



PERDUE BRANDON

ATTORNEYS AT LAW

**WHEELER COUNTY SHERIFF SALE FOR FEBRUARY 1 2022
 SCHEDULED FOR 10:00 AM
 WHEELER 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) PBF CM CONTACT PERSON ON THIS SALE: VANESSA BAKER, PARALEGAL, AMARILLO OFFICE 806/359-3188

Case No. and styling	Legal Description/Address (if available)	Estimated Minimum Bid	WCAD ACCOUNT/ PROP ID NUMBER
WHEELER TIMES			
12699 WHEELER ISD VS COHEN LINDA K	000393 RI IN THE KELLER PM LEASE NO. 72900 LOCATED IN SEC/LOT 48 BLOCK 24 H&GN SURVEY, WHEELER COUNTY, TEXAS RRC# 01443, DISTRICT 10	3580.00 AV	412009855000729001000/0098550-1-0072900
<u>13675; WHEELER COUNTY VS MAXWELL KELLY RENEE</u>	TRACT 1 ALL OF LOTS FOUR (4) AND FIVE (5), BLOCK THIRTY-NINE (39), ORIGINAL TOWN OF WHEELER,	7910.32	: GEO: 1 10 008000198000000000

	WHEELER COUNTY, TEXAS		
COUNTY STAR NEWS			
<u>13310</u> <u>WHEELER</u> <u>COUNTY VS</u> <u>YORK CHARLES</u>	LOTS TEN (10) AND ELEVEN (11), BLOCK ONE (1), OUTLOT, ORIGINAL TOWN OF SHAMROCK, WHEELER COUNTY, TEXAS	20,836.41	: GEO: 1 20 005900002000000000
<u>13371</u> <u>WHEELER</u> <u>COUNTY VS</u> <u>SMITH RYAN</u> <u>AND LINDA</u> <u>SPINNER</u>	South Seventy- two feet (S72') of Lot Two (2), Block Thirty- seven (37), Original Town of Shamrock, Wheeler County, Texas	5198.43	: GEO: 1 20 005000288000000000
<u>13529</u> <u>WHEELER</u> <u>COUNTY VS</u> <u>GOMEZ PAT</u>	TRACT 1 Middle 50 feet of Lot 4 Block LIX, Romans, Original Town of Shamrock, Wheeler County, Texas	6872.38	: GEO: 1 20 006000151000000000
	TRACT 2 South 50 feet of Lot 4, Block LIX, Romans, Original Town of Shamrock, Wheeler County, Texas	1296.91	: GEO: 1 20 006000151100000000

<u>13653</u> <u>WHEELER</u> <u>COUNTY VS</u> <u>TEXAS AUTO</u> <u>CRUSHERS</u>	A 14.59 acre tract of land out of Section 55, Block 17, H&GN Ry. Co. Survey, Wheeler County, Texas. BEGINNING at a 1/4" iron rod found at the Northwest corner of said Section 55 for the Northwest corner of this tract; THENCE, N. 89° 21' 54" E. a distance of 677.16 feet to a 1/2 iron rod with yellow cap (hereafter referred to as an OJD cap set) for the Northeast corner of this tract; THENCE, S. 00° 37' 15" E., at 19.00 feet pass an OJD cap set, a total distance of 935.51 to an OJD cap set for the southeast corner of this tract; THENCE, S 89° 19' 10" W., at 653.89 feet pass an OJD cap set, a total distance of 681.39 feet to an OJD cap set for the Southwest corner of this tract; THENCE N. 00° 21' 42" W., a distance of 936.06 feet to the place of BEGINNING and containing	\$5,979.86	1 21 000007100022420000
<u>CAUSE NO. 13682</u> <u>WHEELER</u> <u>COUNTY VS</u> <u>SHORTNACY</u> <u>MICHAEL & EVA</u>	All that certain lot, tract or parcel of land situated in Wheeler County, Texas and being a part of OUTLOT NO 28 in the Original Town of Shamrock, Wheeler County, Texas, and described by metes and bounds as follows, to wit: BEGINNING at the Southwest corner of that part of Outlot 28, which	\$8,367.97	GEO: 1 20 005900076000000000

	<p>lies North of the extension of 2nd Street and the said place of beginning and being on the North line of 2nd Street and the East line of Texas Street; THENCE East on the North line of 2nd Street 85 feet to a point for the Southwest corner of the tract herein; THENCE North parallel with Texas Street 165 feet to a point for corner; THENCE West parallel with 2nd Street 85 feet to a point for corner; THENCE South on the East line of Texas Street 165 feet to the place of Beginning</p>		
<p><u>13829 WHEELER COUNTY VS YELDELL MARY E</u></p>	<p>TRACT 1 All of Lot Fourteen (14), in Block F, Potts Addition to the City of Shamrock, Wheeler County, Texas</p>	1,498.29	: GEO: 1 20 005800032000000000
	<p>TRACT 2 The middle fifty feet (50') or one-third of Lot Three (3), in Block LX, Romans Addition to the City of Shamrock, Wheeler County, Texas</p>	4,612.82	: GEO: 1 20 006000155000000000
<p><u>13945 WHEELER COUNTY VS JONES BRUCE L AND CRICKETT L</u></p>	<p>TRACT 1: All of Lot Three (3), and the North Half of Lot Four (4), Block Seventy-seven (77), Woodley's</p>	5540.00 AV	GEO: 1 20 006400209000000000

	Southside Addition to the Town of Shamrock, Wheeler County, Texas		
	TRACT 2 All of Lot Five (5), Block Seventy-seven (77), Woodley's Southside Addition to the Town of Shamrock, Wheeler County, Texas		GEO: 1 20 006400210000000000

AV- APPRAISED VALUE

ALL BIDDERS SHOULD CONTACT THE WHEELER COUNTY TAX OFFICE BY FRIDAY, JANUARY 28, 2022 AND COMPLY WITH SECTION 34.015 OF THE TEXAS PROPERTY TAX CODE.

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