

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

**June 7, 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 JUNE 7, 2022:

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-05-03511	City of Cisco v Charles Doty et al	Lots 1, 2 and 3 in Block 74. City of Cisco. Eastland County, Texas (Volume 1220. Page 246. Deed Records, Eastland County, Texas), 104 Avenue G, Cisco, Texas 76437-2419 Account #06880081300000000000000001 / 16934 Judgment Through Tax Year: 2020 Approximate Address: 104 Ave. G	\$12,500.00
2	TX-15-04445	The County of Eastland, Texas v Kenny Otts et al	Lot 1 and 2, Block 41. Original Townsite of the Town of Ranger, County of Eastland, Texas, attached to said property a 1974, 14' x 66' Lanier Label #TXS0554828, Serial #LT53294, Eastland County, Texas (Vol. 2490, Page 241, Official Public Records) Account #0700000860000000000000 / 15779 Judgment Through Tax Year: 2021 Approximate Address: 200 S. Oak	\$4,020.00
3	TX-18-04724	The County of Eastland, Texas v Gladys Barrett et al	being Lot 8, Block 102, Subdivision 3 of the Original Townsite of the Town of Cisco, Eastland County, Texas (Vol. 1272, Page 89, Official Public Records) Account #0688013080000000000000 / 5552 Judgment Through Tax Year: 2018 Approximate Address: 1208 W. 13th	\$6,000.00
4	TX-18-04737	Eastland County Appraisal District v Fernando J. Rodriguez, Jr.	being the North 123.8' of Lots 9 and 10, Block 37, Young Addition, Eastland County, Texas (Instrument #2010-002993, Official Public Records) Account #0770000860000000000000 / 18316 Judgment Through Tax Year: 2021 Approximate Address: 912 Strawn Rd	\$1,000.00
5	TX-18-04737	Eastland County Appraisal District v Fernando J. Rodriguez, Jr.	Lots 10, 11, and the West 16' of Lot 14, Block 19, Burke Addition, Eastland County, Texas (Volume 1699, Page 80, SAVE AND EXCEPT Volume 1912, Page 276) Account #2098300010000000000000 / 53582 Judgment Through Tax Year: 2021 Approximate Address: 330 Hill St.	\$4,000.00
6	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 #2122100010000000000000 / 53573 Judgment Through Tax Year: 2020 Approximate Address: 1001 Vitalious	\$5,500.00
7	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 #0514000070000000000000 / 13528 Judgment Through Tax Year: 2020 Approximate Address: 1009 Vitalious	\$880.00
8	TX-19-04844	Eastland County Appraisal District v Charlene J. Casey et al	Manufactured Home, 14' x 72', TEX019059, Eastland County, Texas Account #1565900010000200000000 / 66028 Judgment Through Tax Year: 2020 Approximate Address: 1016 Spring Rd	\$1,750.00

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
9	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 St	\$4,000.00
10	TX-20-04923	Eastland County Appraisal District v Robert Alan Johnson et al	being Lots 1, 2, 3, 4 and 5, Block 13, City of Cisco, Eastland County, Texas (Instrument #2017-003242, Official Public Records) Account #06880045500000000000 / 4198 Judgment Through Tax Year: 2020 Approximate Address: 406 E. 8th	\$4,000.00
11	TX-20-04931	Eastland County Appraisal District v Loretta Spencer	being Lots 4, 5 and 6, Subdivision 2, Block 104, City of Cisco, Eastland County, Texas (Vol. 1305, Page 79, Official Public Records) Account #06880135800000000000 / 6047 Judgment Through Tax Year: 2021 Approximate Address: 710 W. 13th	\$7,000.00
12	TX2004942	Eastland County Appraisal District v Kerry Kirby	improvement only located on Lot 3, Block J, South Shore, of the City of Cisco, Lake Cisco Subdivision and being part of Section 500, SP RR Co. Survey, Eastland County, Texas (Instrument #2011-000659, Official Public Records) Account #06380001000000000000 / 8527 Judgment Through Tax Year: 2020 Approximate Address: 432 South Shore Dr.	\$4,000.00
13	TX2004956	Eastland County Appraisal District v Benson Holdings, LLC et al	being all of Lot 4 and Lot 24 and the North 10' of Lots 5 and 25 of Block A, National Highway Subdivision of Block 49 of Daugherty's Addition, City of Eastland, Eastland County, Texas (Instrument #2010-003232, Official Public Records) Account #06680000200000000000 / 12130 Judgment Through Tax Year: 2021 Approximate Address: 205 S. Ostrom	\$8,000.00
14	TX2104972	The County of Eastland, Texas v James Estes et al	being 60' x 140' tract out of Block 1 of the C.H. Ray Addition, City of Ranger, Eastland County, Texas (Vol. 1068, Page 131, Official Public Records) Account #21346000100000000000 / 53753 Judgment Through Tax Year: 2021 Approximate Address: 410 Mesquite	\$2,860.00
15	TX2105011	Eastland County Appraisal District v Zeb Wishard	1 Acre, more or less, out of the Hood County School Land Survey, Abstract 1011, Eastland County, Texas (Volume 2669, Page 283 of the Deed Records, Eastland County, Texas) Account #01011002000000000000/1946 Judgment Through Tax Year: 2021 Approximate Address: N/A	\$3,000.00
16	TX2105011	Eastland County Appraisal District v Zeb Wishard	Being all that certain lot, tract or parcel of land in the City of Rising Star, being out of the Northeast Quarter of Section 28, BBB&C Ry Survey, Abstract No. 1425, Eastland County, Texas (Instrument #2009-002490 of the Official Public Records, Eastland County, Texas) Account #01425017200000000000/646 Judgment Through Tax Year: 2021 Approximate Address: 406 E. Mill St.	\$1,750.00

TRAC T	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
17	TX2105011	Eastland County Appraisal District v Zeb Wishard	Lot 19, Block B, Harrell-Klapper, 0.118 Acre. Subdivision of Block B, Harrell- Sikes Addition. City of Eastland, Eastland County, Texas (Instrument #2009-002796 of the Official Public Records. Eastland County, Texas) Account #07300002800000000000/14273 Judgment Through Tax Year: 2021 Approximate Address: 1417 S. Harrell	\$1,680.00
18	TX2105011	Eastland County Appraisal District v Zeb Wishard	Being all that certain tract, lot or parcel of land being 75' x 130', out of Abstract No. 10, Southeast Blundell, City of Ranger, Eastland County, Texas (Instrument #2010-000044 of the Official Public Records. Eastland County, Texas) Account #22531000100000000000/52964 Judgment Through Tax Year: 2021 Approximate Address: N/A	\$1,130.00
19	TX2105011	Eastland County Appraisal District v Zeb Wishard	Lot 6, Block X, Scales Subdivision, City of Gorman, Eastland County, Texas (Instrument # 2009-001915 of the Official Public Records. Eastland County, Texas) Account #22613000100000000000/54544 Judgment Through Tax Year: 2021 Approximate Address: N/A	\$1,500.00
20	TX2105013	Eastland County Appraisal District v Donna T. Rodgers	Being all of Block -H/6 of the City of Eastland containing 21 Acres, more or less, Eastland County, Texas (Instrument #2020-001371 SAVE & EXCEPT that property more particularly described in Instrument #2020-001372 of the Official Public Records. Eastland County, Texas) Account #0694006620000000000000000000/06940066400000000000000001/ 12825/14532 Judgment Through Tax Year: 2021 Approximate Address: 1002 Broughter	\$8,000.00