

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

July 2, 2024 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. **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.

****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 JULY 2, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-15-04397	The County of Eastland, Texas v Danny Thomas et al	0.310 acres, more or less, Section 27, Block 4, H & TC RR Co. Survey, out of Abstract 308, Eastland County, Texas (Vol. 304, Page 54, Deed Records) Account #003080013800010000010 / 60536 Judgment Through Tax Year: 2021 Approximate Address: 10732 Hwy 6 Bidder No.: _____ Bid Amount: \$ _____	\$6,100.00
2	TX-15-04449	The County of Eastland, Texas v Rebecka Pantoja et al	Being 66' by 100' out of Block -E/3, City of Eastland, Eastland County, Texas (Vol. 2593, Page 9, Official Public Records) Account #069400553000000000000 / 14418 Judgment Through Tax Year: 2018 Approximate Address: 510 S Bassett Bidder No.: _____ Bid Amount: \$ _____	\$9,400.00
3	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 St Bidder No.: _____ Bid Amount: \$ _____	\$6,200.00
4	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 St Bidder No.: _____ Bid Amount: \$ _____	\$1,700.00
5	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, TX) Account #056000016000000000000 / 12217 Judgment Through Tax Year: 2022 Approximate Address: 510 N Connellee Bidder No.: _____ Bid Amount: \$ _____	\$2,700.00
6	TX2205034	Eastland County Appraisal District v Ramiro Beltran	Being Lot 1, Block 27, Daugherty Addition, Eastland County, Texas (Instrument #2011-001367 of the Official Public Records, Eastland County, Texas) Account #056000245000000000000 / 11645 Judgment Through Tax Year: 2022 Approximate Address: 309 S Connellee Bidder No.: _____ Bid Amount: \$ _____	\$3,300.00
7	TX2205078	Eastland County Appraisal District v Deborah Reid	Being a 2016 Redman 10RM1672A Manufactured Home, 16' x 72', Label #NTA1726033, Serial #125000HB002825A, Eastland County, Texas Account #010250018000060000000 / 67592 Judgment Through Tax Year: 2023 Approximate Address: 405 CR 119, Cisco Bidder No.: _____ Bid Amount: \$ _____	\$2,700.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	TX2205108	Gorman Independent School District v Sandra D. Halcomb	Being a Tract of Land out of the Southwest Quarter of Section 2, Block 1, H.&T.C.R.Y. Co. Survey, Abstract #1158, Eastland County, Texas (Document #2021-003798 of the Official Public Records, Eastland County, Texas) Account #01158003400000000000017321001/ 17321 Judgment Through Tax Year: 2022 Approximate Address: 2511 Hwy 8 E, Gorman Bidder No.: _____ Bid Amount: \$ _____	\$4,200.00
9	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) Account #070000070000020000000 / 56512 Judgment Through Tax Year: 2022 Approximate Address: 108 S Loop 254 Bidder No.: _____ Bid Amount: \$ _____	\$3,400.00
10	23-067-DCTX-05153	Eastland County Appraisal District v Anna Patricia Guevara	Being 4.074 Acres of land, more or less, out of Section 84, Block 4, H & T. C. R.R. Co. Survey, Eastland County, Texas (Document #2020-001308 of the Official Public Records, Eastland County, Texas) Account #0085800400000000000000/ 0083100400000000000000/ 11149 / 61372 Judgment Through Tax Year: 2023 Approximate Address: 404 N Hwy 6 Bidder No.: _____ Bid Amount: \$ _____	\$3,800.00
11	23-067-DCTX-05162	Eastland County Appraisal District v Amanda Doty	Being the East 30' of Lot 4 and all of Lots 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20 and the East 30' of Lot 21, Block 22, Lackland Addition, City of Ranger, Eastland County, Texas (Document #2019-002551 of the Official Public Records, Eastland County, Texas) Account #2113600010000000000000 / 52135 Judgment Through Tax Year: 2023 Approximate Address: 326 Lackland Ave Bidder No.: _____ Bid Amount: \$ _____	\$10,900.00
12	23-067-DCTX-05184	Eastland County Appraisal District v Misty Dawn Hooper et al	Being a 1999 Silver Creek Mobile Home, Label #NTA0932894/NTA0932895, Serial #SCH01993949A/B, 14' X 56' located in Eastland County, Texas Account #056000043000010000000 / 70860 Judgment Through Tax Year: 2023 Approximate Address: 916 W Moss Bidder No.: _____ Bid Amount: \$ _____	\$4,900.00
13	23-067-DCTX-05185	Eastland County Appraisal District v Margaret H. Wallace	Being Lots 21 & 22, Block C, Bedford Addition to the City of Cisco, Eastland County, Texas (Instrument #2015-003582 of the Official Public Records, Eastland County, Texas) Account #0510000380000000000000 / 5696 Judgment Through Tax Year: 2023 Approximate Address: Riddle and Bedford Bidder No.: _____ Bid Amount: \$ _____	\$4,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14	23-067-DCTX-05196	Eastland County Appraisal District v Billy Joe Gray, II	Lot 3, Block K, Rosewell Addition to the City of Cisco, Eastland County, Texas (Document #2019-004001 of the Official Public Records, Eastland County, Texas) Account #0688001770000000000000000001 / 4244 Judgment Through Tax Year: 2023 Approximate Address: 1503 Ave H Bidder No.: _____ Bid Amount: \$ _____	\$3,900.00
15	23-067-DCTX-05197	Eastland County Appraisal District v Rachel Nicole Hefner	Being 261.602 Acres of land consisting of 171.822 Acres out of and part of the Southwest 1/4 of Section 43 and 89.780 Acres being all of the West 1/2 of the Southeast 1/4 of Section 43, Block 3, H. & T.C. R.R. Co. Survey, Abstract 238, Eastland County, Texas (Instrument #2020-001380 of the Official Public Records, Eastland County, Texas) Account #0023800800000000000000000001 / 00238008000010000000000001 / 2667/50288 Judgment Through Tax Year: 2023 Approximate Address: 601 CR 175 Bidder No.: _____ Bid Amount: \$ _____	\$19,900.00