

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

November 5, 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 _____**. 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.
9. A person purchasing property at the tax sale **MUST** present to the officer conducting the tax sale a written statement from the _____ Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will **NOT** receive a deed to the property purchased at the tax sale until the written statement is presented to the officer (Section 34.015, Texas Tax Code).

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 5, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	23-067-DCTX-05170	Eastland County Appraisal District v Rex D. Quintana et al	Being 10 Acres, more or less, out of a 160.6 Acre tract of land commonly known at the L.R. Hendry tract out of the James Lahea Survey, Abstract 360, Eastland County, Texas (Instrument #2019-002372 of the Official Public Records, Eastland County, Texas) Account #2200200010000000000000/2200200020000000000000 52525/52526 Judgment Through Tax Year: 2023	\$2,225.00
2	23-067-DCTX-05172	Eastland County Appraisal District v Frances Rains et al	Being the South 50' of Lot 6, and all of Lot 7, Subdivision of Lot 2, in Block F, City of Cisco, Eastland County, Texas (Volume 2242, Page 78 of the Official Public Records, Eastland County, Texas), 1408 Ave A Account #0688001160000000000000 / 4371 Judgment Through Tax Year: 2023	\$1,825.00
3	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, 916 Moss Account #0560000430000100000000 / 70860 Judgment Through Tax Year: 2023	\$5,030.00
4	23-067-DCTX-05191	Eastland County Appraisal District v Jami R. Richardson et al	Being the South 20' of Subdivision Lot 4 of Lot 6 and all of Subdivision Lot 5 of Lot 6 of the Sinclair-Prairie Addition to the City of Ranger, Eastland County, Texas (Volume 2443, Page 88 of the Official Public Records, Eastland County, Texas), 922 Sinclair St, Ranger, Texas 76470-3134 Account #0732000210000000000000/07320002100000000000000000/ 6142 Judgment Through Tax Year: 2023	\$2,375.00
5	23-067-DCTX-05219	Eastland County Appraisal District v Pamela R. Meador	Being Lots 8, 9, & 10, less the East 10' of Lot 8, Subdivision 4, Block 89, City of Cisco, Eastland County, Texas (Instrument #2017-000325 of the Official Public Records, Eastland County, Texas), 1106 W 6th Account #0688009610000000000000/3894 Judgment Through Tax Year: 2023	\$15,430.00
6	23-067-DCTX-05224	Eastland County Appraisal District v Donna T. Rodgers	A 1.6 Acre tract of land out of Block -H/6 of the Original Town of Eastland, described in Document #2020-001371, SAVE & EXCEPT, Document #2022-001533 & Document #2020-001372, Eastland County, Texas (Instrument #2020-001371 of the Official Public Records, Eastland County, Texas), 1002 Broughter Account #06940066400000000000000000000000/14532 Judgment Through Tax Year: 2023	\$8,740.00
7	23-067-DCTX-05249	Eastland County Appraisal District v Dixie Neal Jones et al	Being 40.1 Acres, more or less, being in the Mark Haley Survey, Eastland County, Texas (Volume 220, Page 74 of the Official Public Records, Eastland County, Texas) Account #2251000010000000000000/53427 Judgment Through Tax Year: 2023	\$31,960.00
8	24-067-DCTX-05256	Eastland County Appraisal District v Aliyat Communications	Being Lots 1, 2, 3, & 4, Block 1 of the Harris Addition to the City of Cisco, Eastland County, Texas (Volume 2339, Page 39 of the Official Public Records, Eastland County, Texas), 711 Ramsey St Account #0604000010000000000000/5103 Judgment Through Tax Year: 2023	\$3,120.00
9	24-067-DCTX-05258	Eastland County Appraisal District v Chuck Goodman, Jr.	Being the East 25' of Lot 2, and all of Lots 3 & 4, and the West 25' of Lot 5, Block 8, Young Addition to the City of Ranger, Eastland County, Texas (Instrument #2021-000555 of the Official Public Records, Eastland County, Texas), 1107 Spring Rd, Ranger, Texas 76470-2339 Account #2071700010000000000000000000/52222 Judgment Through Tax Year: 2023	\$3,310.00
10	24-067-DCTX-05260	Eastland County Appraisal District v Sarah Schaefer et al	A .568 Acre tract, more or less, as described in Instrument #2015-003945, Eastland County, Texas (Instrument #2015-003945 of the Official Public Records, Eastland County, Texas) Account #2292200010000000000000/55033 Judgment Through Tax Year: 2023	\$510.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	24-067-DCTX-05265	Eastland County Appraisal District v Armando Martinez et al	Being a part of Lot 1, Block 0, City of Cisco, Eastland County, Texas (Instrument #2015-003872 of the Official Public Records, Eastland County, Texas), 508 W 10th St. Cisco, Texas 76437-3424 Account #06880038100000000000 / 4538 Judgment Through Tax Year: 2023	\$1,460.00
12	TX-15-04449	The County of Eastland, Texas v Rebecca Panjoja 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 #06940053300000000000 / 14418 Judgment Through Tax Year: 2018	\$7,290.00
13	TX-17-04580	The County of Eastland, Texas v Greg Fox	being 5.344 acres, more or less, out of Block 48, Leagues 3 and 4, McLennan School Land, Eastland County, Texas (Vol. 2147, Page 182, Official Public Records) Account #00367034000000000000/003670340000010000000 / 9145/50821 Judgment Through Tax Year: 2022	\$2,760.00
14	TX-18-04728	The County of Eastland, Texas v Janie Faye Parker et al	Being Lot 9, Tebbs & Neal Subdivision, Lot 1, Block 107, City of Cisco, Eastland County, Texas (Volume 1695, Page 71, Official Public Records) Account #06880143000000000000 / 5000 Judgment Through Tax Year: 2023	\$10,200.00
15	TX-18-04729	The County of Eastland, Texas v Phillip R. Martinson et al	being a Manufactured Home, Label #TXS054614, Serial #S20016, 12' x 56', Eastland County, Texas Account #068801716000010000000 / 67394 Judgment Through Tax Year: 2022	\$615.00
16	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	\$4,900.00
17	TX2305136	Eastland County Appraisal District v Bradley Lynn Pence	Being the East 1/2 of Tract 1, Block 136, Subdivision 4, 150' x 362', Original Townsite of the City of Cisco, Eastland County, Texas (Document #2019-002646 of the Official Public Records, Eastland County, Texas), 2012 Avenue F, Account #0688017830000000000000000001 / 4482 Judgment Through Tax Year: 2022	\$2,960.00