

★ CARRIE KIMMELL ★

ASSESSOR - COLLECTOR OF TAXES • VOTER REGISTRAR

P.O. BOX 989
STINNETT, TEXAS 79083
(806) 878-4005
FAX: (806) 878-4008

TAG & TITLE OFFICE
BORGER BRANCH
1400 VETA ST., BORGER, TEXAS
(806) 273-0100

TAG & TITLE OFFICE
FRITCH BRANCH
205 N. CORNELL, FRITCH, TEXAS
(806) 857-2446

April 22nd, 2026

Sanford-Fritch ISD
Courtney Kirksey – Manager
PO Box 1290
Fritch, TX 79036-1290

Listed below is an offer on property that did not sell at a sheriff’s sale and was “Struck Off” to the entities.

Property description: Lot Fifty-Six (56) BLK One (1), Sec (D), Lake Meredith Harbor, Hutchinson County, Texas,

Location: 0 Sunflower Ln, Fritch, Texas

Submitting an offer of \$100.00 has been made by Christina Ruth Bohn, Fritch, Texas. Taxes have not been paid on this property since 2014.

This property was “Struck Off” to the entities on March 2nd, 2026. The Appraisal District appraised this property at \$3,760.00.

Please respond as soon as possible.

Accept Bid _____
Reject Bid _____
Counteroffer amount _____

Sincerely,

Carrie Kimmell
Tax Assessor-Collector
PO Box 989
Stinnett, TX 79083

Signature

Date



4-21-26

OFFER SUBMISSION FOR TRUSTEE PROPERTY

INSTRUCTION:

- A. This Offer Submission sheet is only an offer and does not constitute a contract or agreement to Purchase or sell the property. All offers are subject to the approval of each taxing unit entitled to receive Proceeds of the sale under the judgment.
- B. Purchasers need to check with all taxing entities prior to placing an offer to ensure they do not Have any delinquent taxes. Offers from parties with delinquent taxes in Hutchinson County will not be Accepted. All properties may be subject to the right of redemption according to section 34.21 of the Texas Property Tax Code. The 2026 taxes will be prorated.

OFFER:

1. I hereby submit this offer for purchase of the following described property:

Physical address: 0 Sunflower LN Fritch, Tx 79036

Legal Description 56 BIK 1 Sec D LMH

(Lot, Block, Addition, and/or Abstract No.)

Purchase Amount: \$ 100,00

Deposit Amount: \$ 50.00

2. Person(s) submitting the offer: (The only names that will appear on the deed will be the Names listed on this offer sheet.)

(Please print **legibly** & use ink)

Purchaser Signature: ~~Christina R Bohn~~ Christina Ruth Bohn

Print Name: Christina Ruth Bohn

Address: 301 Fritch Dr.

City, State, Zip: Fritch, Texas 79036

Telephone: (806) 395-9736 E-mail Ravenpost@aol.com

- 3. Hutchinson County reserves the right to reject any and all offers. In the event an offer is Rejected by Hutchinson County or individual taxing unit, the deposit amount submitted with offer Will be returned.
- 4. Please be aware that payment and costs associated with the filing of the deed are due at the time The successful purchaser is notified.

4-21-26
Date ~~4-1-26~~

BID OFFER

Christina Ruth Bohn

To the county of Hutchinson

The HOA charges \$300 a year for 1 lot. Power \$2000, water \$1000 and septic \$5000 to \$10,000. Thank you for considering my bid. This property has never had a address.

The HOA is now charging \$325⁰⁰ to transfer Title's
I would like to make a offer of \$100.00 for a Lot.

The lot I refer is:

1) Lot 56 Blk 1 Sec D LMH

Total bid will be \$100.00

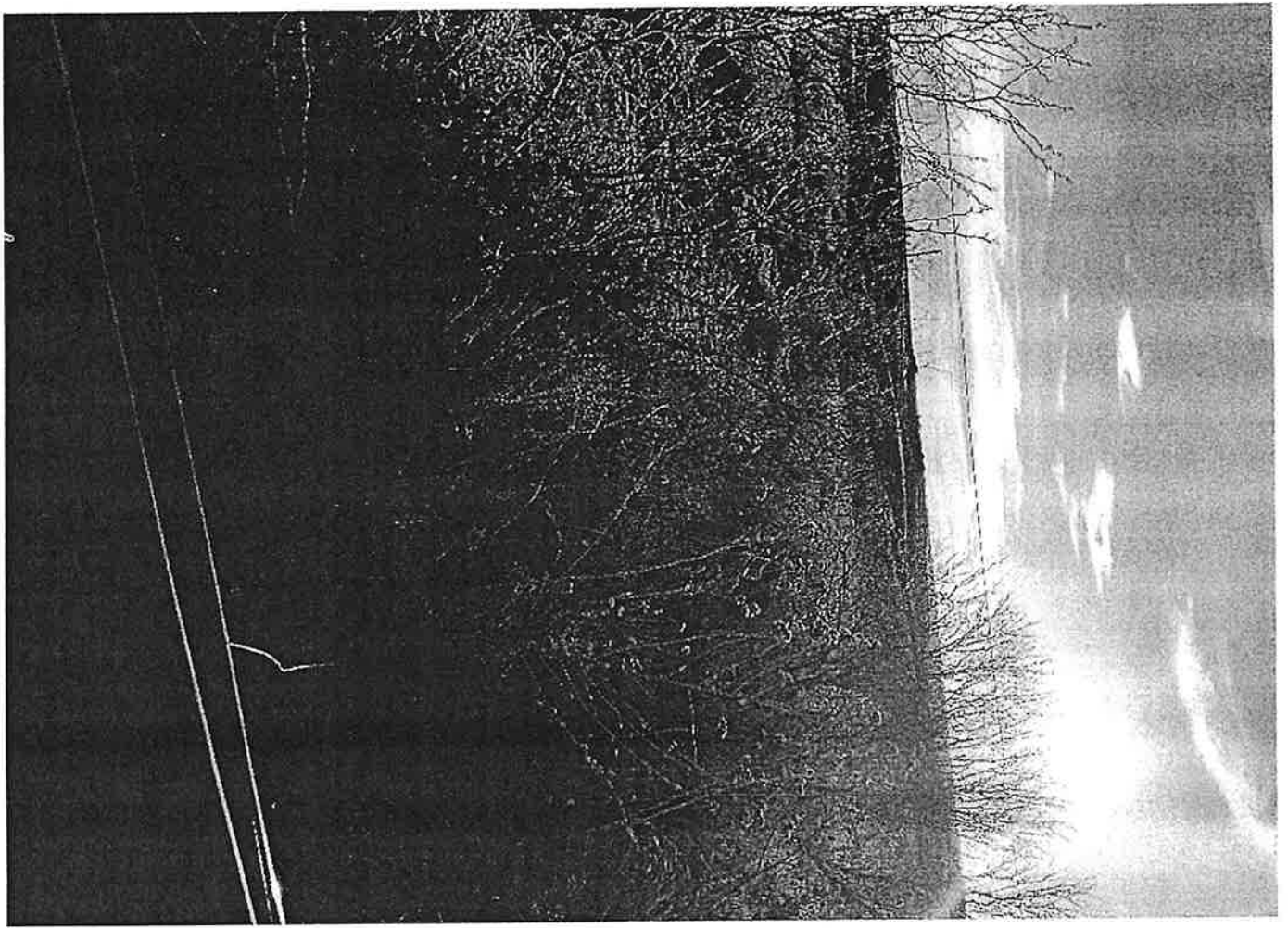
Christina Ruth Bohn

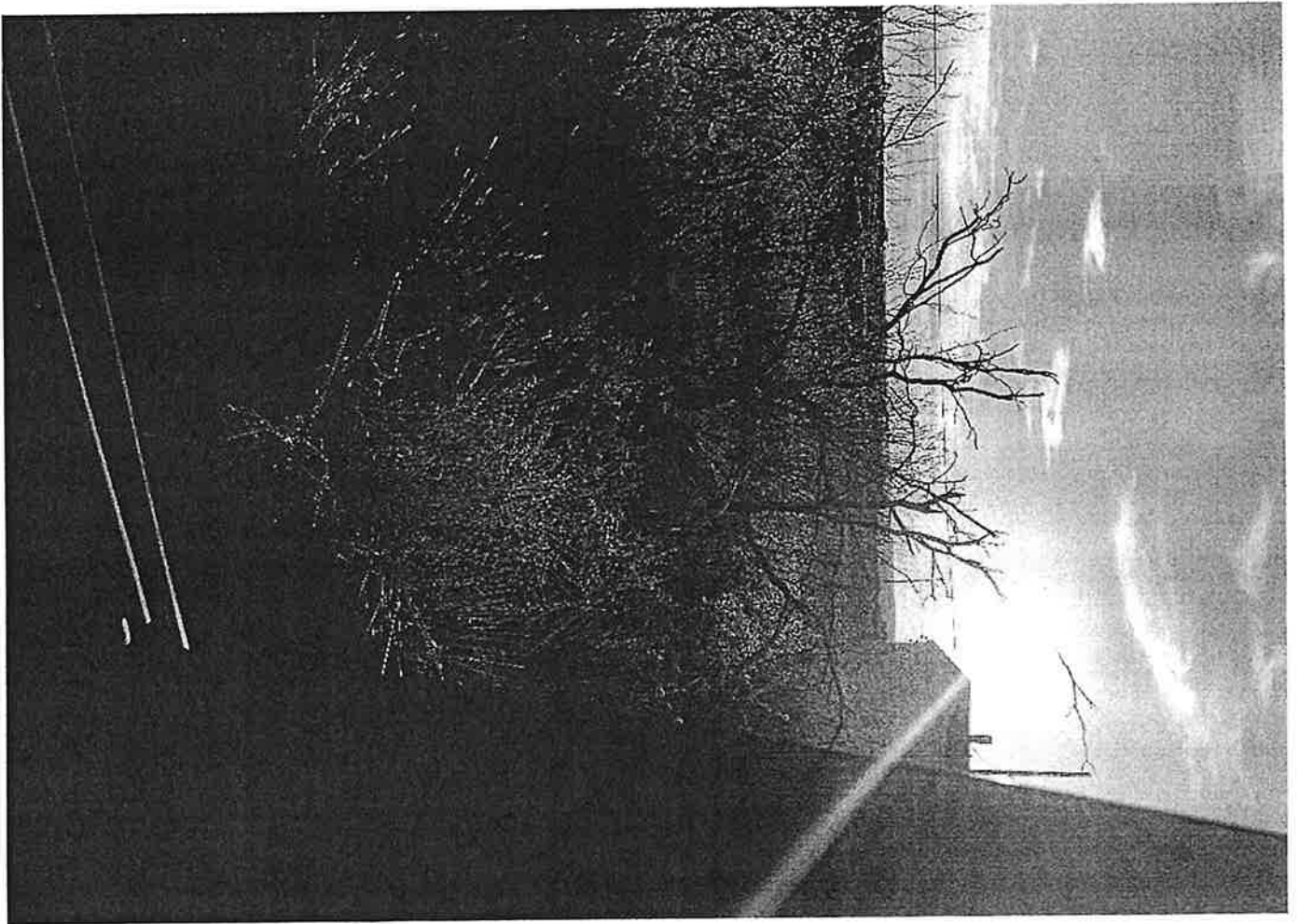
301 Fritch Dr. Fritch, Texas 79036

806-395-9736 Ravenpost@aol.com

Thank you.

x Christina Ruth Bohn





January, 2026, and delivered to me as Sheriff of the County and State aforesaid, commanding any sheriff or constable of the State of Texas to seize and sell as under execution the premises described in said Order of Sale, I, Sheriff as aforesaid, did upon the 5th day of January, 2026 in obedience to said Order of Sale, seize and levy upon all the estate, right, title, claim and interest which the said Defendant, on the 31st day of October, 2025 so had of, in and to, and since said time had of, in and to the premises hereinafter described, and on the 3rd day of February, 2026 the sale being the 1st Tuesday of said month, between the hours of 10:00 a.m. and 4:00 p.m. as prescribed by law, did sell said premises at public auction in the County of HUTCHINSON at the door of the Courthouse thereof, in the City of STINNETT, Texas, having first given public notice of the authority by virtue of which sale was to be made, the time of levy, the time and place of sale and a description of the property that was to be sold, together with the other information required by law, by causing an advertisement thereof to be published in the English language once a week for three consecutive weeks immediately preceding the date of such sale in the EAGLE PRESS, a newspaper for such purpose, and having transmitted all such notice as required by law including posting in three public places: HUTCHINSON COUNTY COURTHOUSE, BORGER CITY HALL, and FRITCH CITY HALL.

WHEREAS, at said sale, there being no sufficient bid received, the said premises were struck off to the HUTCHINSON COUNTY in trust for the use and benefit of itself and HUTCHINSON COUNTY HOSPITAL DISTRICT AND SANFORD-FRITCH INDEPENDENT SCHOOL DISTRICT taxing units in said cause adjudged to have a lien against said property, and their successors and assigns;

NOW, WHEREAS, in consideration of the premises, said judgment and Order of Sale and provisions of Section 34.01, Texas Property Tax Code, I, JERRY LANGWELL, Sheriff of HUTCHINSON County, Texas aforesaid, have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY, unto the said HUTCHINSON COUNTY, in trust for the use and benefit of itself and HUTCHINSON COUNTY HOSPITAL DISTRICT AND SANFORD-FRITCH INDEPENDENT SCHOOL DISTRICT all the right, title, interest and claim which the said defendants had on the 31st day of October, 2025, or at any time afterwards, in and to the premises described in said Order of Sale, viz; the lot, tract or parcel of land lying and situated in HUTCHINSON County, Texas and described as follows, to wit;

TRACT 1: GEO: RC18845

ALL OF LOT NUMBER FIFTY-SIX (56), IN BLOCK NUMBER ONE (1), IN SECTION D, IN LAKE MEREDITH HARBOR SUBDIVISION, as shown by the plat thereof recorded in Volume 4, Page 26, Plat Records, Hutchinson County, Texas

to have and to hold the above described property unto HUTCHINSON COUNTY its successors and assigns forever, as fully and absolutely as I, Sheriff as aforesaid, can convey by virtue of said

Judgment, Order of Sale, and the provisions of Section 34.01, Texas Property Tax Code, and subject to Defendants right of redemption, if any, as set out in said Section.

IN TESTIMONY WHEREOF, I have hereunto set my hand on February 9, 2026

[Signature]
Sheriff HUTCHINSON County, Texas

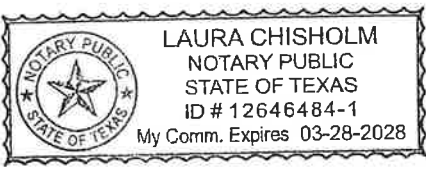
By _____
Deputy/Agent

GRANTEE:
HUTCHINSON COUNTY
% TAX OFFICE
BOX 989
STINNETT, TX 79083

THE STATE OF TEXAS §
 §
COUNTY OF HUTCHINSON §

BEFORE ME, the undersigned authority, on this day personally appeared Jerry Langwell, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration and in the capacity as therein expressed

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on February 9, 2026.



[Signature]
NOTARY PUBLIC in and for the State of Texas
My Commission Expires: 03-28-2028

STATE OF TEXAS

COUNTY OF HUTCHINSON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the volume and page of the named records of Hutchinson County as stamped hereon by me.

Mar 02, 2026 at 12:13P

Receipt Number - 144851

By:
Amanda Deschaines, Deputy

Kelly Ratliff, Hutchinson County Clerk
Hutchinson County