

DELINQUENT TAX SALE - EASTLAND COUNTY APPRAISAL DISTRICT AND GORMAN INDEPENDENT SCHOOL DISTRICT, EASTLAND COUNTY, TEXAS

April 1, 2025 at 10:00 AM

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 to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to _____**. 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.

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

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON APRIL 1, 2025:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	24-067-DCTX-05260	Eastland County Appraisal District v Sarah Schaefer et al	Being all of Lots 9 & 10, Block 33, City of Cisco, Eastland County, Texas (Instrument #2015-002261 of the Official Public Records, Eastland County, Texas), 109 E 9th St, Cisco, Texas 76437 Account #0688005570000000000000/5280 Judgment Through Tax Year: 2023	\$3,550
2	TX2104969	Eastland County Appraisal District v James Edward Estep	being a tract of land 0.17 acres out of and part of the North 1/2 of the Northeast 1/4 of Section 28, BBB & C RR Co. Survey, out of Abstract 1425, Eastland County, Texas (Volume 1982, Page 174, Official Public Records) Account #0142501980000000000000 / 639 Judgment Through Tax Year: 2023	\$11,900
3	TX2305118	Eastland County Appraisal District v Marshall D. Smith et al	Being 0.826 Acres of land out of and being part of the West 1/2 of Section 5, Block 6 of the E.T.R.R. Co Survey, Abstract 111, Eastland County, Texas (Volume 1548, Page 67 of the Official Public Records, Eastland County, Texas), 309 Hwy 80 Account #0011100880000000000000 / 14454 Judgment Through Tax Year: 2023	\$1,920
4	TX2305120	Eastland County Appraisal District v Carmen Martinez	Being a 75' x 100' tract of land being the West 100' of Lots 4, 5, & 6, SAVE & EXCEPT that 5' portion conveyed to the City of Ranger for Highway purposes, Block 37 of the Original Townsite of Ranger, Eastland County, Texas (Volume 1322, Page 234 of the Official Public Records, Eastland County, Texas), 108 S Loop 254 Account #0700000700000200000000 / 56512 Judgment Through Tax Year: 2023	\$4,700
5	23-067-DCTX-05234	Eastland County Appraisal District v Frank Grabs et al	Being a tract of land 145' X 116' out of the Southeast corner of Lot 2, Block II in the Town of Gorman, Eastland County, Texas (Instrument #2021-002131 of the Official Public Records, Eastland County, Texas) Account #0692001730000000000000/15088 Judgment Through Tax Year: 2023	\$9,600
6	23-067-DCTX-05234	Eastland County Appraisal District v Frank Grabs et al	Being Lots 11 & 12, Block 96, Subdivision 4, City of Cisco, Eastland County, Texas (Instrument #2022-002939 of the Official Public Records, Eastland County, Texas), 800 W 10th Account #06880118900000000000000001/4182 Judgment Through Tax Year: 2023	\$1,600
7	23-067-DCTX-05208	Eastland County Appraisal District v Stephanie Profit	Being all of Lots 1, 2, and 3, the East 25' of Lot 10, and all of Lots 11 and 12, Block 4, Ray Addition to the City of Ranger, Eastland County, Texas (Instrument #2020-000839 of the Official Public Records, Eastland County, Texas), 501 Mesquite Account #2049900010000000000000/52609 Judgment Through Tax Year: 2023	\$6,000
8	23-067-DCTX-05229	The County of Eastland, Texas v Michael Stewart et al	Being Lot 13, Oak Hill Subdivision to the City of Ranger, Eastland County, Texas (Instrument #2012-000381 of the Official Public Records, Eastland County, Texas), 1204 Oakhill Account #2046100010000000000000/54058 Judgment Through Tax Year: 2023	\$4,350
9	23-067-DCTX-05244	Eastland County Appraisal District v Jose Madera	Being 3.6 Acres, more or less, being tracts 2, 3, 5 & 6, Block 47 in the Town of Carbon, Eastland County, Texas (Instrument #2021-001264 of the Official Public Records, Eastland County, Texas), 306 E Coal St Account #0696001330000000000000000001/7474 Judgment Through Tax Year: 2023	\$3,650
10	24-067-DCTX-05291	Eastland County Appraisal District v Kimberly M. Thomas	Being all that certain Lot, Tract or Parcel of land lying and being situated in Pioneer and out of the W.C. Grimes Survey, Abstract 676, and containing 1.00 acre more or less, Eastland County, Texas (Instrument #2011-000826 of the Official Public Records, Eastland County, Texas) Account #0035300080000000000000000001/8181 Judgment Through Tax Year: 2023	\$2,750
11	24-067-DCTX-05312	Eastland County Appraisal District v Joe Baird et al	Being Lots 1-14, Subdivision 4, Morris Ray Subdivision of Block 130, City of Cisco, Eastland County, Texas (Document No. 2012-000385 of The Official Public Records, Eastland County, Texas), 609 E 20th St, Cisco, Texas 76437-4944 Account #0688016770000000000000000001/4075 Judgment Through Tax Year: 2023	\$3,900

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	24-067-DCTX-05312	Eastland County Appraisal District v Joe Baird et al	Being Lots 1-6, Subdivision 5, Morris Ray Subdivision of Block 130, City of Cisco, Eastland County, Texas (Document No. 2012-000385 of The Official Public Records, Eastland County, Texas), Ash Ave. Account #068801678000000000000000000001/4076 Judgment Through Tax Year: 2023	\$1,470
13	24-067-DCTX-05312	Eastland County Appraisal District v Joe Baird et al	Being Lots 1-14, Subdivision 2, Morris Ray Subdivision of Block 130, City of Cisco, Eastland County, Texas (Document No. 2012-000385 of The Official Public Records, Eastland County, Texas), 609 E 20th St, Cisco, Texas 76437-4944 Account #068801675000000000000000000001/4073 Judgment Through Tax Year: 2023	\$300
14	24-067-DCTX-05312	Eastland County Appraisal District v Joe Baird et al	Being Lots 8-12, Subdivision 3, Morris Ray Subdivision of Block 130, City of Cisco, Eastland County, Texas (Document No. 2012-000385 of The Official Public Records, Eastland County, Texas), E 18th and Beech St Account #068801676000020000000000000001/65491 Judgment Through Tax Year: 2023	\$410
15	24-067-DCTX-05312	Eastland County Appraisal District v Joe Baird et al	Being Lots 8-9, Subdivision 5, Morris Ray Subdivision of Block 130, City of Cisco, Eastland County, Texas (Document No. 2012-000385 of The Official Public Records, Eastland County, Texas), E 20th St, Cisco, Texas 76437 Account #068801680000000000000000000001/4078 Judgment Through Tax Year: 2023	\$245
16	24-067-DCTX-05312	Eastland County Appraisal District v Joe Baird et al	Being Lots 10-14, Subdivision 5, Morris Ray Subdivision of Block 130, City of Cisco, Eastland County, Texas (Document No. 2012-000385 of The Official Public Records, Eastland County, Texas), E 20th St, Cisco, Texas 76437 Account #068801681000000000000000000001/4079 Judgment Through Tax Year: 2023	\$410
17	24-067-DCTX-05320	Eastland County Appraisal District v Terry Tull, et al	Being 3.5 Acres, more or less, out of the Wm. Van Norman Survey, Abstract 545, Block 39, Eastland County, Texas (Volume 728, Page 610, Deed Records, Eastland County, Texas) Account #005450414000020000020 / 56197 Judgment Through Tax Year: 2023	\$9,300
RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
18	TX2205080	Eastland County Appraisal District v Kathy Justice et al	Being a Henslee Manufactured Home Only, 12' X 50', Label #TXS0599300, Serial #5018077X1V, Eastland County, Texas Account #001110132000000000000000/63099 Bid in Trust 6/6/2023 Judgment Through Tax Year: 2022	\$3,060