



**WHEELER COUNTY SALES FOR DECEMBER 5, 2017  
SCHEDULED FOR 10:00 AM.  
WHEELER, TEXAS  
Sheriff Sales Information\***

- 1) Tax foreclosure sales are conducted by the Sheriff or a Constable of the county where the property is located. These sales are held on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m. on the courthouse steps at a place designated by the commissioners' court.
- 2) All sales are without warranty of any kind. **Purchasers receive a Sheriff or Constable's deed that is without warranty.** Bidders should satisfy themselves concerning title and location of the property and improvements on the property including any encroachments *prior* to bidding.
- 3) **Neither our firm nor our clients can guarantee the title to any property. The tax sale is an "as is", "where is", "buyer beware" sale. If you have any questions about specific liens or ownership of the property, you may research the title yourself or through a title company. The judgments in these cases list the parties included in the tax suit.**
- 4) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 5) CONTACT PERSON ON THIS SALE: VANESSA BAKER, PARALEGAL, AMARILLO OFFICE 806/359-3188

| Case No.<br>and styling                                       | Legal Description   | Estimated Minimum<br>Bid | WHEELER CO<br>ACCOUNT NUMBER          |
|---|---|--------------------------|---------------------------------------|
| 13069;<br>WHEELER<br>COUNTY vs.<br>RAMOS,<br>JOHNNY &<br>LYNN | Tract 1: A tract of parcel of land situated in Wheeler County, Texas, and described as follows:140 feet by 700 feet out of the W/22 of the W/2 of the NW/4 of Section 37, Block 17, H&GN Ry. Co. Survey, described as follows:Beginning at a point 40 feet West of the Northwest corner of Lot number one in the Bradley Addition to the town of Shamrock, Wheeler County, Texas;Thence West 140 feet to a stake;Thence South 700 feet for a corner;Thence East 140 feet to a stake, 40 feet west of the Southwest corner of Lot number 4 in the Bradley Addition to the town of Shamrock, Wheeler County, Texas;Thence North parallel with the West boundary of Bradley Addition to the town of Shamrock, Wheeler County, Texas a distance of 700 feet to the place of beginning being a rectangular tract 140 feet by 700 feet. |                          | 1 21 071000064/ 1 21<br>0710000642015 |

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|--|---|--|----------------|
| 13087;<br>WHEELER<br>COUNTY VS.<br>PARSONS<br>CLEVE            | All of Lot Twelve (12) and the North<br>One-Half (N/2) of lot Eleven (11),<br>Block Twenty-six (26), Original<br>Town of Shamrock, Wheeler County,<br>Texas |  | 1 20 005000218 |
| 13094;<br>WHEELER<br>COUNTY vs.<br>ERWIN,<br>LARRY &<br>LORRIE | Lots One And Two (1-2), Block L ,<br>Park Addition To The City Of<br>Wheeler, Wheeler County, Texas   |  | 1 10 008600043 |

AV- APPRAISED VALUE

**ALL BIDDERS MUST CONTACT THE WHEELER COUNTY TAX OFFICE PRIOR TO SALE DATE AND COMPLY WITH SECTION 34.015 OF THE TEXAS PROPERTY TAX CODE.**

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