

PERDUE BRANDON

ATTORNEYS AT LAW

**KENT COUNTY SHERIFF'S SALE FOR FEBRUARY 1, 2022
SCHEDULED FOR 2:00 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) **Should any questions regarding the Sale, please contact Joey Chavez at 1 (380) 224-7117.**

Case No.	Legal Description/Address (if available)	Estimated Minimum Bid	Notes
2929-A	A 1.2 acre tract of land, more or less, out of the East part of Section Eighty-Eight (88), Block Ninety-Eight (98), H&TC RY. CO. Survey, Kent County, Texas; being more particularly described by metes and bounds in Warranty Deed recorded in Volume 282, Page 505 of the Official Public Records of Kent County, Texas, such description being incorporated herein by reference.	\$1,200.00	Assessed in the name of Danny Benavides.
2940-A	Lots Fourteen (14), Fifteen (15) and part of Lot Sixteen (16), Block Seventy (70), Original Town Addition to the City of Jayton, Kent County, Texas.	\$440.00	Assessed in the name of Joe Benavides Jr.
2930-A	Lots Three (3) and Four (4), Block L, Mackenzie Division to City of Jayton, Kent County, Texas.	\$10,000.00	Assessed in the name of Rocky Benavides.
2907-A	Lots Ten (10), Eleven (11), Twelve (12) and Thirteen (13), Block Eighty-Three (83) of the Original Town Addition to the City of Jayton, Kent County, Texas.	\$690.00	Assessed in the name of Renelle Brady.

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