



**SHERMAN COUNTY SALES FOR DECEMBER 4, 2018
SCHEDULED FOR 1:00 P. M.**

Tax 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. **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.**
- 3) Taxes may be due beyond what is listed in the minimum bid amounts and must be paid independently of the bid amount.
- 4) Please contact Paula McKee, Legal Assistant at the Perdue, Brandon, Fielder, Collins & Mott, LLP Amarillo Office at (806) 359-3188 for further information.
- 5) **ALL BIDDERS MUST REGISTER WITH THE TAX OFFICE FIVE (5) BUSINESS DAYS PRIOR TO SHERIFF'S SALE.**

Cause No.	Legal Description/Address (if available)	Estimated Minimum Bid	GEO CODE(S)
5065 Sherman County vs Brannon Truett W	<p>TRACT 3: The eighty two percent (82%) located in Sherman County of a 0.015476 RI in the Coffee #1R lease number 30697, alternate lease number 321090, located in District 10, Section 81 Block 3-T T&NO Survey, Sherman County, Texas</p> <p>TRACT 5: .012091 RI IN THE COFFEE ESTATE #2 LEASE NUMBER 30657, RRC # 246128 LOCATED IN DISTRICT 10 SECTION 79 BLOCK 3-T T&NO SURVEY, SHERMAN COUNTY, TEXAS</p>		<p>TRACT 3: 0003058-1-0030697 4 22 000305800306971</p> <p>TRACT 5: 0003058-1-0030657 4 22 000305800306571</p>

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