

DELINQUENT TAX SALE - EASTLAND COUNTY APPRAISAL DISTRICT AND GORMAN INDEPENDENT SCHOOL DISTRICT, EASTLAND COUNTY, TEXAS
November 7, 2023 at 10:00 AM
Eastland County Courthouse, 100 W. Main, Eastland, Texas

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 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. 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. 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 (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.

*****THIS LIST IS SUBJECT TO CHANGE. PLEASE CHECK WITH THE APPRAISAL DISTRICT PRIOR TO SALE FOR ANY CHANGES IN AVAILABILITY. *****

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 NOVEMBER 7, 2023:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX043421	Eastland County Appraisal District v Mary Clark et al	Lot 8, Block 4, Blackwell Addition to the City of Ranger, Eastland County, Texas (Volume 1373, Page 233 of the Official Public Records, Eastland County, Texas) Account #2121600010000000000000/52790 Judgment Through Tax Year: 2005 Approximate Address: 1006 Vitalious	\$1,000.00
2	TX-18-04729	The County of Eastland, Texas v Phillip R. Martinson et al	being the North 1/2 of Lot 3, Block 133, City of Cisco, Eastland County, Texas (Vol. 1349, Page 204, Official Public Records) Account #068801716000000000000 / 4415 Judgment Through Tax Year: 2022 Approximate Address: 506 E 20th	\$7,000.00
3	TX-18-04729	The County of Eastland, Texas v Phillip R. Martinson et al	being a Manufactured Home, Label #TXS0554614, Serial #S20016, 12' x 56', Eastland County, Texas Account #068801716000010000000 / 67394 Judgment Through Tax Year: 2022 Approximate Address: 506 E 20th	\$900.00
4	TX2004951	Eastland County Appraisal District v Katherine Robinette	Being Lots 8, 10 and 12, Block 2, Daugherty Addition to the City of Eastland, Eastland County, Texas (Volume 2633, Page 261 of the Official Public Records, Eastland County, Texas) Account #056000016000000000000 / 12217 Judgment Through Tax Year: 2022 Approximate Address: 510 N Connellee	\$2,000.00
5	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 Approximate Address: 1000 Desdemona	\$5,000.00
6	TX2105012	Eastland County Appraisal District v Dustin Schaefer, Individually & DBA Schaefer Enterprises et al	Lots 1 & 2, Block 16, original Townsite (100' x 115') and Lots 3-10, Block 16, Original townsite (400' x 115'), Eastland County, Texas (Instrument #2018-002218 of the Official Public Records, Eastland County, Texas) Account #068800468000000000000/4312 Judgment Through Tax Year: 2022 Approximate Address:	
7	TX2105012	Eastland County Appraisal District v Dustin Schaefer, Individually & DBA Schaefer Enterprises et al	Being a 14' x 64' FEM Manufactured Home, Label #NTA1378207, Serial #SESAL1883, Eastland County, Texas Account #008090131550011000000/68009 Judgment Through Tax Year: 2022 Approximate Address:	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	TX2105012	Eastland County Appraisal District v Dustin Schaefer, Individually & DBA Schaefer Enterprises et al	5 Acres, more or less, out of the North 1/2 of Section 62, Block 4, out of the H&TC RR County Survey, Eastland County, Texas (Instrument #2015-003943 of the Official Public Records, Eastland County, Texas) Account #00800031550001000000/56934 Judgment Through Tax Year: 2022 Approximate Address:	
9	TX2205087	Eastland County Appraisal District v Stephanie L. Profit	Being Lots 1, 2 and 3, Cooper's Second Addition, City of Ranger, Eastland County, Texas (Document #2020-001484 of the Official Public Records, Eastland County, Texas) Account #2124300010000000000000 / 52702 Judgment Through Tax Year: 2022 Approximate Address: 1109 Desdemona Blvd	\$5,000.00
10	TX2205087	Eastland County Appraisal District v Stephanie L. Profit	Being Lots 5 & 6, Hodges Oak Park Addition, City of Ranger, Eastland County, Texas (Document #2020-001586 of the Official Public Records, Eastland County, Texas) Account #2135800010000000000000 / 53672 Judgment Through Tax Year: 2022 Approximate Address: 715 Paige	\$1,200.00
11	TX2205091	Eastland County Appraisal District v Craig Hickman	Being 29.926 Acres of land, more or less, out of Lot 23 of the James Jett Survey, Abstract 333, Eastland County, Texas (Instrument #2016-003320 of the Official Public Records, Eastland County, Texas), 701 County Road 559, Rising Star, Texas 76471-1504 Account #0033300760000000000000 / 18296 Judgment Through Tax Year: 2022 Approximate Address: 701 CR 559	\$2,000.00
12	TX2205096	Eastland County Appraisal District v Pamela Meador	Being Lot 9, Block 10, Hillcrest Addition, City of Eastland, Eastland County, Texas (Instrument #2021-001835 of the Official Public Records, Eastland County, Texas), 415 S Oaklawn Ave, Eastland, Texas 76448-2244 Account #0612000920000000000000 / 14365 Judgment Through Tax Year: 2022 Approximate Address: 415 S Oaklawn	\$10,000.00
13	TX2205109	Gorman Independent School District v Trevino Domingo III et al	Being all that certain Tract of Parcel of land situated in the SouthEast Quarter of Section 12, Block 1, H& TC RY. Co. Survey, Abstract #801, Eastland County, Texas (Document #2017-001594 of the Official Public Records, Eastland County, Texas) Account #202980001000000000000054798/20298000100000000000/54798 Judgment Through Tax Year: 2022 Approximate Address: 425 CR 321	\$3,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14	TX2205111	Eastland County Appraisal District v Barbara Ramos	Being Lot 11, Block C, Subdivision 2, City of Cisco, Eastland County, Texas (Volume 2653, Page 257 of the Official Public Records, Eastland County, Texas), 608 E 11th, Texas Account #06880005600000000000 / 4905 Judgment Through Tax Year: 2022 Approximate Address: 608 E. 11th	\$900.00
15	TX2205111	Eastland County Appraisal District v Barbara Ramos	Being Lot 12, Block C, Subdivision 2, City of Cisco, Eastland County, Texas (Volume 2653, Page 257 of the Official Public Records, Eastland County, Texas), 610 E 11th St, Cisco, Texas 76437-3524 Account #0688000570000000000000 / 4906 Judgment Through Tax Year: 2022 Approximate Address: 610 E. 11th	\$4,500.00
16	TX2305117	Eastland County Appraisal District v Alexis Andria Turner Smith	Being a 1.3 Acre Tract, more or less, Francis Blundell Survey, Abstract 10, Eastland County, Texas (Instrument #2020-003183 of the Official Public Records, Eastland County, Texas), 431 Bobo Ave, Ranger, Texas 76470-1236 Account #2015400010000000000000000001 / 53153 Judgment Through Tax Year: 2022 Approximate Address: 431 Bobo	\$6,000.00
17	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 #070000070000020000000 / 56512 Judgment Through Tax Year: 2022 Approximate Address: 108 S Loop 254	\$4,000.00