PERDUE BRANDON FIELDER COLLINS & MOTT LLP

ATTORNEYS AT LAW

# ARCHER COUNTY SALES FOR DECEMBER 1, 2026

## LOCATION: North Door of the Courthouse Annex Building
## 112 E Walnut St, Archer City, TX 76351
## TIME: 1:00 PM

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 PBFCM Wichita Falls office at (940) 723-4323 or wichitafalls@pbfcm.com

| **Cause No:**<br><br>**District Court:**<br><br>**Judgment Date:** | **Style of Case:** | **Legal Description:**<br><br>**Property Address (Per Appraisal District):** | **Adjudged Value:** | **Estimated Minimum:** | **Cad Account #**<br><br>**Other Account** | **Notes** |
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| 25-005-DCCV-0014<br><br>97TH DISTRICT COURT<br><br>4-May-26 | ARCHER COUNTY vs. ALLEN R EMMONS | 0.027344 Overriding Royalty Interest, Barclay Lease, Lease # 2020, RRC # 1130, 160 acres, Walker WM Survey, Archer County, Texas; | $12,610.00 | $2,371.24 | 0519481 | SUBJECT TO 2026 TAXES |

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| 23-005-DCCV-0109<br><br>97TH DISTRICT COURT<br><br>6-Oct-25 | ARCHER COUNTY vs. RHONDA M FOWLER | Part of Lots 13-15, Block 60, Original Townsite Megargel, Archer County, Texas;<br><br>1304 ELM ST, MEGARGEL, TX 76370 | $26,450.00 | $2,681.36 | 0012727<br><br>35566 | SUBJECT TO 2025-2026 TAXES |
| 23-005-DCCV-0112<br><br>97TH DISTRICT COURT<br><br>3-Jun-24 | ARCHER COUNTY vs. C A GOFORTH ESTATE | The North 58.5 feet of Lot 18, Block 121, Original Townsite Archer City, Archer County, Texas;<br><br>419 N CENTER ST, ARCHER CITY, TX 76351 | $21,120.00 | $2,137.35 | 0003692 | SUBJECT TO 2024-2026 TAXES |
| 25-005-DCCV-0054<br><br>97TH DISTRICT COURT<br><br>4-May-26 | ARCHER COUNTY vs. MBI-MESQUITE BRANCH INVESTMENTS LLC | Lot 15, Block 102, Original Townsite Archer City, Archer County, Texas;<br><br>413 W PECAN ST, ARCHER CITY, TX 76351 | $40,810.00 | $3,678.25 | 0002246 | SUBJECT TO 2026 TAXES |
| 25-005-DCCV-0054<br><br>97TH DISTRICT COURT<br><br>4-May-26 | ARCHER COUNTY vs. MBI-MESQUITE BRANCH INVESTMENTS LLC | Lot 16, Block 2, Hillside Addition to the City of Archer City, Archer County, Texas;<br><br>705 E WILLIAMS, ARCHER CITY, TX 76351 | $10,620.00 | $1,802.55 | 0009053 | SUBJECT TO 2026 TAXES |
| 25-005-DCCV-0044<br><br>97TH DISTRICT COURT<br><br>14-Sep-26 | ARCHER COUNTY vs. DAVID NELLIS | Lot 10, Lot 11, Lot 12, Block 48, City of Megargel, Archer County, Texas;<br><br>414 5TH ST, MEGARGEL, TX 76370 | $16,010.00 | $1,655.45 | 0002743<br><br>773312 | SUBJECT TO 2026 TAXES |
| 25-005-DCCV-0044<br><br>97TH DISTRICT COURT<br><br>14-Sep-26 | ARCHER COUNTY vs. DAVID NELLIS | 1.760 Acres, more or less, TE&L Survey #2434, Abstract 606, Archer County, Texas; | $5,280.00 | $1,023.94 | 0003503<br><br>34605 | SUBJECT TO 2026 TAXES |

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| 25-005-DCCV-0044<br><br>97TH DISTRICT COURT<br><br>14-Sep-26 | ARCHER COUNTY vs. DAVID NELLIS | 0.550 Acres, more or less, TE&L Survey #2433, Abstract 605, Archer County, Texas; | $2,870.00 | $957.85 | 0005084<br>788302 | SUBJECT TO 2026 TAXES |
| 25-005-DCCV-0044<br><br>97TH DISTRICT COURT<br><br>14-Sep-26 | ARCHER COUNTY vs. DAVID NELLIS | Lot 1 and Lot 2, Block 62, City of Megargel, Archer County, Texas;<br><br>601 FM 210, MEGARGEL, TX 76370 | $13,210.00 | $1,928.60 | 0006593<br>773340 | SUBJECT TO 2026 TAXES |
| 25-005-DCCV-0044<br><br>97TH DISTRICT COURT<br><br>14-Sep-26 | ARCHER COUNTY vs. DAVID NELLIS | 10.260 Acres, more or less, TE&L Survey #2434, Abstract 606, Archer County, Texas;<br><br>610 1ST ST, MEGARGEL, TX 76370 | $71,800.00 | $4,159.16 | 0014410<br>35677 | SUBJECT TO 2026 TAXES |
| 25-005-DCCV-0044<br><br>97TH DISTRICT COURT<br><br>14-Sep-26 | ARCHER COUNTY vs. DAVID NELLIS | Lot 4, Lot 5, Lot 6, Lot 7, Lot 8, Lot 9, Lot 10, Lot 11 and Lot 12, Block 34, City of Megargel, Archer County, Texas;<br><br>613 5TH ST, MEGARGEL, TX 76370 | $88,420.00 | $7,386.02 | 0014713<br>770156 | SUBJECT TO 2026 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.