PerdueBrandonFielderCollins&Mott LLP
ATTORNEYS AT LAW

# ARCHER COUNTY SALES FOR DECEMBER 1, 2009
# 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 | Address |
|---|---|---|---|
| 2008-0000135A-CV | Lot 1, Block 50, town of Archer City, Archer County, TX; | $1,035.00 | 217 N. Mulberry, Archer City, TX |

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