



**MONTAGUE COUNTY SALES FOR DECEMBER 5, 2017
SCHEDULED FOR 10:00AM**

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 or Darla Allen in the Wichita Falls Office at (940) 723-4323.

Case No.	Legal Description/Address (if available)	Estimated Minimum Bid	Account Number
2016-0475M-CV	.20 acres, more or less, 70 x 125, Abstract 319, Block 8, Hill CSL Survey, Montague County, Texas; 513 Lasalle St per MCAD	\$5,000.00	20319.0008.0000.1200
2016-0477M-CV	Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 62, Original Montague, Montague County, Texas;	\$3,000.00	10400.0062.0000.0000
2015-0125M-CV	2.070 Acres, more or less, Abstract 319, Block 33, Hill County School Land Survey, Montague County, Texas; 703 Decatur St per MCAD	\$4,200.00	20319.0033.0000.0375
2015-0125M-CV	18.0 acres, Abstract 812, Lot 12, Block 3427, TE&L Co Survey, Montague County, Texas and including a 1999 Oakwood Mobile Home, Serial #HOTX11B00345A/B/, Label #NTA0919995/6, with a value in excess of \$500, located in Montague County, Texas; 474 Hanging Tree Rd per MCAD	\$3,500.00	20812.3427.0012.0000

2015-0020M-CV	.770 acres, more or less, Part of Block 33, Original Sunset, Montague County, Texas, with a 1989 Schult Mobile Home, Label Number TEX0438327A/B, Serial Number N213355A/B, located in Montague County, Texas; 424 FM 1749 per MCAD	\$6,600.00	10600.0033.0000.0005
2016-0015M-CV	Lot 3, Block 4, Hillcrest Addition, Montague County, Texas; 900 Elba per MCAD	\$11,000.00	10078.0004.0003.0000
2017-0070M-CV	Lots 3 and 4, Block 46, Original Montague, Montague County, Texas;	\$2,500.00	10400.0046.0003.0000
2016-0288M-CV	Southwest 50 feet of Lot 5, Block 31, Cummins Addition, Montague County, Texas; 202 Hulme per MCAD	\$4,200.00	10050.0031.0005.0000
2016-0288M-CV	Lot 16, Block 1, Unit 3, Frontier Shores Addition, Montague County, Texas;	\$334.00	52018.0003.0001.0016
2016-0467M-CV	Lot 3, Block 2, Unit 2, Richwood Hills, Montague County, Texas;	\$1,034.00	52026.0002.0002.0003
2016-0464M-CV	Lots 632, Phase 7, Silver Lakes Ranch, Montague County, Texas;	\$3,000.00	32225.0007.0632.0000

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