



**THROCKMORTON COUNTY SALES FOR MAY 1, 2018
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) For more information regarding the sheriff's sale listed below, please contact Krystle Barboza in the Wichita Falls Office at (940) 723-4323.

Case No.	Legal Description/Address (if available)	Estimated Minimum Bid	Account Number
DT-501	Lots 10, 11 and 12, Block 11, P&M, Throckmorton County, Texas; 310 4 th St per TCAD	\$2,400.00	4291
DT-294	A 1.00 acre tract of land lying within the SE/4 of BBB&C RR Co. Section No. 277 and being part of a 12 acre tract of land described in a deed recorded in Volume 144 at Page 154 of the Deed Records of Throckmorton County, Texas. Beginning at a 1/2" steel pipe set in the east line of the said Section No. 277, being 1711.73 feet north of its southeast corner and also being the northeast corner of the said 12 acre tract. THENCE West for a distance of 240.00 feet with the north line of the said 12 acre tract to a 1/2" steel pin set; THENCE South for a distance of 181.50 feet to a 1/2" steel pin set; THENCE East for a distance of 240.00 feet to the 1/2" steel pin set and being in the east line of said Section No. 277; THENCE, North 181.50 feet with the east line of the said Survey to the place of beginning; The bearings recited herein are assumed. This description was prepared from a survey made on the ground under my supervision which was completed on March 9, 1999. Cody Owen No. 2010, Registered Professional Land Surveyor; 303 Gaither St W per TCAD	\$10,824.00	3450

DT-518	.009375 Royalty Interest, Tudor 3087 Lease, RRC #100618, Operator - Adexco Operating Company, TE&L Survey 3087, Abstract 809, located in Throckmorton County, Texas;	\$554.00	209378
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