



OFFICE OF THE CONSTABLE
JOHNSON COUNTY, TEXAS
PRECINCT FOUR
TROY FULLER, CONSTABLE



**JOHNSON COUNTY SALES FOR DECEMBER 3, 2024
SCHEDULED FOR 10:00 A.M.**

- 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 and are subject to the prior owner's statutory right of redemption. **Purchasers receive a Sheriff or Constable's deed that it 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 judgements 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.

CASE NO.	Legal description/address (if Available)	Estimated Minimum Bid	Appraisal District Account Number	Taxpayer Name
DC-T202100252	.50 ACRES, H R CRAIG SURVEY, ABST 171, KNOWN AS TR 7P, OAK HILL ADDN, CITY OF CLEBURNE 725 FULLER RD VOLUME 753, PAGE 438 126-0171-00770		126-0171-00770	LONNIE WAYNE ALLEN
DC-T202300354	LOT 6, BLOCK 5, HOMESTEADS ADDN, PHASE X, INCLUDING IMPROVEMENTS 8617 REESE RD VOLUME 817, PAGE 3737 126-2372-20060; 126-6623-01205; 126-6623-00146		126-2372-20060; 126-6623-01205; 126-6623- 00146	JUAN J. PEREZ ANA M. RICO AQUA FINANCE, INC

DC-7202300095	1.3 ACRES, ABST 863, TR 30, J. WALLACE SURV 2641 CR 425A VOLUME 3686, PAGE 325 126-0863-04430		126-0863-04430	TONI MARIE RILEY-SMITH AKA TONI MARIE RILEY
DC-7202300128	LOTS 6 & 7, BLOCK 1, EGAN- MCDONALD ADDN 3632 CR 806 INSTRUMENT NO. 20160024795 126-3472-00060		126-3472-00060	EST OF JUANITA OSBORNE CORY COMBS

*This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. ("PBFCM") DOES NOT WARRANT the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM.

FOR ANY QUESTIONS REGARDING THE ITEMS ON THIS LIST, CONTACT OUR OFFICE AT 817-461-3344 or by email at mdouglass@pbfc.com or dedwards@pbfc.com