



**FOARD COUNTY SALES FOR FEBRUARY 2, 2010
SCHEDULED FOR 2:00 P. 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 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 Darla Allen in the Wichita Falls Office at (940) 723-4323.

Case No.	Legal Description/Address (if available)	Estimated Minimum Bid	Account Number
4627	All of the land described in that certain deed recorded in Volume 209 at page 627 of the Deed Records of Foard County, Texas, SAVE and EXCEPT the land situated in Fisher, Hardeman, Haskell, Jones, Knox, Nolan, Stonewall and Wilbarger Counties of the State of Texas, AND FURTHER SAVE and EXCEPT the land described in deeds from F & H Santa Fe Rail, Inc. filed in the Foard County Deed records between March 27, 1998 and May 14, 2009, and as to the following Property Coes: 5215, 6108, 6109, 9029, 9031, 9035, 9037, 9038, 9046, 9047, 9051, 9052, 9053, 12368, 9701107, 9701638, 5225, 5226, 99057, 9058, 9059, 9060.	\$9,500.00	See Description
4593	Lots 19, 20 & 21, Block 44, Original Townsite of the City of Crowell, Foard County, TX;	\$6,057.00	1156
4593	Lot 16, Block 71, Original Townsite of the City of Crowell, Foard County, TX;	\$1,093.00	00000-00000-01156-000000

4622	The East 42 ft of Lot 7 and the West 16 ft of Lot 8, Original Townsite Thalia, Thalia Garrett Subdivision, Foard County, TX;	\$850.00	00000-00000-00791-000000
4622	Lots 7, 8 & 9, Block 108, Original Townsite of Crowell, Foard County, TX;	\$4,430.00	00000-00000-01225-000000
4622	Lot 3, Block 39, Original Townsite of Crowell, Foard County, TX;	\$6,810.00	00000-00000-02251-000000
4622	Lots 4, 5 & 6, Block 168, Original Townsite of Crowell, Foard County, TX;	\$150.00	00000-00000-03929-000000
4622	A tract of land containing 0.54 acres more or less out of Abstract 794, T A Johnson Survey, Foard County, TX;	\$410.00	00000-08100-00073-000000
4626	Lots 1, 2, 3 & 4, Block 13, Packs Addition to the City of Crowell, Foard County, TX;	\$8,279.35	00000-00000-03618-000000
4626	Lots 5 and 6, Block 13, Packs Addition to the City of Crowell, Foard County, TX;	\$508.00	00000-00000-03620-000000

* This notice and the materials provided herein are for informational purposes only and do not constitute any legal advice. No reader should rely on, act, or refrain from acting on the basis of any information contained in this notice without seeking their own legal or other professional advice. Perdue, Brandon, Fielder, Collins, & Mott. L.L.P. ("PBFCM") [DOES NOT WARRANT](#) the quality or completeness of the information provided herein. The information in this notice is not intended to nor does it create any attorney-client relationship between the reader and PBFCM