

**DELINQUENT TAX SALE - EASTLAND COUNTY APPRAISAL DISTRICT, EASTLAND COUNTY, TEXAS**

**November 1, 2022 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.

**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 1, 2022:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX1304111	Cisco Independent School District and Cisco College, et al v Bill Tucker	Being a 150' x 167.50' tract of land in the Northeast Quarter of Section 79, Block 4, H & T.C. Ry. Co. Survey, Abstract No. 236, Eastland County, Texas (Volume 1640, Page 260, Official Public Records, Eastland County, Texas) Account #00236001400000000000 / 3336 Judgment Through Tax Year: 2021  <b>Approximate Address: 1307 E 16<sup>th</sup></b>	\$3,100.00
2	TX-17-04537	The County of Eastland, Texas v Oscar F. Benavides et al	Being Lot 3, Block 1, Davenport Subdivision of Block 39, Daugherty's Addition, City of Eastland, Eastland County, Texas (Volume 919, Page 266 of the Official Public Records, Eastland County, Texas) Account #05620000900000000000 / 13992 Judgment Through Tax Year: 2021  <b>Approximate Address:</b>	
3	TX-17-04537	The County of Eastland, Texas v Oscar F. Benavides et al	Being Lot 2, Block G/2, Eastland County, Texas (Volume 2412, Page 11 of the Official Public Records, Eastland County, Texas) Account #09910010100000000000 / 12645 Judgment Through Tax Year: 2021  <b>Approximate Address:</b>	
4	TX-17-04569	The County of Eastland, Texas v Chad Duane Cannistraci	Being 84-1/4" x 115" of the North 1/2 of Lot 2, Block O, City of Cisco, Eastland County, Texas (Volume 2273, Page 113 of the Official Public Records, Eastland County, Texas) Account #06880023600000000000 / 4543 Judgment Through Tax Year: 2021  <b>Approximate Address: 507 W 8<sup>th</sup></b>	\$7,500.00
5	TX-17-04614	The County of Eastland, Texas v Jack Bussing et al	Being Lots 5 and 6, Block 7, Joe Young Addition, City of Ranger, Eastland County, Texas (Instrument #2013-003914 of the Official Public Records, Eastland County, Texas) Account #2146200010000000000000 / 52345 Judgment Through Tax Year: 2021  <b>Approximate Address: 1021 Spring Rd</b>	\$2,000.00
6	TX-17-04621	The County of Eastland, Texas v Miranda O'Keefe	Being Lots 1 and 2 and the West 25' of Lot 3, Block D, Bedford Addition, City of Cisco, Eastland County, Texas (Volume 2540, Page 94 of the Official Public Records, Eastland County, Texas) Account #0510000390000000000000 / 5697 Judgment Through Tax Year: 2021  <b>Approximate Address: 503 Riddle St.</b>	\$2,000.00
7	TX-17-04621	The County of Eastland, Texas v Miranda O'Keefe	Being Lots 3, 4 and 5, Block D, Bedford Addition, City of Cisco, Eastland County, Texas (Instrument #2011-000433 of the Official Public Records, Eastland County, Texas) Account #0510000400000000000000 / 5698 Judgment Through Tax Year: 2021  <b>Approximate Address: 509 Riddle St.</b>	\$700.00
8	TX-17-04641	The County of Eastland, Texas v Sergio Mares, Jr. et al	Being a partition of a 80' x 138' tract out of Block D/-2 of the Original Town of Eastland, Eastland County, Texas (Instrument #2016-000534 of the Official Public Records, Eastland County, Texas) Account #0694002470000000000000 / 11894 Judgment Through Tax Year: 2021  <b>Approximate Address: 305 N Green</b>	\$3,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
9	TX-18-04744	Eastland County Appraisal District v Stuart Newman et al	Being the West 75' of Lot 1, all of Lot 2, and the East 25' of Lot 3, Block 5, C.H. Ray Addition, City of Ranger, Eastland County, Texas (Volume 1370, Page 255 of the Official Public Records, Eastland County, Texas) Account #21501000200000000000 / 53440 Judgment Through Tax Year: 2021  <b>Approximate Address: 415 Mesquite</b>	\$2,200.00
10	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	WITHDRAWN Lots 1, 3, 5 and 7, Subdivision 1, Block 93, City of Cisco, Eastland County, Texas (Instrument #2014-2671 of the Official Public Records, Eastland County, Texas) Account #06880107100000000000 / 3602 Judgment Through Tax Year: 2021  <b>Approximate Address:</b>	
11	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 21, Oak Hills Subdivision, City of Ranger, Eastland County, Texas (Instrument #2019-000381, Tract 2 of the Official Public Records, Eastland County, Texas) Account #20218000100000000000000001 / 53616 Judgment Through Tax Year: 2021  <b>Approximate Address: Oakcrest Dr</b>	\$800.00
12	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 22, Oak Hills Subdivision, City of Ranger, Eastland County, Texas (Instrument #2019-000381, Tract 2 of the Official Public Records, Eastland County, Texas) Account #20219000100000000000000001 / 53617 Judgment Through Tax Year: 2021  <b>Approximate Address: Oakcrest Dr</b>	\$800.00
13	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 23, Oak Hill Subdivision, City of Ranger, Eastland County, Texas (Instrument #2019-000381, Tract 2, Official Public Records, Eastland County, Texas) Account #20220000100000000000000001 / 53618 Judgment Through Tax Year: 2021  <b>Approximate Address: Oakcrest Dr</b>	\$800.00
14	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 24, Oak Hill Subdivision, City of Ranger, Eastland County, Texas (Instrument #2019-000381, Tract 2, Official Public Records, Eastland County, Texas) Account #20221000100000000000000001 / 53619 Judgment Through Tax Year: 2021  <b>Approximate Address: Oakcrest Dr</b>	\$800.00
15	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 25, Oak Hill Subdivision, City of Ranger, Eastland County, Texas (Instrument #2019-000381, Tract 2, Official Public Records, Eastland County, Texas) Account #20222000100000000000000001 / 53620 Judgment Through Tax Year: 2021  <b>Approximate Address: Oakcrest Dr</b>	\$800.00
16	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 26, Oak Hill Subdivision, City of Ranger, Eastland County, Texas (Instrument #2019-000381, Tract 2, Official Public Records, Eastland County, Texas) Account #20223000100000000000000001 / 53621 Judgment Through Tax Year: 2021  <b>Approximate Address: Oakcrest Dr</b>	\$800.00
17	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 27, Oak Hill Subdivision, City of Ranger, Eastland County, Texas (Instrument #2019-000381, Tract 2, Official Public Records, Eastland County, Texas) Account #20224000100000000000000001 / 53622 Judgment Through Tax Year: 2021  <b>Approximate Address: Oakcrest Dr</b>	\$800.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
18	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 6, Oak Hill Subdivision, City of Ranger, Eastland County, Texas (Instrument #2019-000381, Official Public Records, Eastland County, Texas) Account #2045400010000000000000000001 / 53623 Judgment Through Tax Year: 2021  <b>Approximate Address: Westland Lakeside Dr</b>	\$800.00
19	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 7, Oak Hill Subdivision, City of Ranger, Eastland County, Texas (Instrument #2019-000381, Official Public Records, Eastland County, Texas) Account #2045500010000000000000000001 / 53624 Judgment Through Tax Year: 2021  <b>Approximate Address: Lakeside Dr</b>	\$800.00
20	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 8, Oak Hill Subdivision, City of Ranger, Eastland County, Texas (Instrument #2019-000381, Tract 2, Official Public Records, Eastland County, Texas) Account #2045600010000000000000000001 / 53625 Judgment Through Tax Year: 2021  <b>Approximate Address: Oakhill Dr</b>	\$800.00
21	TX-20-04883	Eastland County Appraisal District v Brenda Gwinn et al	Lot 12, Oak Hill Subdivision, City of Ranger, Eastland County, Texas - BUSINESS THAT WAS LOCATED IN CISCO, TX (Instrument #2019-000381, Tract 2, Official Public Records, Eastland County, Texas) Account #2046000010000000000000000001 / 53628 Judgment Through Tax Year: 2021  <b>Approximate Address: Oakhill Rd</b>	\$800.00
22	TX2105004	Eastland County Appraisal District v Amanda Davis et al	All of Lot 4 and the East 1/2 of Lot 5, Block 4, C.H. Ray Addition to the City of Ranger, Eastland County, Texas (Instrument #2021001585 of the Official Public Records, Eastland County, Texas) Account #2049600010000000000000000001/52299 Judgment Through Tax Year: 2021  <b>Approximate Address: 515 Mesquite</b>	\$6,500.00
23	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 #0101100200000000000000/1946 Judgment Through Tax Year: 2021  <b>Approximate Address:</b>	\$3,000.00
24	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 #0142501720000000000000/646 Judgment Through Tax Year: 2021  <b>Approximate Address: 406 E Mill St</b>	\$1,850.00
25	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 #0730000280000000000000/14273 Judgment Through Tax Year: 2021  <b>Approximate Address: 1417 S Harrell</b>	\$1,660.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
26	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 #2253100010000000000000/52964 Judgment Through Tax Year: 2021  <b>Approximate Address:</b>	\$1,130.00
27	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 #2261300010000000000000/54544 Judgment Through Tax Year: 2021  <b>Approximate Address: Townsend</b>	\$1,500.00
28	TX2205036	Eastland County Appraisal District v Cindy Jenkins	Being Lots 14 & 15, Block 37, Original Townsite of Ranger, Eastland County, Texas (Instrument #2016-002117 of the Deed of Records, Eastland County, Texas) Account #0700000730000000000000/ 14793 Judgment Through Tax Year: 2021  <b>Approximate Address: 121 S Oak</b>	\$3,500.00
29	TX2205038	Eastland County Appraisal District v Robert Scoville	0.163 Acre more or less, Block 4, H E Anderson, Abstract 1029, Eastland County, Texas Account #0102904100000000000000/ 16834 Judgment Through Tax Year: 2021  <b>Approximate Address: Cooper</b>	\$850.00
30	TX2205042	The City of Cisco, Texas v Howard E. Worley, Jr. et al	84' x 125', out of the Southeast Corner of Subdivision 1, Block P of the City of Cisco, Eastland County, Texas (Volume 606, Page 144 of the Deed Records, Guadalupe County, Texas) Account #0688002600000000000000 / 5018 Judgment Through Tax Year: 2021  <b>Approximate Address: 500 W 8<sup>th</sup></b>	\$4,200.00
31	TX2205042	The City of Cisco, Texas v Howard E. Worley, Jr. et al	Tract A the East 50' of the West 150' of the North 115' of Lot 3, Block A, City of Cisco, Eastland County, Texas (Volume 825, Page 105 of the Deed Records, Eastland County, Texas) Account #0688000230000000000000 / 4674 Judgment Through Tax Year: 2021  <b>Approximate Address: 512 E 6<sup>th</sup></b>	\$2,720.00
32	TX2205042	The City of Cisco, Texas v Howard E. Worley, Jr. et al	Tract B: Part of Lot 3, Block A, City of Cisco, Eastland County, Texas (Volume 825, Page 105 of the Deed Records, Eastland County, Texas) Account #0688000250000000000000 / 4675 Judgment Through Tax Year: 2021  <b>Approximate Address: 512 E 6<sup>th</sup></b>	\$2,500.00

# **EASTLAND COUNTY IN TRUST SALE LIST**

**EASTLAND COUNTY, TEXAS**

**November 1, 2022 at 10:00 a.m.**

**Eastland County Courthouse, 100 West 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.
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash, personal check 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 amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher, and sums less than the given figure cannot be accepted. The minimum bid amount includes taxes which were delinquent at the date of judgment and 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 County Clerk's office. Purchasers have the right of possession during the redemption period. 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.
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 defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21 (g) of the TEXAS TAX CODE.
7. Property is sold by legal description. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of the properties may be on file in the office of the County Clerk or the Appraisal District and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. The approximate property address reflected herein is the address on the tax records and may not be completely 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, please contact our office in Eastland at (254) 629-3538.

# EASTLAND COUNTY IN-TRUST PROPERTIES SALE

November 1, 2022  
PROPERTY TO BE SOLD

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 #068800813000000000000000000001 / 16934 Judgment Through Tax Year: 2020  <b>Approximate Address: 104 Ave. G</b>	\$10,000.00
2	TX-2104972	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 (Volume 1068, Page 131, Official Public Records, Eastland County, Texas) Account #2134600010000000000000 / 53753 Judgment Through Tax Year: 2021  <b>Approximate Address: 410 Mesquite</b>	\$1,000.00