

Briefs

Police Warns of Phone Scam

Seminole Police Dept. officials are warning local residents, especially those who are elderly, of a telephone scam which has hit the West Texas region.

According to SPD Chief Bernie Kraft, scammers are calling local residents – primarily elderly – pretending to be a family member, such as a grandchild, who "is stranded and is in need of money to get back home."

"We just want to get the word out to let people know that this is taking place and to be aware of the scam," said Kraft, who confirmed his own mother – who resides in a neighboring community – was recently contacted by scammers.

Local residents are urged to use caution when answering phone calls, and to not answer calls from unfamiliar telephone numbers which may show up on caller identification programs.

If you or someone you know have been contacted by a potential scammer, or became a victim of a scam, you are urged to contact the Seminole Police Dept. or Gaines County Sheriff's Dept. (432) 758-9871.

New Archives at Gaines Museum

A significant archive of the early experience of Mennonites in Gaines County was recently given to the Gaines County Museum by James W. Lanning, presently residing in San Marcos.

Lanning, who has two degrees from Texas A&M University, is a retired Regular Army Infantry Officer. As a student of the Mennonite experience, he has visited colonies in Santa Cruz, Bolivia, Cuauhtemoc, Chihuahua, Mexico, and Seminole.

His archival contribution includes an extensive collection of photographs, research notes, recordings, newspapers, and a copy of his Master's Thesis, *The Old Colony Mennonites of Bolivia, A Case Study*. His first visit to the settlement in Seminole was in July, 1977. Through the years, Lanning has maintained contact with several of these early residents.

The collection is available to individuals doing historical or sociological research. For more information contact the museum at (432) 758 4016 or by E-mail: seminolemuseum@co.gaines.tx.us.

Check our websites for other properties...

REEVES CO., TX. - 607 ac. +/-, irrigated farmland NW of Pecos currently being farmed.

COCHRAN CO., TX. - 864 ac. +/- w/ 552 ac. +/- of cropland presently in improved grasses, balance native grass. At \$450.00/ per acre this property needs looking at (large deer in the area!)

CASTRO CO., TX. - Flagg Hwy. Farm & Feedyard - 3,125 ac. +/- Irr. farmland & 16,000 hd. feedyard in South Castro County.

CASTRO CO., TX. - 2 irrigated sections SE of Dimmitt on Hwy. 194.

Scott Land Company
www.scottlandcompany.com
www.texasacrp.com
Ben G. Scott -
Krystal M. Nelson -
Brokers 800-933-9698

The Seminole Sentinel
Established 1907
Publication No. 498-400
Postmaster Form 3541

send to
Seminole Sentinel
P.O. Drawer 1200 • 406 South Main
Seminole, Texas 79360
Phone: (432) 758-3667
Fax: (432) 758-2136
www.seminolesentinel.com
Published Every Wednesday and Sunday at 406 South Main St.
Seminole, Texas 79360

Lynn Brisendine.....Publisher
Dustin Wright.....Managing Editor
Christy Hawkins.....Office Manager
Misty Ramirez.....Advertising Manager
Leo Copeland.....Staff Reporter
Amanda Wiebe.....Office Supplies
Annie Neufeld.....Advertising Sales
Nina Shelton.....Home Delivery
Craig Wall.....Mail Delivery

Periodicals Postage Paid at
Seminole, Texas 79360

The *Seminole Sentinel* strives to bring you the best in local news, social, and sports coverage for Seminole, Gaines County and the surrounding area, in a timely manner.

With that in mind, there will be certain times that there will be limitations to news stories, letters to the editor and briefs, and their appearance in our publication to you.

The *Sentinel* does reserve the right to edit and restrict pre-produced stories and information for space limitations, editorial purposes, and time restrictions.

For further information or any questions regarding this policy, contact Dustin Wright, Managing Editor, at (432) 758-3667 or by email at news@seminolesentinel.com.

Home Delivery Customers Miss Your Paper? Call Nina at (432) 955-7680

11 Apply for HOME Grant

**By Dustin Wright
Sentinel Managing Editor**

Eleven low-income homeowners are anticipated to be the beneficiaries of financial help for home repairs, while allowing for residents homeownership while revitalizing neighborhoods and the local economy, according to sources with the City of Seminole.

Last April, the Texas Department of Housing and Community Affairs (TDHCA) announced a \$522,000 HOME Investment Partnerships (HOME) Program award to the City of Seminole for the project, which is anticipated to begin later this calendar year.

Seminole City Administrator Tommy Phillips confirmed during last week's meeting of the Seminole City Council that the bidding process for construction bids had began.

"This will be an opportunity for those low income homeowners to be able to fix up their homes and it will benefit the community by cleaning up some aging residences and adding property value to the City," said Phillips.

Kay Howard with A&J Howco Services, Inc., which is charged with the financial oversight of the venture on behalf of the City of Seminole, said the municipality is currently participating with financial assistance "of up to

\$2 million, if their are sufficient applicants who are eligible for the program."

"This is the potential to demolish and construct 25 affordable housing units," said Howard in a Thursday e-mailed statement to the *Seminole Sentinel*. "The City (of Seminole) has opened construction bids on 11 units as of January, and construction start date for these units is estimated for June (2013)."

Howard stated A&J Howco Service's archives does not have the addresses for the 11 units as of presstime Friday.

The City of Seminole has participated in the HOME program since its inception in 1993, said Howard, with the initial project consisting of eleven units rehabilitated for a total amount of \$250,000.

In 2003, the City of Seminole participated again with 10 homes rehabilitated for a total cost of \$500,00. In 2009, the City of Seminole took part in the program, which saw five homes rehabilitated at a cost of \$425,000.

"For a long time, the HOME program has assisted in providing livable housing," said Sen. Kel Seliger who announced the City's award last calendar year. "This award will be not only good for the citizens of Seminole, but it will also drive

a great deal of value into the community as a whole."

"Rebuilding dilapidated housing not only helps low income families retain their homes and enjoy a safer, healthier environment, it also helps maintain the vitality of smaller Texas communities," noted Tim Irvine, TDHCA Executive Director. "Plus, the entire community benefits through the influx of construction payroll salaries and local purchases that help fuel the local economy."

TDHCA awards home repair funds to qualifying applicants through the Department's HOME Investment Partnerships (HOME) Program, which helps repair or replace homes owned and lived in by low income homeowners. If a home has deteriorated to the point it no longer is cost effective to repair, it may be demolished and replaced with either a traditional "site built" home or a manufactured home.

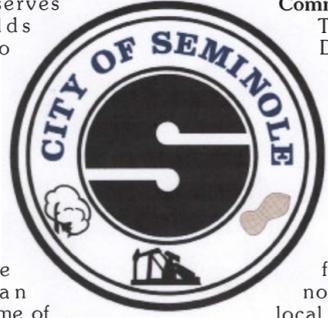
Qualifying applicants include rural cities and counties, public housing authorities, Community Housing Development Organizations and other nonprofit housing groups, and certain for-profit organizations which then work with eligible households at the local level.

The U.S. Department of Housing and Urban Development

is the funding source for the HOME Program. The program serves households earning no more than 80 percent of the area median family income, which for a family for four in Seminole equals an annual income of \$40,950. However, it may be another six to eight weeks before local officials are prepared to accept applications for assistance; area homeowners should await further information before contacting the city.

About The Texas Department of Housing and Community Affairs

The Texas Department of Housing and Community Affairs administers a number of state and federal programs through for-profit, nonprofit, and local government partnerships to strengthen communities through affordable housing development, home ownership opportunities, weatherization, and community-based services for Texans in need.



109 NE 3rd (432) 758-2017

NEED CASH?
FAST. EASY. CONFIDENTIAL.

We Can Help! Payday Loans
\$100-\$2500 Title Loans

NO Credit Checks. We can erase your financial burdens with a cash loan.

Seminole Advance, Inc.

Perez Construction & Concrete Work

Sidewalks - Driveways Retaining Walls Curbs - Fences - Foundations

Licensed & Bonded

Henry Perez
432-209-1154
432-245-2262
construct411@hotmail.com

Gaines Co. Public Records

Marriage Licenses
Dustin T. Bingham, 23, and Justina Fehr, 20, both of Seminole.
Billy W. Bell, Jr., 33, and Tara E. Renolds, 37, both of Hobbs, N.M.

Gaines Co. Court Filings
State of Texas vs. Monica Mendez, driving while intoxicated.
State of Texas vs. Marcel Keshawn Small, failure to identify/giving false info.
State of Texas vs. Joe Collins, theft by check.
State of Texas vs. Hank L. Cosper, traffic offense.

Gaines Co. Court Dispositions
State of Texas vs. Tanner Lee Thomas, purchase/furnish alcohol to a minor, order of dismissal.

106th Dist. Court Filings
No filings to report this week.

106th Dist. Court Dispositions
State of Texas vs. Daniel Ortiz, criminal mischief, order of dismissal.

Warranty Deeds
Hazel Navarez and Brittany Meatte to Raul L. Garcia and Tasha L. Garcia, lot 23, La Tierra Sub.
Shery M. Renfrew to Bertha L. Brasher, lot 1, Barns and Hitch Addition, Seminole.

Sandra Kay Hearne to Gaines County Texas, all undivided interest to that certain real property surface estate only lots 6,7, block 60, OT Seagraves, lots 1, 2, block B, OT Seagraves.

Wendy Kaye Scott to Gaines County Texas, all undivided interest to that certain real property surface estate only lots 6,7, block 60, OT Seagraves, lots 1, 2, block B, OT Seagraves.

Seagraves.
Ben Wiebe and Tina Wiebe to Aganetha Wiens, Peter Neufeld and maria Neufeld, all of lot 3, Rock Ridge Development Sub.
Hector Alvidrez to Rosa Morales, lots 17, 18, block 5, North Seminole Addition.
Bettye Middleton, Carolyn S. McKenzie and Barbara Burgamy, et al to Antonio Rodriguez, all of lot 16, 17, block 5, Nicolaisen Addition, Seagraves.

N&D Construction and CD Wickson to Benny Rempel and Annie Rempel, lot 4, Camp 7 Sub.
N&D Construction and CD Wickson to Dairold Lambert and Jessica Lambert, lot 8, Camp 7 Sub.
N&D Construction and CD Wickson to David Wolfe and Eva Wolfe, lot 16, Camp 7 Sub.
N&D Construction and CD Wickson to Johan Wolfe, lot 15, Camp 7 Subdivision.

Deed
George Moses Knebel, Carolyn G. Knebel, et al to Knebel Family Holdings, LLC, S/2 of section 15, block G, C&MRR, 320 acres; NE/4 of section 53, block H, D&W RR, 160 acres.
George Moses Knebel, Carolyn G. Knebel, et al to Knebel Family Holdings, LLC, NW/4 of section 315, block G, CCSD and RGNG; NE/4 of section 17, block G, C&M RR; S/2 of section 33, block G HE&WT RR; SE/4, NW/4 section 35, NW/4 of section 53, SE/4 of section 60, SE/4 of SW/4 of section 61, block G, WTRR; tracts in sections 43, 55, 83, 91, 109, 110, 111, block H, D&W RR.

Oil and Gas Lease

Arthur L. Wood to GPS Investments, Inc, mineral quitclaim deed, sections 4,3, block A-23, PSL; sections 9, 14, Block C-34, PSL.

Minderal Deed
Jerome M. Westheimer and Westheimer Property Trust to Valbel West Corp., NW/4 of SE/4 of section 20, block A-24, PSL.

Abstract of Judgement
Auto Owners Insurance Co. vs. Anthony L. Rattei and American Corp.
Morrison Supply Co., LLC vs. Adam C. Salazar, Superior Plumbing.

Quitclaim Deed
Carla Winston to Winston Industries Corp., part of lot 2, block 2, West Sunset Addition.
Jacob Reimer and Maria Reimer to Klass Enns and Tommy Enns, all of lot 6, West Racka Two Sub.

2013 VIP PREVIEW

Mark A. Jones Funeral Directors

Losing a loved one is one of the hardest things we will ever deal with. While no one can make that heartbreak go away, **Mark A. Jones Funeral Directors** can help to make the arrangement plans a little less stressful. They have come to realize that a little compassion goes a long way. This full-service funeral home can assist you with the planning process, including the funeral service and the burial or cremation choices. As caring professionals, they take the time and consideration needed to understand each family's circumstances. This allows them to offer a more personalized service so that the families can experience a meaningful time to celebrate the lives of their loved ones.

Mark A. Jones Funeral Directors provides services for all faiths and burial customs. Their basic philosophy is to provide a meaningful tribute and a resting place of beauty – one that provides a place of serenity and depicts life, hope, loving care and a new beginning.

These professionals recognize the need for preparation. Whatever your personal choice – mausoleum entombment, ground burial or cremation, **Mark A. Jones Funeral Directors** can provide an affordable plan so that your loved ones can be spared of the pain associated with making heartbreaking and expensive decisions in a time of loss. Pre-planning is one of the most important choices we can make to help ensure complete protection and peace of mind.

The authors of this 2013 New Year's VIP Preview commend **Mark A. Jones Funeral Directors** for the compassionate service they offer to this community. Contact them at (806) 546-2121 or visit their location at 510 11th Street in Seagraves, TX.

North Cedar Outlet
Complete Outdoor Equipment Rental
Jim Barron, Owner

Whether you are a small contractor, construction company, homeowner or school district, **North Cedar Outlet** can provide you with construction and lawn and garden equipment needed to perform any job. They are the area's first choice rental center, providing tools and equipment. They are open Monday-Friday from 8:00am to 5:30pm and Saturday from 8:00am to noon. The fact is, renting equipment helps reduce construction costs and gets any project done quickly around the house or yard. These professionals offer a diverse line of rental equipment to suit your needs. **North Cedar Outlet repairs lawn and garden equipment including lawnmowers, chainsaws and string trimmers, and they service riding lawnmowers such as Murray, AYP and MTD. They are an authorized dealer for Honda engines, Briggs & Stratton engines, Dixon Mowers and Echo hand-held equipment.** They also carry a large inventory of Honda multi-purpose engines and parts plus service on the equipment. There are hourly, daily, weekly and monthly rates available on rental equipment. No matter how big or small the job may be, they will provide you with the right equipment in order for you to get the job done.

North Cedar Outlet is committed to always providing you with the excellent service at an exceptional value you have come to expect. Once you see how dedicated, knowledgeable, and helpful their staff is, you will never go elsewhere.

The editors of this 2013 New Year's VIP Preview suggest that you stop by **North Cedar Outlet**. Conveniently located two blocks north of the United/Wal-Mart Shopping Center at 10005 North Cedar Street in Brownfield, to help you get the right equipment for the right job!

EMPLOYEE OF THE MONTH

Yesenia Ochoa
December 2012

Yesenia serves the District as Admission Clerk in the Hospital Business Office. She began her employment in June 2012. Our congratulations to Yesenia!

MEMORIAL HOSPITAL
SEMINOLE HOSPITAL DISTRICT

Affordable Housing

Age 62+ | Efficiency & One Bedroom Apartments
Utilities Included | Accessible Units

To Learn More About
The Cedars And Buena
Vista, call (575) 397-6338 or
Telecommunications Relay Service Dial 711

All Faiths Or Beliefs Are Welcome

Good Samaritan Society
In Christ's Love, Everyone Is Someone.
www.good-sam.com