

PERDUE BRANDON

ATTORNEYS AT LAW

HUTCHINSON COUNTY SHERIFF SALE FOR AUGUST 6 2024
SCHEDULED FOR 2:00 pm
COURTHOUSE
STINNETT, TEXAS
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.
- 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) ALL BIDDERS MUST CONTACT THE HUTCHINSON COUNTY TAX OFFICE BY 5:00 PM THURSDAY, AUGUST 1 AND REGISTER AND COMPLY WITH SECTION 34.015 OF THE TEXAS PROPERTY TAX CODE.

- 6) PBFCM CONTACT: VANESSA BAKER, PARALEGAL, AMARILLO OFFICE **806/359-3188**
 HUTCHINSON COUNTY TAX OFFICE **806 878-4005**

Case No. and styling	Legal Description	Estimated Minimum Bid	HCAD ACCOUNT/ PROP ID NUMBER
41885 HUTCHINSON COUNTY vs. SMITH JAMES W & DEBBIE	TRACT 1: GEO: RC4198 ALL OF LOT TWELVE (12) BLOCK NINETEEN (19), IN SEC B, LAKE MEREDITH HARBOR SUBDIVISION, AS SHOWN BY THE PLAT THEREOF RECORDED IN VOLUME 3 PAGE 51, PLAT RECORDS, HUTCHINSON COUNTY, TEXAS	\$6206.45	
Cause No: 41497 HUTCHINSON COUNTY vs.	TRACT 1: GEO: RC16351	\$11,216.34	

<p>& TAYLOR, 44788 JAMES</p>	<p>ALL OF LOTS NUMBER FORTY-ONE (41) AND FORTY-TWO (42), IN BLOCK NUMBER TWELVE (12), OF ORIGINAL TOWNSITE OF ISOM, NOW A PART OF BORGER, HUTCHINSON COUNTY, TEXAS</p>		
<p><u>Cause</u> <u>No:</u> 45055 HUTCHINSON COUNTY ET AL vs. TAYLOR, JAMES</p>	<p>TRACT 1: GEO: RC16854 IMPROVEMENTS ONLY, INCLUDING BUT NOT LIMITED TO THE BUILDING ON LOT 5 BLOCK 1 ISOM UNIT 3, CITY OF BORGER, HUTCHINSON COUNTY, TEXAS, WITH A SITUS OF 1408 S. CEDAR, FORMERLLY KNOWN AS CEDAR STREET GRILL</p>	<p>\$14,014.30</p>	
<p><u>Cause</u> <u>No:</u> 45104 HUTCHINSON COUNTY vs. SCHROEDER, EARLINE ESTATE AND UNKNOWN HEIRS</p>	<p>TRACT 1: GEO: RC3708 All of Lot Number Seven (7), in Block Number Three (3), of the Keeler Heights Addition to the City of Borger, Hutchinson County, Texas</p>	<p>\$48,248.31</p>	
<p><u>Cause</u> <u>No:</u> 45206 HUTCHINSON COUNTY vs. RIVERS JESSE CHARLES JR</p>	<p>TRACT 1: GEO: R308387 UNDIVIDIED 50% INTEREST IN LOT NO 147 BLOCK NO 1 IN SEC C LAKE MEREDITH HARBOR SUBDIVISION, HUTCHINSON COUNTY, TEXAS</p>	<p>\$1560.00 (AV)</p>	<p>SELLING TOGETHER</p>
	<p>TRACT 2: R306458/ R308383 UNDIVIDIED 50% INTEREST IN LOT NO 147 BLOCK NO 1 IN SEC C LAKE MEREDITH HARBOR SUBDIVISION, HUTCHINSON COUNTY, TEXAS</p>		
<p><u>Cause</u> <u>No:</u> 45244 HUTCHINSON COUNTY vs. HIGUERA, RAY ESTATE</p>	<p>TRACT 1: GEO: RC17186 ALL OF LOT NUMBER TWENTY-TWO (22), IN BLOCK NUMBER THIRTEEN (13), KEELER HEIGHTS ADDITION TO THE CITY OF BORGER, HUTCHINSON COUNTY, TEXAS</p>	<p>\$29,398.85</p>	
<p><u>Cause</u> <u>No:</u> 45331 HUTCHINSON COUNTY ET AL vs. CREDIT ESCROW SERVICES</p>	<p>TRACT 1: GEO: RC18469 LOT NO. 99, BLOCK ONE (1), SEC C, LAKE MEREDITH HARBOR, FRITCH, HUTCHINSON COUNTY, TEXAS</p>	<p>\$1720.00 AV</p>	

<u>Cause No:</u> 45346	HUTCHINSON COUNTY vs. COPE, WILLIAM T	TRACT 1: GEO: R28800 LOT TWENTY-ONE (21), BLOCK ONE HUNDRED EIGHT (108), FAIRLANES ADDITION, CITY OF BORGER, HUTCHINSON COUNTY, TEXAS	\$12,961.02	
<u>Cause No:</u> 45447	HUTCHINSON COUNTY vs. MOFFETT, R E	TRACT 1: GEO: RC10914 Lot (40), Unit 13, of the ARROWHEAD SUBDIVISION, according to the map and plat thereof on file and recorded in the Map and Plat Records of Hutchinson County, Texas	\$1,868.38	
		TRACT 2: GEO: RC10915 Lot (41), Unit 13, of the ARROWHEAD SUBDIVISION, according to the map and plat thereof on file and recorded in the Map and Plat Records of Hutchinson County, Texas	\$1,868.29	
<u>Cause No:</u> 45459	HUTCHINSON COUNTY vs. SLAUGHTER, JESSE ROYCE	LOT 18 AND LOTS 27-29, BLK 2, SEC B, LAKE MEREDITH HARBOR SUB, HUTCHINSON COUNTY, TEXAS	\$3,796.75	
<u>Cause No:</u> 45535	HUTCHINSON COUNTY, ET AL vs. HEIDELBERG, JEWELL MARIE	TRACT 1: GEO: M124689 LOTS 240-241 BLK 1 SEC C LAKE MEREDITH HARBOR, HUTCHINSON COUNTY, TEXAS INCLUDING ATTACHED MOBILE HOME	\$2,561.52	
		TRACT 2: GEO: RC18564 LOT 242 BLK 1 SEC C LAKE MEREDITH HARBOR, HUTCHINSON COUNTY, TEXAS	\$992.80	
<u>Cause No:</u> 45551	HUTCHINSON COUNTY, ET AL vs. KEARLEY, FURMAN F	TRACT 1: GEO: RC18470 LOT 100 BLOCK 1, SEC C, LAKE MEREDITH HARBOR, HUTCHINSON COUNTY, TEXAS	\$1,720.00	
<u>Cause No:</u> 45660	HUTCHINSON COUNTY ET AL vs. LENARD, DARLENE	TRACT 1: GEO: RC2783 LOT NO. 25, BLOCK NO. 8, IN SECTION A, IN LAKE MEREDITH HARBOR SUBDIVISION, AS SHOWN BY THE PLAT THEREOF	\$2,067.39	

AV- APPRAISED VALUE

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