



PERDUE BRANDON FIELDER COLLINS & MOTT LLP

ATTORNEYS AT LAW

MONTAGUE COUNTY SALES FOR DECEMBER 3, 2024

LOCATION: East Door of the Courthouse

11339 TX-59, Montague, TX 76251

TIME: 10:00 AM

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:	Judgment Date:	Style of Case:	Legal Description: Property Address (Per Appraisal District):	Adjudged Value:	Estimated Minimum:	Cad Account # Other Account	Notes
23-169-DCCV-0306	97TH DISTRICT COURT	16-Jul-24	BOWIE INDEPENDENT SCHOOL DISTRICT vs. JERRY RAY BAILEY	Lots 1 and 2, Block 9, Unit 4, Frontier Shores Lake Estates, Montague County, Texas;	\$1,000.00	\$1,033.00	52018-0004-0009-0001	Subject to 2024 taxes

23-169-DCCV-0306	BOWIE INDEPENDENT SCHOOL DISTRICT vs. JERRY RAY BAILEY	Lots 41 and 42, Block 9, Unit 4, Frontier Shores Lake Estates, Montague County, Texas;	\$1,000.00	\$1,033.00	52018-0004- 0009-0041	Subject to 2024 taxes
16-Jul-24						
2021-0363M-CV	MONTAGUE COUNTY vs. BOUNDS, ROBERT SELBY JR	8.393 acres, more or less, Block 88, Panola CSL Survey, Abstract 587 Montague County, Texas;	\$158,630.00	\$10,000.00	20587-0088- 0000-0075	Subject to 2024 taxes
10-Sep-24						
2023-0227M-CV	GOLDBURG INDEPENDENT SCHOOL DISTRICT vs. J H CROMWELL AND J W CROMWELL	Lots 1, 2, 3, and 4, Block 37, Original Townsite of Ringgold, Montague County, Texas;	\$880.00	\$913.00	11400-0037- 0001-0000	Subject to 2024 taxes
16-Jul-24						
2022-0332M-CV	BOWIE INDEPENDENT SCHOOL DISTRICT vs. JOE FRANK CUELLAR JR	Part of Lot 7, Block 1, Moore Addition to the City of Bowie, Montague County, Texas; 715 N MASON ST, BOWIE, TX 76230	\$86,090.00	\$9,000.00	10130-0001- 0007-0000	Subject to 2024 taxes
10-Sep-24						
2021-0388M-CV	BOWIE INDEPENDENT SCHOOL DISTRICT vs. CATHERINE GRIFFIN DAVIS	Lot 21, Block 7, Unit 2, Richwood Hills Subdivision of Amon Carter Lake, Montague County, Texas;	\$1,000.00	\$1,033.00	52026-0002- 0007-0021	Subject to 2024 taxes
10-Sep-24						
23-169-DCCV-0303	BOWIE INDEPENDENT SCHOOL DISTRICT vs. SETH JONES AND BRITTANY JONES	10.000 acres, more or less, Block 68, Panola CSL Survey, Abstract 587, Montague County, Texas; 2974 SMYRNA RD, SUNSET, TX 76270	\$266,610.00	\$10,200.00	20587-0068- 0000-0080	Subject to 2024 taxes
21-Aug-24						

2023-0084M-CV 97TH DISTRICT COURT 21-Aug-24	BOWIE INDEPENDENT SCHOOL DISTRICT vs. ROBERT LOCKWOOD AND DENNIS HANSEN	Lot 7, Top O Lake Estates Subdivision, Montague County, Texas;	\$13,000.00	\$4,500.00	52035-0000-0007-0000	Subject to 2024 taxes
2022-0088M-CV 97TH DISTRICT COURT 10-Sep-24	BOWIE INDEPENDENT SCHOOL DISTRICT vs. MELISSA J MCCARTY	Lot 4 and Lot 5, Block 46, Cowan Addition to the City of Bowie, Montague County, Texas 207 E WISE ST, BOWIE, TX 76230	\$92,530.00	\$4,400.00	10048-0046-0004-0000	Subject to 2024 taxes
2023-0174M-CV 97TH DISTRICT COURT 10-Sep-24	BOWIE INDEPENDENT SCHOOL DISTRICT vs. ONE WAY OUTREACH MINISTRIES	Lots 1, 2 and 3, Block 2, Eastside Addition, City of Bowie, Montague County, Texas; 907 E LONDON ST, BOWIE, TX 76230	\$116,180.00	\$26,400.00	10058-0002-0001-0000	Subject to 2024 taxes
23-169-DCCV-0258 97TH DISTRICT COURT 16-Jul-24	BOWIE INDEPENDENT SCHOOL DISTRICT vs. RICHEY INDUSTRIES LLC	9.300 acres, more or less, Block 58, Hill CSL Survey, Abstract 319, Montague County, Texas; 820 HWY 101, BOWIE, TX 76230	\$264,450.00	\$5,100.00	20319-0058-0000-0300	Subject to 2024 taxes
2023-0200M-CV 97TH DISTRICT COURT 16-Jul-24	NOCONA INDEPENDENT SCHOOL DISTRICT vs. MIGUEL OLIVARES ARANA	All of West/Southwest 46 Feet of Lot 5 and Lot 6, Block 102, Original Townsite Nocona, Montague County, Texas;	\$4,600.00	\$1,600.00	10300-0102-0005-0001	Subject to 2024 taxes
2022-0342M-CV 97TH DISTRICT COURT 21-Aug-24	MONTAGUE COUNTY vs. JOHN FRANKLIN FOWLER	Lot 434, Block 1, Oak Shores Subdivision, Montague County, Texas;	\$1,000.00	\$800.00	55004-0000-0434-0000	Subject to 2024 taxes

2022-0342M-CV 97TH DISTRICT COURT 21-Aug-24	MONTAGUE COUNTY vs. JOHN FRANKLIN FOWLER	Lot 435, Block 1, Oak Shores Subdivision, Montague County, Texas;	\$1,000.00	\$800.00	55004-0000-0435-0000	Subject to 2024 taxes
24-169-DCCV-0010 97TH DISTRICT COURT 10-Sep-24	NOCONA INDEPENDENT SCHOOL DISTRICT vs. DOYLE W WOOTEN AND STELLA M WOOTEN	Lot 152, Nocona Hills Addition, Montague County, Texas; 104 TAOS TRL, NOCONA, TX 76255	\$16,000.00	\$4,800.00	55002-0000-0152-0000	Subject to 2024 taxes

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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.