

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

June 1, 2021 at 10:00 a.m.
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 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 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 1, 2021:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-17-04668	The County of Eastland, Texas v Debra J. Hale	all that certain 3.353 acres of land, more or less, out of the Northwest 1/4 of Section 2, Block 6, E.T. Ry. Co. Survey, Abstract #1508, Eastland County, Texas (Instrument #2016-002645, Official Public Records) Account #01508001200000000000 / 9392 Judgment Through Tax Year: 2020	\$18,500.00
2	TX-18-04706	The County of Eastland, Texas v Dalila Castro et al	being the East 5.5' of Lot 11 and all of Lot 12, Subdivision 1, Block D, Original Town of Cisco, Eastland County, Texas (Vol. 2533, Page 115., Official Public Records) Account #06880007400000000000 Judgment Through Tax Year: 2018	\$5,000.00
3	TX-18-04713	The County of Eastland, Texas v Alan Lawson Gary et al	being Lots 7 and 8, Block 135, Original Townsite of the Town of Cisco, Eastland County, Texas (Instrument #2012-003533, Official Public Records) Account #06880174500000000000 / 4445 Judgment Through Tax Year: 2020	\$4,000.00
4	TX-18-04721	The County of Eastland, Texas v Carolyn Suzette Bostick	being Lot 4, Block E, Section 1, Royal Oaks Addition, City of Cisco, Eastland County, Texas (Vol. 2460, Page 153, Official Public Records) Account #07240000500000000000 / 5372 Judgment Through Tax Year: 2020	\$5,500.00
5	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 #06880130800000000000 / 5552 Judgment Through Tax Year: 2018	\$5,500.00
6	TX-18-04769	Eastland County Appraisal District v Tommy Anderson et al	being 6 acres, more or less, out of the Bledsoe Survey, Eastland County, Texas (Instrument #2013-003090, Official Public Records) Account #22252000200000000000 / 52927 Judgment Through Tax Year: 2020	\$5,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	TX-18-04769	Eastland County Appraisal District v Tommy Anderson et al	being a part of the Jesse Bledsoe Survey, out of Abstract 19, and at the beginning point 3368.3' South of the Northwest corner of the Jesse Bledsoe Survey, Eastland County, Texas (Instrument #2011-001499, Official Public Records) Account #222570001000020000000 / 222570001000000000000 / 57832 / 53998 Judgment Through Tax Year: 2020	\$7,000.00
8	TX-19-04809	Eastland County Appraisal District v Jesus Ramirez et al	all that certain 1.327 acre tract of land, being part of Lot 6, Block XXX of the City of Gorman, Eastland County, Texas (Vol. 1811, Page 200, Official Public Records) Account #069200410000000000000/069200410000000000000 / 15237 Judgment Through Tax Year: 2020	\$5,000.00
9	TX-19-04809	Eastland County Appraisal District v Jesus Ramirez et al	being at a point in the Northeast corner of a tract out of the Northwest 1/4 of Section 62, Block 2, H & TC Ry Co. Survey, out of Abstract 1930, Eastland County, Texas (Vol. 1325, Page 237, Official Public Records) Account #019301363300010000000/019301363300010000000 / 56543 Judgment Through Tax Year: 2020	\$2,000.00
10	TX-19-04856	Eastland County Appraisal District v Annette Hammer AKA Annette Thomas Crockett et al	0.01823 OR. ALVEY, ABSTRACT 505, SECTION 2982, TE&L SURVEY, EASTLAND COUNTY, TEXAS (Volume 2368, Page 18 of the Official Records, Eastland County, Texas) Account #025159520001095 Judgment Through Tax Year: 2020	\$560.00
11	TX-19-04866	Gorman Independent School District v Leland Rainey	being all that certain tract or parcel of land situated in the Southeast 1/4 of Section 12, Block 1, H & TC RR Co. Survey, Eastland County, Texas (Document #2016-000408, Official Public Records) Account #202970001000000000000/202970001000000000000 / 54796 Judgment Through Tax Year: 2020	\$3,500.00
12	TX-20-04884	Eastland County Appraisal District v Mogul Resources, LLC	being a tract of land out of the Southeast part of Lot 3, Block 98, Original Town of Cisco, Eastland County, Texas, a/k/a Lot 10 and the West 1/2 of Lot 11, Block 98, S/D3, Original Townsite of the Town of Cisco, Eastland County, Texas (Document #2014-003907, Official Public Records) Account #068801232000000000000 / 3535 Judgment Through Tax Year: 2019	\$5,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	TX-20-04917	Eastland County Appraisal District v Sonja Taylor et al	being 0.43 acres of land out of the Northwest 1/4 of Section 28, BBB & C RR Co. Lands, out of Abstract 1029, Eastland County, Texas also being a Monark Manufactured Home, Label #TXS0594675, Serial #OC023626619, 14' x 54', Eastland County, Texas (Vol. 2386, Page 14, Official Public Records) Account #010290476000000000000000000001 / 16456 Judgment Through Tax Year: 2020	\$3,000.00
14	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 #0688004550000000000000 / 4198 Judgment Through Tax Year: 2020	\$4,000.00
15	TX2004936	Eastland County Appraisal District v Misty Dawn Hooper	being the North 16' of Lot 16 and all of Lots 18 and 20, Daugherty Addition to the City of Eastland, Eastland County, Texas and being more particularly described in that certain deed of record in Volume 1172, Page 320 of the Official Public Records, Eastland County, Texas (Vol. 1793, Page 315, Official Public Records) Account #0560000430000000000000 / 12233 Judgment Through Tax Year: 2020	\$3,000.00
16	TX-13-04090	The County of Eastland, Texas v Emeterio Vasquez, Jr. et al	the surface only of that portion of Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 34, Original Town of Ranger, Eastland County, Texas (Document # 2012-001822) Account #0700000510000000000000 / 15773 Judgment Through Tax Year: 2015	\$10,500.00
17	TX-16-04469	The County of Eastland, Texas v Winnett Oil Co. et al	the North 1/2 of Lot 4, Block 29, Original Townsite of the Town of Carbon, Eastland County, Texas (Vol. 615, Page 407, Deed Records, SAVE & EXCEPT Vol. 1469, Page 382, Official Public Records) Account #0696000970000000000000 / 15887 Judgment Through Tax Year: 2015	\$10,000.00