

# Perdue Brandon Fielder Collins & Mott LLP

ATTORNEYS AT LAW

NACOGDOCHES COUNTY SALES FOR **December 6<sup>TH</sup>, 2022**

COMMISSIONER'S COURTROOM OF THE COURTHOUSE

101 W MAIN ST, STE 170, NACOGDOCHES, TX 75961

SCHEDULED FOR 10:30 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. at the courthouse 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 about the sales on this page, contact Maria Sutterfield ([msutterfield@pbfcm.com](mailto:msutterfield@pbfcm.com)) at (936) 560-4522

CASE NO.	LEGAL DESCRIPTION	Estimated Minimum Bid /Appraised Value	SCHOOL LOCATION
CAUSE NO:C2237860 CITY OF NACOGDOCHES VS. OWNER OF VARIOUS PROPERTIES LOCATED WITHIN THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY, TEXAS	BEING LOT 15 OF BLOCK 3 BUCHANAN SUBDIVISION, IN THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY AS DESCRIBED IN DEED, RECORD IN VOLUME 159, PAGE 523, ON INSTRUMENT FILED JANUARY 10, 1944, IN NACOGDOCHES COUNTY, TEXAS, BEING FURTHER IDENTIFIED ON THE TAX ROLL & RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 27955	MIN BID \$5,019.77  AV \$6,560.00	<b>NISD</b>  <b>CITY OF NACOGDOCHES</b>
CAUSE NO:C2237860 CITY OF NACOGDOCHES VS. OWNER OF VARIOUS PROPERTIES LOCATED WITHIN THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY, TEXAS	BEING LOT 60-A OF BLOCK 45, IN THE CITY OF NACOGDOCHES, NACOGDOCHES COUNTY AS DESCRIBED IN WARRANTY DEED, RECORD IN VOLUME 438, PAGE 155, ON INSTRUMENT FILED JANUARY 17,1979, IN NACOGDOCHES COUNTY, TEXAS, AND BEING FURTHER IDENTIFIED ON THE TAX ROLL & RECORDS OF NACOGDOCHES CENTRAL APPRAISAL DISTRICT UNDER PARCEL NUMBER 23864	MIN BID \$7,603.66  AV \$9,680.00	<b>NISD</b>  <b>CITY OF NACOGDOCHES</b>

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FOR ADDITIONAL INFORMATION ON THE PROPERTY (SUCH AS ADDRESSES, MAPS, ETC), VISIT THE NACOGDOCHES COUNTY APPRAISAL DISTRICT AT <http://www.nacocad.org>