

**DELINQUENT TAX SALE
EASTLAND COUNTY APPRAISAL DISTRICT, CISCO INDEPENDENT SCHOOL DISTRICT, CISCO COLLEGE AND GORMAN
INDEPENDENT SCHOOL DISTRICT
EASTLAND COUNTY, TEXAS**

**February 1, 2022 at 10:00 AM
Eastland County Courthouse, 100 W. Main, Eastland, Texas**

GENERAL INFORMATION REGARDING THE TAX SALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the tax sale, a person intending to bid is required to register with the person conducting the sale and present a valid Driver's License or identification card issued by a State agency or the United States government. The grantee named in the deed must be the same person who was the successful bidder. (Section 34.015 Texas Tax Code.)
2. The property will be sold at public auction for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to Eastland County Appraisal District. Any bidder who fails to make payment shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default pursuant to Rule 652 of the Texas Rules of Civil Procedure.
3. The minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. The minimum bid amount includes taxes which were delinquent at the date of judgment. This does not include the current tax year. Purchasers will be required to pay all taxes which accrued subsequent to the date of judgment.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Sheriff's Deed which is **WITHOUT WARRANTY**, express or implied. Title to property is **NOT** guaranteed. A policy of title insurance may be difficult to obtain.
5. All property purchased at this sale is subject to a statutory right of redemption. This redemption period commences to run from the date the purchaser's deed is filed for record in the deed records. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 day right of redemption for all other property. Purchasers have a right of possession beginning twenty days after the purchaser's deed is filed in the deed records (Sec. 33.51 Tax Code).
6. Anyone having an ownership interest in the property at the time of the sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Texas Tax Code as follows: purchase amount, deed recording fee, taxes paid by purchaser after the tax sale, and costs expended on the property, plus a redemption premium of 25 percent of the aggregate total during the first year or 50 percent of the aggregate total during the second year. "Costs" are only the reasonable expenses incurred by the purchaser for the maintenance, preservation and safekeeping of the property. Do **NOT** make unnecessary repairs or renovations during the redemption period.
7. Property is sold by legal description. Bidders must satisfy themselves concerning the location and condition of the property on the ground, including the existence of improvements on the property, prior to this tax sale. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Deeds, maps and plats of the properties are in the County Clerk's office or the Appraisal District. Lawsuit files on which this sale is based are in the office of the District Clerk. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.
8. Property purchased at this tax sale may be subject to liens for demolition, mowing, or maintenance fees due to the City or Property Owners Association in which the property is located.

If you have any questions, you may contact our office in Eastland at (254) 629-3538.

PROPERTIES TO BE SOLD ON FEBRUARY 1, 2022:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-13-04106	The County of Eastland, Texas v Velina Baker et al	6.87 acres, more or less, out of the S.J. Robinson Survey, out of Abstract 423, Town of Olden, Eastland County, Texas and a 14' x 70', 1976 Manufactured Home, Eastland County, Texas (vol. 1913, Page 142, Official Public Records) Account #00423012800000000000 / 14560 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$2,000.00
2	TX-13-04106	The County of Eastland, Texas v Velina Baker et al	.421 acres of land, consisting of all the remaining portion of Lots 10 through 15 and Lots 18 through 25, out of and part of Block 13 of the amended Townsite of Olden, Eastland County, Texas (Vol. 2638, Page 271, Official Public Records) Account #0568000650000000000000 / 14836 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$2,000.00
3	TX-13-04106	The County of Eastland, Texas v Velina Baker et al	Being 0.622 acres of land out of and part of a 25 acre tract of land, being out of and part of the S.J. Robinson Survey, Abstract No. 423, Eastland County, Texas (Volume 2262, Page 156, Eastland County, Texas) Account #0042300960000400000000 / 62007 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$1,500.00
4	TX-14-04265	The County of Eastland, Texas v Raymond Garcia et al	The East 20 feet of Lot 1 and the West 40 feet of Lot 2, Block 2, Martha A. Rawls Addition to the City of Ranger, Eastland County, Texas (Volume 1615, Page 128 of the Official Public Records, Eastland County, Texas) Account #2166300010000000000000 / 52196 Judgment Through Tax Year: 2020 Approximate Address: 507 Elm	\$13,000.00
5	TX-14-04301	Cisco Independent School District et al v Gerald Winnett DBA Winnett Oil Co., et al	Par 18536; 80 BLK 4 H&T/C MOORE ABST 683 0.800 AC Account #0068300440000000000000 / 18536 Judgment Through Tax Year: 2014 Approximate Address: 1112 E. 8th St.	\$4,000.00
6	TX-19-04789	Eastland County Appraisal District v Gayle Godfrey et al	being 0.180 acre tract of land out of and part of a 0.29 acre tract, out of Abstract 159, Eastland County, Texas (Instrument #2010-000483, Official Public Records) Account #0015901760000200000000 / 60718 Judgment Through Tax Year: 2020 Approximate Address: 953 E. Main St.	\$8,000.00
7	TX-19-04865	Gorman Independent School District v Abraham Torres et al	being a 1994 manufactured home, Label #TEX0528592 & TEX0528593, Serial #12320432A & B, 28' x 38', Eastland County, Texas Account #800000009600033000010/80000000960003300001059108 / 59108 Judgment Through Tax Year: 2020 Approximate Address: 215 Hamilton	\$3,000.00
8	TX-20-04879	Eastland County Appraisal District v Chad Cunningham	Being Lot 10, Block 13, Original Town of Ranger, Eastland County, Texas (Instrument No. 2020-002796, Official Public Records, Eastland County, Texas) Account #20931000100000000000000000 / 55907 Judgment Through Tax Year: 2020 Approximate Address: 314 W. Main St.	\$4,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
9	TX-20-04929	Eastland County Appraisal District v Aubrey Leon Murray et al	being Lot 15 and 16, Block E, Connellee Place Addition, City of Eastland, Eastland County, Texas (Vol. 1892, Page 286, Official Public Records) Account #05520004700000000000 / 14726 Judgment Through Tax Year: 2020 Approximate Address: 510 E. Pershing	\$6,500.00
10	TX-20-04929	Eastland County Appraisal District v Aubrey Leon Murray et al	being Lot 1 and the North 1/2 of Lot 2, Boone's Subdivision of Block -F/3, City of Eastland, Eastland County, Texas (Instrument #2012-000091, Official Public Records) Account #05160000500000000000 / 14331 Judgment Through Tax Year: 2020 Approximate Address: 600 S. Bassett	\$3,000.00
11	TX2004949	Eastland County Appraisal District v Melissa Osborne et al	being a 70' x 140' tract of land out of Lot 2, Block 1, City of Gorman, Eastland County, Texas (Vol. 1837, Page 261, Official Public Records) Account #069200162000000000000000000001/0692001620000000000000 15009 Judgment Through Tax Year: 2020 Approximate Address: 119 Scurry	\$11,000.00
12	TX2004957	Eastland County Appraisal District v Sarah E. Schaefer	being all of Lot 9 and 10, Block 33, City of Cisco, Eastland County, Texas (Instrument #2015-002261, Official Public Records) Account #0688005570000000000000 / 5280 Judgment Through Tax Year: 2020 Approximate Address: 109 E. 9th St.	\$10,500.00
13	TX2004957	Eastland County Appraisal District v Sarah E. Schaefer	a .568 acre tract more or less, as described in Instrument 2015-003945, Eastland County, Texas (Instrument #2015-003945, Official Public Records) Account #2292200010000000000000 / 55033 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$ 1,500.00
14	TX2104964	Eastland County Appraisal District v Lucio Valdez Escobar et al	being the East 140' of Lot 1, Block VI, Original Town of Gorman, Eastland County, Texas (Instrument #2011-000320, Official Public Records) Account #0692002220000000000000/0692002220000000000000 / 15069 Judgment Through Tax Year: 2020 Approximate Address: 323 Kent	\$3,500.00
15	TX2104980	Eastland County Appraisal District v Thomas Corpus et al	being 75' x 115' out of Lot 1, Block H, City of Cisco, Eastland County, Texas (Document #2018-002750, Official Public Records) Account #0688001260000000000000 / 4385 Judgment Through Tax Year: 2020 Approximate Address: 1413 Conrad Hilton	\$4,500.00
16	TX2104986	Eastland County Appraisal District v Tritex, Inc. et al	being Lot 3, Block 108, Original Townsite, City of Cisco, Eastland County, Texas (Instrument #2019-004047, Official Public Records) Account #068801450000000000000000000001 / 5319 Judgment Through Tax Year: 2020 Approximate Address: 1307 W. 15th	\$1,250.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
17	TX2104986	Eastland County Appraisal District v Tritex, Inc. et al	being Lots 5-7, Block 108, Original Townsite, City of Cisco, Eastland County, Texas (Instrument #2019-004047, Official Public Records) Account #06880145100000000000 / 5320 Judgment Through Tax Year: 2020 Approximate Address: 1309 W. 15 th	\$1,500.00
18	TX2104986	Eastland County Appraisal District v Tritex, Inc. et al	being Lots 8-9, Block 108, Original Townsite, City of Cisco, Eastland County, Texas (Instrument #2019-004047, Official Public Records) Account #068801452005321000000 / 58039 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$22,000.00
19	TX2104986	Eastland County Appraisal District v Tritex, Inc. et al	being Lot 10, Block 108, Original Townsite, City of Cisco, Eastland County, Texas (Instrument #2019-004047, Official Public Records) Account #0688014520000000000000000001 / 5321 Judgment Through Tax Year: 2020 Approximate Address: Ave Q & I-20	\$1,500.00
20	TX2104986	Eastland County Appraisal District v Tritex, Inc. et al	being Lot 15, Block 108, Original Townsite, City of Cisco, Eastland County, Texas (Instrument #2019-004047, Official Public Records) Account #0688014560000000000000 / 5325 Judgment Through Tax Year: 2020 Approximate Address: N/A	\$3,000.00
21	TX2104986	Eastland County Appraisal District v Tritex, Inc. et al	being Lots 18-21, Block 108, Original Townsite, City of Cisco, Eastland County, Texas (Instrument #2019-004047, Official Public Records) Account #0688014580000000000000 / 5327 Judgment Through Tax Year: 2020 Approximate Address: 1408 W. I-20	\$4,000.00