



THROCKMORTON COUNTY SALES FOR JUNE 6, 2023

LOCATION: East Door of the Courthouse

TIME: 2:00 PM

Tax Sales Information*

- 1) Tax foreclosure sales are conducted by the Sheriff or 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. at a place designated by the commissioner's 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," and "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 any sale listed below, please contact the PBFMC Wichita Falls office at (940) 723-4323 or wichitafalls@pbfc.com

| Cause No: | District Court: | Style of Case: | Legal Description: Property Address (Per Appraisal District): | Adjudged Value: | Estimated Minimum: | Cad Account # Other Account |
|-----------|---------------------|--------------------------------------|---|-----------------|--------------------|--------------------------------|
| DT-587 | 39TH DISTRICT COURT | THROCKMORTON COUNTY vs. JOHN C NOLES | 40.44 Acres, more or less, BBB&CRR Survey, Abstract 149, Throckmorton County, Texas; 1710 FM 923, THROCKMORTON, TX 76483 | \$54,820.00 | \$900.00 | PULLED |
| 30-Jan-23 | | | | | | |

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|---|--|--|--------------|------------|---------------|
| DT-627 39TH DISTRICT COURT 30-Jan-23 | THROCKMORT ON COUNTY vs. TAMI M. TALLEY | All the undivided interest of Tami Talley in 120 acres, more or less, Abstract 137, Section 227, BBB&C Survey, Throckmorton County, Texas; | \$114,180.00 | \$1,900.00 | PULLED |
| DT-596 39TH DISTRICT COURT 30-Jan-23 | THROCKMORT ON COUNTY vs. AMANDA VENABLE | .003255 Royalty Interest, J G Parker etal Lease, RRC # 4848, Lease # 54600, Operator - Brinco Oil, Inc., TE&L Survey, Block 936 and 937, Section 352 and 353, Abstract 353, located in Throckmorton County, Texas; | \$350.00 | \$384.00 | 0209448 |
| DT-596 39TH DISTRICT COURT 30-Jan-23 | THROCKMORT ON COUNTY vs. AMANDA VENABLE | .000855 Overriding Interest, J G Parker etal Lease, RRC # 4848, Lease # 54600, Operator - Brinco Oil, Inc., TE&L Survey, Block 936 and 9367, Section 352 and 353, Abstract 353, located in Throckmorton County, Texas; | \$90.00 | \$124.00 | 0209449 |

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), PLEASE VISIT THE WEBSITE OF THE APPRAISAL DISTRICT WHERE THE PROPERTY IS LOCATED.