

**HEMPHILL COUNTY SALES FOR JUNE 6, 2023
SCHEDULED FOR 10:00 A. M.
HEMPHILL COUNTY COURTHOUSE
400 MAIN ST., CANADIAN, TX 79014**

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) Please contact Cindy Williams at the Perdue Amarillo Office at 806-359-3188.

Case No.	Legal Description/Address (if available)	Estimated Minimum Bid	GEO CODE
7636 Canadian Independent School District vs. US Leasing Group, LLC	<p>Tract 1: That portion of The Burlington Northern and Santa Fe Railway Company's (formerly The Atchison, Topeka and Santa Fe Railway Company) property in the James Calk Survey at Canadian, Hemphill County, Texas, described as follows, to-wit:</p> <p>Commencing at the intersection of the West line of said James Calk Survey with said Railway Company's Main Track centerline; thence Northeasterly along said Main Track centerline 1,800.0 feet; thence Northwesterly at right angles to said Main Track centerline 79 feet, more or less, to a point 8.5 feet Northwesterly, as measured at right angles from said Railway Company's Track No. 5 centerline, as now located and constructed and the True Point of Beginning; thence continuing Northwesterly at right angles to said Main Track centerline 221.5 feet to the Southeasterly line of a county road; thence Southwesterly along said Southeasterly line of said county road, and parallel with said Main Track centerline, 500.0 feet; thence</p>	\$7,025.35	05250-00100-08050-000001

	<p>Southeasterly at right angles to said Main Track centerline 221.5 feet, more or less, to the intersection with a line drawn parallel with and distant 8.5 feet Northwesterly, as measured at right angles from said Tract No. 5 centerline; thence Northeasterly along the last described parallel line 500 feet, more or less, to the True Point of Beginning.</p> <p>Tract 2: That portion of The Burlington Northern and Santa Fe Railway Company's (formerly Atchison, Topeka and Santa Fe Railway Company) Station Ground Property at Canadian, Texas, being of varying widths on each side of said Railway Company's Main Track centerline, as located and constructed upon, over and across the Jas Calk Survey #136, Hemphill County, Texas, described as follows:</p> <p>Commencing at the Intersection of the West line of said Jas Calk Survey with said Railway Company's Main Track centerline; thence Northeasterly along said Main Track centerline 1800.00 feet; thence at right angles to said Main Track centerline 79.0 feet, more or less, to intersection with a line drawn parallel with and distant 8.5 feet Northwesterly, as measured at right angles from said Railway Company's Track No. 5 centerline as now located and constructed, and being the True Point of Beginning; thence Northeasterly along said parallel line, for a distance of 400.0 feet; thence Northwesterly at right angles to the last described course for a distance of 221.5 feet; thence Southwesterly parallel with said Main Track centerline for a distance of 400.0 feet; thence Southeasterly at right angles to the last described course for a distance of 221.5 feet to the Point of Beginning.</p>	<p>\$5,711.49</p>	<p>05025-00010-00807-000000</p>
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