



# PERDUE BRANDON FIELDER COLLINS & MOTT LLP

ATTORNEYS AT LAW

WICHITA COUNTY SALES FOR AUGUST 6, 2024

LOCATION: 5th Floor Multi-Purpose Room of the Courthouse

900 7th St, Wichita Falls, TX 76301

TIME: 10:00 AM

Tax Sales Information\*

- 1) Tax foreclosure sales are conducted by the Sheriff or 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. at a place designated by the commissioner's 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," and "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) For more information regarding any sale listed below, please contact the PBFcm Wichita Falls office at (940) 723-4323 or [wichitafalls@pbfc.com](mailto:wichitafalls@pbfc.com)

Cause No:	District Court:	Style of Case:	Legal Description: Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account
DC30-TX2022-1555	30TH DISTRICT COURT	WICHITA COUNTY vs. BRYSON, CYNTHIA ANN HARMON	Lot 12, Block 96A, Highland Addition to the City of Wichita Falls, Wichita County, Texas; 2205 SHEPHERD ST, WICHITA FALLS, TX 76309	\$56,401.00	\$3,010.00	145548
26-Feb-24						

43,214-B 78TH DISTRICT COURT  27-Mar-19	WICHITA COUNTY vs. CANADA, RANDEL S ET UX BRENDA JEAN CANADA	The East 75 feet of Lots 6 and 7, Block 1, Edgin Addition to the City of Wichita Falls, Wichita County, Texas;  2708 PRINCETON AVE, WICHITA FALLS, TX 76301	\$10,319.00	\$1,771.00	152294
DC89-TX2023- 0638 89TH DISTRICT COURT  29-May-24	WICHITA COUNTY vs. CREED, TAYLOR AND CODY BALES	Lot 2, Block 22, Original Townsite Electra, Wichita County, Texas;  421 W GARRISON AVE, ELECTRA, TX 76360	\$1,960.00	\$1,214.00	112496
DC89-TX2023- 0638 89TH DISTRICT COURT  29-May-24	WICHITA COUNTY vs. CREED, TAYLOR AND CODY BALES	Lot 3, Block 22, Original Townsite Electra, Wichita County, Texas;  413 W GARRISON AVE, ELECTRA, TX 76360	\$27,736.00	\$5,366.00	112497
44,324-B 78TH DISTRICT COURT  5-May-22	WICHITA COUNTY vs. HOLCOMB, FRANK AND BLAKE BOSTICK	Lot 7, Block 3, Southridge Addition to the City of Wichita Falls, Wichita County, Texas;  1516 CAROL LN, WICHITA FALLS, TX 76302	\$161,559.00	\$13,235.00	108650
DC78-TX2022- 2272 78TH DISTRICT COURT  20-Feb-24	WICHITA COUNTY vs. LOPEZ, RICK AND CLAUDIA LOPEZ	Lot 10, Block 10, J.W. Thomas Addition, to the City of Wichita Falls, Wichita County, Texas;  3101 PENNSYLVANIA RD, WICHITA FALLS, TX 76309	\$44,004.00	\$1,290.00	<b>PULLED</b>
DC30-TX2022- 2086 30TH DISTRICT COURT  29-May-24	WICHITA COUNTY vs. MCNEIL, JOHNATHAN JAMES	0.303 acres, more or less, Abstract 344, to the City of Wichita Falls, Wichita County, Texas;  4430 BURKBURNETT RD, WICHITA FALLS, TX 76306	\$27,717.00	\$6,197.00	123554

DC30-TX2022-2086  30TH DISTRICT COURT  29-May-24	WICHITA COUNTY vs. MCNEIL, JOHNATHAN JAMES	Lot 1, Block 77, Floral Heights Addition, to the City of Wichita Falls, Wichita County, Texas;  1600 FILLMORE ST, WICHITA FALLS, TX 76309	\$25,550.00	\$4,067.00	148881
DC89-TX2020-2208  89TH DISTRICT COURT  12-Jan-22	WICHITA COUNTY vs. NEELY, LAWRENCE RICHARD ET UX PAMELA C NEELY	Lot 21, Block 1, Highway Addition to the City of Burkburnett, Wichita County, Texas;  516 HARWELL ST, BURKBURNETT, TX 76354	\$32,543.00	\$5,407.00	121661
DC89-TX2020-2208  89TH DISTRICT COURT  12-Jan-22	WICHITA COUNTY vs. NEELY, LAWRENCE RICHARD ET UX PAMELA C NEELY	Lot 22, Block 1, Highway Addition to the City of Burkburnett, Wichita County, Texas;  518 HARWELL ST, BURKBURNETT, TX 76354	\$54,795.00	\$4,056.00	<b>PULLED</b>
DC30-TX2022-0389  30TH DISTRICT COURT  9-Nov-22	WICHITA COUNTY vs. NORFORD, MILDRED MATTIE	Lot 49, Block 1, Leffall Heights 2nd Addition to the City of Wichita Falls, Wichita County, Texas;  617 DEE DR, WICHITA FALLS, TX 76301	\$73,807.00	\$9,746.00	<b>PULLED</b>

This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. By using this table, the user is agreeing to the Terms of Use contained in this website. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. ("PBFCM") **DOES NOT WARRANT** the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM.

FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC.), PLEASE VISIT THE WEBSITE OF THE APPRAISAL DISTRICT WHERE THE PROPERTY IS LOCATED.