



PERDUE BRANDON

ATTORNEYS AT LAW

**TARRANT COUNTY SALES FOR MAY 1, 2018
SCHEDULED FOR 10:00 A. M.**

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 east lawn of the courthouse at a place designated by the commissioners' court; 100 W Weatherford Street, Fort Worth, Texas 76196.
- 2) All sales are without warranty of any kind and subject to the prior owner's statutory right of redemption. **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.
- 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 judgments 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 Acct No.	Taxpayer Name
096-D01576-14	Lot 10, Block 1, Milton C Young Addition, Benbrook; Vol 10263, Pg 1478; TAD Addr: 8125 Llano Ave	\$5,200.00 <i>(Selling subject to 2016-2017 taxes)</i>	04725816	PEGGY CROUCH
153-D03645-15	Lot 3, Block 8R, Collingwood Village III Addition, Arlington; #D207460232; TAD Addr: 901 Tennessee Tr	\$2,702.00 <i>(Selling subject to 2016-2017 taxes)</i>	05592569	ESTATE OF MARK ELLERY
342-D08546-16	0.45 acres, more or less, Temple O. Harris Survey, Abst 645, Tract 1A08, Arlington; Vol 14063, Pg 472 TAD Addr: 1210 W Turner Warnell Rd	\$3,927.00 <i>(Selling subject to 2017 taxes)</i>	07543581	BECO M-A LP
342-D13972-17	Lot 26, Block 14, Westpark Addition, Benbrook; Vol 6950, Pg 524; TAD Addr: 9941 Farmington Dr	\$12,546.00 <i>(Selling subject to 2017 taxes)</i>	03472523	NICOLE MANCINO, ET AL

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FOR ANY QUESTIONS REGARDING THE ITEMS ON THIS LIST, CONTACT OUR OFFICE AT 817-461-3344 OR by email: rpaffengut@pbfcm.com, or dedwards@pbfcm.com.