

PERDUE BRANDON

ATTORNEYS AT LAW

WHEELER COUNTY SHERIFF SALE FOR DECEMBER 6 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) **PBFCM 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	WHEELER ACCOUNT/ PROP ID NUMBER
WHEELER TIMES			
14009: WHEELER COUNTY VS GALLAGHER, RHONDA LYNN PULLED	A 2.00 acre tract of land out of the northwest quarter of Section 30, Block A 3, H.& G. N. Ry. Co. Survey, Wheeler County, Texas, described as follows: BEGINNING at a 1/2" iron rod set with a yellow cap (hereafter referred to as an OJD cap) in the north line of said Section 30 which bears S. 89°16'07" W. a distance of 1330.64 feet from a 1 1/2 " iron pipe found at the northeast corner of said Section 30 for the northeast corner of this tract;	\$71,000.00	GEO: 111 00071100000000

	<p>THENCE S. 00° 40' 28" E. a distance of 471.49 feet to an OJD cap set for the southeast corner of this tract; THENCE S. 89 19' 32" W. a distance of 244.14 feet to an OJD cap set for the southwest corner of this tract; THENCE N. 00° 40' 28" W. a distance of 243.87 feet to an OJD cap set for the most westerly northwest corner of this tract; THENCE N. 89° 19' 32" E. a distance of 123.07 feet to an OJD cap set for an ell corner of this tract; THENCE N. 00° 40' 28" W. a distance of 227.80 feet to an OJD cap set in said north line for the most northerly northwest corner of this tract; THENCE N. 89° 16' 07" E. a distance of 121.06 feet to the PLACE OF BEGINNING and containing 2.00 acres of land; together with a non-exclusive easement along the existing ranch road through Section 31, Block A-3, H&GN Ry. Co Survey, Wheeler County, Texas, for ingress to and egress from the Property.</p>		
<p>14157; WHEELER COUNTY vs. BYRENS, BERNY & BAMBI BYRENS</p>	<p>TRACT 1: 0.036458 RI IN THE BAILEY #1092 LEASE LOCATED 6 MLS NW OF MOBETTIE IN SEC 92 BLOCK A-F H&GN SURVEY, WHEELER COUNTY, TEXAS RRC#288490 DIST 10</p>	<p>\$4000.00</p>	<p>GEO: 4007577-1-0206741 GEO: 4007577 1 0206741 4007577 1 0402035 GEO: 4007577-1-0402035</p>

COUNTY STAR NEWS			
CAUSE NO. 13682 WHEELER COUNTY VS SHORTNACY MICHAEL & EVA	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 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	\$9000.00	GEO: 1 20 005900076000000000

AV- APPRAISED VALUE

ALL BIDDERS SHOULD CONTACT THE WHEELER COUNTY TAX OFFICE BY FRIDAY, DECEMBER 1, 2022 AND COMPLY WITH SECTION 34.015 OF THE TEXAS PROPERTY TAX CODE IN RE BIDDER CERTIFICATES Ph: 8016 826 3131

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