DELINQUENT TAX SALE
EASTLAND COUNTY APPRAISAL DISTRICT, THE COUNTY OF CALLAHAN, TEXAS AND THE COUNTY OF EASTLAND, TEXAS
EASTLAND COUNTY, TEXAS

October 5, 2021 at 10:00 AM
Courthouse Doors of Eastland County, 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 OCTOBER 5, 2021:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-17-04632	The County of Eastland, Texas v Ruby L. Casey et al	being the South 38' of Lots 4 and 5, Block 4 of Stuard's First Addition to the City of Ranger, Eastland County, Texas (Vol. 502, Page 386, Official Public Records) Account #215210001000000000000 / 53876 Judgment Through Tax Year: 2020	$2,470.00
2	TX-18-04707	The County of Eastland, Texas v George O. Pierce et al	being a part of Big Lot #2 of Block 115 of the City of Cisco, Eastland County, Texas (Vol. 2614, Page 219, Official Public Records) Account #068801528000000000000 / 3707 Judgment Through Tax Year: 2020	$4,000.00
3	TX-18-04711	The County of Eastland, Texas v Shayne Yoakum	being Lots 1-7, (350 x 100) and 8-4 (350 x 100) all Block 130, Subdivision 2, Original Townsite of the Town of Eastland, also a Manufactured Home, Label #NTA0559105, Serial #HOTX08803977, 16' x 76', Eastland County, Texas (Instrument #2013-000322, Official Public Records) Account #068801675000000000000 / 4073 Judgment Through Tax Year: 2020	$3,240.00
4	TX-18-04711	The County of Eastland, Texas v Shayne Yoakum	being Lots 1-6, Block 130, Subdivision 5, Original Townsite of the Town of Cisco, 300 x 100, Eastland County, Texas (Instrument #2013-000317, Official Public Records) Account #068801678000000000000 / 4076 Judgment Through Tax Year: 2020	$3,500.00
5	TX-18-04711	The County of Eastland, Texas v Shayne Yoakum	being Lots 10-14, Block 130, Subdivision 5, Original Townsite of the Town of Cisco, Eastland County, Texas (Instrument #2013-000319, Official Public Records) Account #068801681000000000000 / 4079 Judgment Through Tax Year: 2020	$1,620.00
6	TX-18-04711	The County of Eastland, Texas v Shayne Yoakum	being Lots 8-9, Block 130, Subdivision 5, Original Townsite of the Town of Cisco, Eastland County, Texas (Instrument #2013-000320, Official Public Records) Account #068801680000000000000 / 4078 Judgment Through Tax Year: 2020	$1,300.00
7	TX-18-04711	The County of Eastland, Texas v Shayne Yoakum	being Lots 1-14, Block 130, Subdivision 4, Original Townsite of the Town of Cisco, 216 x 350, Eastland County, Texas (Instrument #2013-000323, Official Public Records) Account #068801677000000000000 / 4075 Judgment Through Tax Year: 2020	$2,000.00
8	TX-18-04711	The County of Eastland, Texas v Shayne Yoakum	being Lots 8-12, Block 130, Subdivision 3, Original Townsite of the Town of Cisco, Eastland County, Texas (Instrument #2013-000324, Official Public Records) Account #068801676000020000000 / 65491 Judgment Through Tax Year: 2020	$1,500.00
9	TX-18-04722	The County of Eastland, Texas v Robert Lee et al	Par # 8469; Lots 3-10, Block 33, Pioneer, Eastland County, Texas (Vol. 2155, Page 243, Official Public Records) Account #070600081000000000000/Z000004311 Judgment Through Tax Year: 2020	$3,040.00
10	TX-19-04804	The County of Eastland, Texas v Amy E. Breneman	being Lot 6, Block 5, Blackwell Addition, City of Ranger, Eastland County, Texas (Vol. 2341, Page 111, Official Public Records) Account #212210001000000000000 / 53573 Judgment Through Tax Year: 2020	$5,000.00
11	TX-19-04804	The County of Eastland, Texas v Amy E. Breneman	being Lot 5, Block 5, Blackwell Addition, City of Ranger, Eastland County, Texas (Vol. 2341, Page 204, Official Public Records) Account #051400007000000000000 / 13528 Judgment Through Tax Year: 2020	$1,000.00
12	TX-19-04805	Eastland County Appraisal District v Jimmy Lee Munoz et al	being the North 1/2 of Lots 9 and 10, Block 85, Original Town of Cisco, Eastland County, Texas (Instrument #2010-003308, Official Public Records) Account #068800896000000000000 / 4524 Judgment Through Tax Year: 2020	$3,000.00
13	TX-19-04871	Ranger Independent School District v Navy Chan Samreth et al	a tract of land consisting of 0.016 acres out of and part of Lot 8, Block 2, Stuard's Addition, City of Ranger, and .50 acres out of the Francis Blundell Survey, out of Abstract 10, Eastland County, Texas (Vol. 2206, Page 280, Official Public Records) Account #216470001000000000000 / 53038 Judgment Through Tax Year: 2019	$6,600.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14	TX-20-04897	Eastland County Appraisal District v Paul Chaffin et al	Lot 8, Subdivision 3 of Block 134, City of Cisco, Eastland County, Texas (Vol. 847, Page 462, Deed Records) Account #0001100920000000000000 / 4426 Judgment Through Tax Year: 2020	$4,000.0
15	TX-20-04907	Eastland County Appraisal District v Ronnie Linebarger et al	being Lot 8, Block 17, of Hodges Oak Park Subdivision, a Subdivision in the City of Ranger, Eastland County, Texas (Instrument #2017-002323, Official Public Records) Account #213490001000000000000 / 52429 Judgment Through Tax Year: 2020	$4,200.00
16	TX-20-04925	Eastland County Appraisal District v Michael R. Martin et al	being all that certain tract being 72' x 125' out of Lot 4, Block 120, Subdivision 4, Original Town of Cisco, Eastland County, Texas (Instrument #2010-002443, Official Public Records) Account #0688015850000100000000 / 4945 Judgment Through Tax Year: 2020	$1,080.00
17	TX-20-04925	Eastland County Appraisal District v Michael R. Martin et al	being a 1982 Gibralter Manufactured Home, Serial #M131291TX, Label #TEX0184199, 14' x 56', Eastland County, Texas (Instrument #2010-002443, Official Public Records) Account #0688015850000000000000 / 67414 Judgment Through Tax Year: 2020	$420.00
18	TX2004935	Eastland County Appraisal District v Richard Castillo et al	being Lot 1, Block 2 of the E.L. Woods Subdivision of Block -H/2, City of Eastland, Eastland County, Texas (Vol. 1788, Page 265, Official Public Records) Account #0768000070000000000000000001 / 13383 Judgment Through Tax Year: 2020	$6,500.00
19	TX2004938	Eastland County Appraisal District v Roy D. Brown	being a 20' x 115' tract of land out of said Lot 2, Block 114 of Tract 1, City of Cisco, Eastland County, Texas (Vol. 1870, Page 125, Official Public Records) Account #0688014990000200000000 / 60412 Judgment Through Tax Year: 2020	$2,500.00
20	TX2004939	Eastland County Appraisal District v Betty Reuwer Cook et al	being Lot 3 and the East 1/2 of Lot 2, Block 2, Duffer Addition, City of Ranger, Eastland County, Texas (Vol. 372, Page 356, Official Public Records) Account #216460001000000000000 / 52770 Judgment Through Tax Year: 2020	$3,080.00
21	TX2004943	Eastland County Appraisal District v Barbara White et al	NW C OF BLK 10 H E ANDERSON AB 1029 0.327 AC Account #010290470000000000000 / 594 Judgment Through Tax Year: 2020	$4,090.00
22	TX2004945	Eastland County Appraisal District v Jean Griffith et al	4 TR 2 BLK -E2 OT 0.37 AC Account #0694005250000000000000 / 14423 Judgment Through Tax Year: 2020	$20,000.00
23	TX2104961	Eastland County Appraisal District v Gary Trafford	being a 1.647 acre tract of land out of the Francis Blundell Survey, out of Abstract 10, Eastland County, Texas (Instrument #2018-000127, Official Public Records) Account #201330001000000000000 / 53361 Judgment Through Tax Year: 2020	$4,500.00
24	TX2104968	Eastland County Appraisal District v Rebecca Carol Robertson et al	being all of Lot 4 of Block 87, Subdivision 1, Original Townsite of Cisco, Eastland County, Texas (Vol. 2507, Page 8, Official Public Records) Account #0688009080000000000000000001 / 3661 Judgment Through Tax Year: 2020	$3,500.00