL DISTRICT, TRUSTEE
C/O ERATH COUNTY TAX OFFICE
320 W COLLEGE
STEPHENVILLE, TX 76401**

for the use and benefit of itself and Erath County and Middle Trinity Groundwater Conservation District, there being no bid, other than the bid on behalf of the trustee taxing unit, for as much as the adjudged value of the said property or the amount of the taxes, interest, penalties and costs.

NOW, THEREFORE, I, Sheriff Matt Coates, Sheriff aforesaid, by virtue of the authority vested in me by law have Granted, Sold, and Conveyed, and by these presents do Grant, Sell, and Convey unto the said Huckabay Independent School District, in trust, for the use and benefit of itself and Erath County and Middle Trinity Groundwater Conservation District and their assigns all of the estate, right, title and interest which the Defendants in such suit had on the date said judgment was rendered or at any time afterwards, in and to the following described land and premises, as described in the Order of Sale, viz:

PROPERTY DESCRIPTION

Lot 75, Thurber Hills Subdivision, Erath County, Texas, according to the plat thereof recorded in Cabinet A, Slide 205, Plat Records of Erath County, Texas

TO HAVE AND TO HOLD the above described premises unto the said Huckabay Independent School District, as trustee, its successors and assigns forever, as fully and absolute as I, as Sheriff aforesaid, can convey by virtue of said Order of Sale;

Subject, however to the owner's right to redeem the same in the manner and within the time prescribed by Section 34.21 of the Property Tax Code of the State of Texas.

This conveyance is made 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.

IN TESTIMONY WHEREOF, I have hereunto set my hand this the 2 day of January, 2020.

[Handwritten Signature]

Sheriff Matt Coates
Sheriff, Erath County, Texas

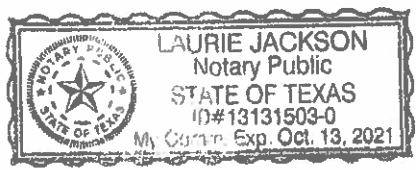
By: Deputy

STATE OF TEXAS X

COUNTY OF ERATH X

Before me, the undersigned authority, on this day personally appeared Matt Coates, Deputy Sheriff of Erath 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, consideration, and in the capacity therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 2 DAY OF January, 2020.



Laurie Jackson
Printed Name:
Laurie Jackson
Notary Public, State of Texas
My Commission Expires:
10-13-2021

After recording return to:

HUCKABAY INDEPENDENT SCHOOL DISTRICT, TRUSTEE
C/O ERATH COUNTY TAX OFFICE
320 W COLLEGE
STEPHENVILLE, TX 76401

CONNECTEXPLORER



map: Auto 02/19/2015 Select Date image 3 of 34

R55831