



**MONTAGUE COUNTY SALES FOR DECEMBER 4, 2018
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 in the Wichita Falls Office at (940) 723-4323.

Case No.	Legal Description/Address (if available)	Estimated Minimum Bid	Account Number
2016-0522M-CV	Lots 8, 9 and 10, Block 1, Sunrise Addition, Montague County, Texas; 1109 N. Mason per MCAD	\$6,800.00	10190.0001.0008.0000
2016-0418M-CV	Abstract 319, Block 16, Hill CSL Survey, 64 X 104, Montague County, Texas with a Charter Mobile Home, Label #TXS0537243, Serial #1K60142375, 14 x 65, located in Montague County, Texas with a value in excess of \$1000.00; 400 Patterson per MCAD	\$4,300.00	20319.0016.0000.0225
2017-0047M-CV	Lot 155, Block 1, Oak Shores Addition, Montague County, Texas;	\$534.00	55004.0000.0155.0000
2017-0391M-CV	Lot 6, Block 8, Landor Addition to the City of Nocona, Montague County, Texas; 900 E Hwy 82 per MCAD	\$4,000.00	10326.0008.0006.0000
2017-0261M-CV	Lots 15 and 16, Block 31, Original Townsite of Nocona Addition to the City of Nocona, Montague County, Texas; 205 Dallas St per MCAD	\$9,700.00	10300.0031.0015.0000

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