



PERDUE BRANDON

ATTORNEYS AT LAW

**HUTCHINSON COUNTY SALES FOR MARCH 5, 2019
SCHEDULED FOR 10:00 AM.
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) 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	HCAD ACCOUNT NUMBER
39176-A HUTCHINSON COUNTY vs. GUTIERREZ ARTURO C. and SANDRA	9 BLK 6 KEELER HTS 0.1515 ACRES RC17040		
40773 HUTCHINSON COUNTY vs. VASEK, CHARLES RAY ESTATE	6 TR 38 BUGBEE HTS 0.0000 ACRES RC6978		
42122 HUTCHINSON COUNTY vs. EDWARDS, JUSTIN STERLING	30 BLK 7 NORTH HILLS 0.1389 ACRES M121484		
	31 BLK 7 NORTH HILLS 0.1389 ACRES M121485		
	8 BLK 7 NORTH HILLS 0.1389 ACRES R149980		
	29 BLK 7 NORTH HILLS 0.1389 ACRES RC19658		

42646 HUTCHINSON COUNTY vs. NIX, MITCHELL DON SR	10 BLK 1 S CLEARVIEW IMPROVEMENTS ONLY 0.0000 ACRES RC12720		
43343 SANFORD- FRITCH INDEPENDENT SCHOOL DISTRICT vs. SPENCER, JERALD	19-20 BLK 16 SEC B LMH 0.0000 ACRES M124552		
41765 HUTCHINSON COUNTY vs. UPSON, CATHERON L	LOT 4 BLK 4 BUNAVISTA 0.1300 ACRES RC11959		
37946 PLEMONS- STINNETT- PHILLIPS CISD VS BARNES LINDA TRUST	TRACT 1: .012500 Royalty Interest in the Otis Phillips "A", Lease No. 14825, RRC# 6159, located in Abstract 944, Section 2, Block 1, BBB&C Survey, Hutchinson County, Texas GEO: N126221		
	TRACT 2: .004167 Overriding Interest in the Hodges, Lease No. 6220, RRC# 863, located in Abstract 566, Section 1-A, JC Patton Survey, Hutchinson County, Texas GEO: N126215		
	TRACT 5: .000977 Royalty Interest in the Hodges, Lease No. 6220, RRC# 863, located in Abstract 566, Section 1-A, JC Patton Survey, Hutchinson County, Texas GEO: N126214		
	TRACT 7: .000625 Royalty Interest in the Jameson #1 & 2RC (Hagaman-Dubois), Lease No. 7020, RRC# 23833, located in Abstract 36, A Dubois Survey, Hutchinson County, Texas GEO: N126218		
	TRACT 8: .006250 Royalty Interest in Lewis #C-1, Lease No. 12060, RRC# 24588, located in Abstracts 1149, 920, 195, in Block 3, T&NO Survey, Section 40 & N/2 of Section 39, Hutchinson County, Texas GEO: N126219		

	TRACT 9: .000625 Royalty Interest in the Perky, Lease No. 14820, RRC# 4077, located in Abstract 36, A Dubois Survey, Hutchinson County, Texas GEO: N126220		
	TRACT 10: .012500 Royalty Interest in the Phillips, Otis A #2, Lease No. 14840, RRC# 23901, located in Abstracts 944, 829, Section 2, Block 1-M-16, BBB&C & AB&M Surveys, Hutchinson County, Texas GEO: N126222		
	TRACT 11: .012500 Royalty Interest in the Phillips -A- #1, Lease No. 14860, RRC# 117620, located in Abstract 829, Section 2, Block M-16, AB&M Survey, Hutchinson County, Texas GEO: N126223		
	TRACT 12: .012500 Royalty Interest in the Otis Phillips (N Lease & A), Lease No. 14880, RRC# 2363, located in Abstract 829, Section 2, Block M-16, AB&M Survey, Hutchinson County, Texas GEO: N126224		
	TRACT 13: .012500 Royalty Interest in the Phillips Otis B #1, 2, & 3, Lease No. 14900, RRC# 128679, located in Abstract 195, 944, Sections 39 & 2, Blocks 3 & 1, GH&H and BBB&C Surveys, Hutchinson County, Texas GEO: N126225		
	TRACT 14: .012500 Royalty Interest in Phillips, Otis "B", Lease No. 30097, RRC# 6653, located in Abstract 944, Section 2, Block 1, BB&C, RRCO, Mrs. B. Craig Surveys, Hutchinson County, Texas GEO: N126226		
	TRACT 15: .012500 Royalty Interest in the Fuller, Lease No. 32039, RRC# 6860, located in Abstract 829, Section 2, Block M-16, AB&M Survey, Hutchinson County, Texas GEO: N126227		

	TRACT 16: .006250 Royalty Interest in the Ham #1, Lease No. 32135, RRC# 158451, located in Abstract 195, Section 39, Block 3, T&NO Survey, Hutchinson County, Texas GEO: N126228		
	TRACT 17: .006250 Royalty Interest in the Lewis #C3, Lease No. 32154, RRC# 158462, located in Abstract 1275, Section 40, Block 3, T&NO Survey, Hutchinson County, Texas GEO: N126229		
	TRACT 18: .006250 Royalty Interest in the Lewis "C" #4, Lease No. 32362, RRC# 181701, located in Abstract 1275, Section 40, Block 3, T&NO Survey, Hutchinson County, Texas GEO: N126230		
	TRACT 19: .000625 Royalty Interest in the Perky #19, Lease No. 32393, RRC# 196195, located in Abstract 36, A Dubois Jr Survey, Hutchinson County, Texas GEO: N132430		
	TRACT 20: .000625 Royalty Interest in the Perky #15R, Lease No. 32394, RRC# 197555, located in Abstract 36, A Dubois Jr Survey, Hutchinson County, Texas GEO: N132442		
	TRACT 21: .000625 Royalty Interest in the Jameson (oil), Lease No. 7021, RRC# 4190, located in Abstract 36, A Dubois Survey, Hutchinson County, Texas GEO: N142131		
	TRACT 23: .000977 Royalty Interest in the Hodges, J T, Lease No. 6260, RRC# 147514, located in Abstract 468, Section 5, Block M-26, TC&RR Survey, Hutchinson County, Texas GEO: N126216		
	TRACT 24: .000625 Royalty Interest in the Perky #20 Lease No. 32521 , RRC#234292 located in Abst 36, A Dubois Jr Survey, Hutchinson County, Texas GEO: N347152		

AV- APPRAISED VALUE

ALL BIDDERS MUST CONTACT THE HUTCHINSON COUNTY TAX OFFICE PRIOR TO SALE DATE AND COMPLY WITH SECTION 34.015 OF THE TEXAS PROPERTY TAX CODE.

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