

DELINQUENT TAX SALE - EASTLAND COUNTY APPRAISAL DISTRICT AND GORMAN INDEPENDENT SCHOOL DISTRICT, EASTLAND COUNTY, TEXAS
September 1, 2026 at 10:00 AM
Eastland County Courthouse

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. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as 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.

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 SEPTEMBER 1, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	23-067-DCTX-05168	Eastland County Appraisal District v Rhonda Wells	.482 Acres, more or less, all of Lots 1, 2, and 3, Block 2, Blackwell Addition to the City of Ranger, Eastland County, Texas (Document #2020-000486 of the Official Public Records, Eastland County, Texas), 920 Desdemona Blvd Account #2154800010000000000000000001 / 52840 Judgment Through Tax Year: 2023	\$2,200
2	24-067-DCTX-05301	Eastland County Appraisal District v Sandra Silva	Being Lots 9-14, 19 and 24, Block 21, Burke Addition to the City of Ranger, Eastland County, Texas (Document No. 2011-000841, Official Public Records, Eastland County, Texas), 521 Strawn Rd Account #2099100010000000000000 / 52414 Judgment Through Tax Year: 2025	\$2,210
3	24-067-DCTX-05321	Eastland County Appraisal District v R.M. Hill, et al	Lots 1, 2, 3, and 4, Block 29, Hodges Oak Park Addition to the City of Ranger, Eastland County, Texas (Volume 607, Page 629, of the Deed Records, Eastland County, Texas), Lula St, Ranger, Texas 76470 Account #2000300010000000000000 / 53312 Judgment Through Tax Year: 2025	\$6,000
4	24-067-DCTX-05321	Eastland County Appraisal District v R.M. Hill, et al	Lots 1, 2, and 4, Block 19, Hodges Oak Park Addition to the Eastland County, Texas, 630 Paige St Account #2135400010000000000000 / 53311 Judgment Through Tax Year: 2025	\$3,880
5	25-067-DCTX-05369	Eastland County Appraisal District v Jose Alejandro Montano	Lots 7 through 28, inclusive, Block 12 of the Town of Olden, Eastland County, Texas (First Tract, Instrument No. 2010-001730 of the Official Public Records, Eastland County, Texas), 613 FM 3363 Account #0568000600000000000000 / 14831 Judgment Through Tax Year: 2024	\$2,000
6	25-067-DCTX-05369	Eastland County Appraisal District v Jose Alejandro Montano	Being 3.49 acres, more or less, out of the SJ Robinson Survey, Abstract No. 423, and a portion of Blocks 19 and 20 of the Town of Olden, Eastland County, Texas (Second Tract, Instrument No. 2010-001730 of the Official Public Records, Eastland County, Texas) Account #0042301300000000000000 / 14559 Judgment Through Tax Year: 2024	\$2,200
7	25-067-DCTX-05401	Eastland County Appraisal District v Bridgett Wheeler, et al	Lots 1 and 2, Block 135, Subdivision 1, Original Town of Cisco, Eastland County, Texas (Volume 1734, Page 225, of the Official Public Records, Eastland County, Texas), 2102 Ave C Account #0688017410000000000000 / 4441 Judgment Through Tax Year: 2025	\$3,400
8	25-067-DCTX-05448	Eastland County Appraisal District v Gerardo Lugo Espinoza	Being the North 67 feet of Lots 11 and 12, Block 42, Original Townsite of Ranger, Eastland County, Texas (Instrument No. 2018-000624 of the Official Public Records, Eastland County, Texas), 120 S Oak Account #2040300010000000000000/52644 Judgment Through Tax Year: 2025	\$1,600
9	25-067-DCTX-05457	Eastland County Appraisal District v Michelle Myers	Lots 10, 11 & 12, Block 30, Gholson Addition to the City of Ranger, Eastland County, Texas (Instrument No. 2021-004418 of the Official Public Records, Eastland County, Texas), 204 Little St Account #2146700010000000000000000001/52542 Judgment Through Tax Year: 2025	\$5,300
10	25-067-DCTX-05463	Eastland County Appraisal District v John Roe, Individually, and d/b/a Ten Gap Investments, Inc.	Lot 1, Block 51, City of Cisco, Eastland County, Texas (Instrument No. 2011-001285 of the Official Public Records, Eastland County, Texas), 3rd & Ave E Account #0688006720000000000000 / 3769 Judgment Through Tax Year: 2025	\$1,130
11	25-067-DCTX-05463	Eastland County Appraisal District v John Roe, Individually, and d/b/a Ten Gap Investments, Inc.	Lots 2 and 3, Block 51, City of Cisco, Eastland County, Texas (Instrument No. 2011-001339 of the Official Public Records, Eastland County, Texas), 3rd St Account #0688006730000000000000 / 3770 Judgment Through Tax Year: 2025	\$1,800
12	26-067-DCTX-05500	Eastland County Appraisal District v Laura Bell Hunt, et al	Part of Lot 2, Block XXI, City of Gorman, Eastland County, Texas (Volume 536, Page 302, of the Deed Records, Eastland County, Texas), Fisher St Account #0692003290000000000000 / 15618 Judgment Through Tax Year: 2025	\$1,430

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	26-067-DCTX-05521	Eastland County Appraisal District v Dortha Berryman, et al	Lot 1, and the West 6 5 feet of Lot 2, Block 6, Rice Addition to the City of Ranger, Eastland County, Texas (Volume 571, Page 56, of the Official Public Records, Eastland County, Texas), Bobo Ln Account #205820001000000000000 / 54130 Judgment Through Tax Year 2025	\$3,700
14	TX-15-04351	The County of Eastland, Texas v Jamie Espinoza et al	Being a part of Lot 1, Block VIII, In the Town of Gorman, Eastland County, Texas, AKA Tract 8 of Subdivision 1, Block VIII, Town of Gorman, Eastland County, Texas (Vol 1991, Page 109, Official Public Records), 423 E Lexington St Account #069200240000000000000 / 15099 Judgment Through Tax Year 2025	\$2,000
15	TX-15-04444	The County of Eastland, Texas v Joan N. Gentry, et al	Lot 5, Block 12, Hodges Oak Park Addition to the City of Ranger, Eastland County, Texas (Volume 2241, Page 36, of the Official Public Records, Eastland County, Texas), 720 Cherry St Account #203750001000000000000 / 53806 Judgment Through Tax Year 2025	\$21,000
16	TX-16-04503	The County of Eastland, Texas v Francisco Ramos	the West 50' of Lots 19 through 27, inclusive of Block 5, the Neblett Addition, City of Eastland, Eastland County, Texas (Instrument #2010-003102, Official Public Records) Account #067000033000000000000 / 11830 Judgment Through Tax Year 2024	\$1,000
17	TX2305138	Eastland County Appraisal District v Juan Manuel Ojeda, et al	Being 3 926 acres, more or less, consisting of 3.874 acres out of the Calhoun Addition to the City of Eastland, Eastland County, Texas and 0.052 acres out of Block 52, Daugherty's Addition to the City of Eastland, Eastland County, Texas (Instrument No. 2019-000332 of the Official Public Records, Eastland County, Texas), 305 N College Ave Account #05380002600000000000000001 / 13899 Judgment Through Tax Year 2024	\$3,100
18	TX2305138	Eastland County Appraisal District v Juan Manuel Ojeda, et al	Lots 7, 8, 9, 10, 11 and 12, Block 5, Daugherty Addition, City of Eastland, Eastland County, Texas (Instrument No. 2019-000425 of the Official Public Records, Eastland County, Texas), 406 N Ammerman Account #0560000250000100000000000001 / 55573 Judgment Through Tax Year 2024	\$3,100
RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
19	TX2105009	The County of Eastland, Texas v Ruth Murphy	Being 0.410 Acres, more or less, part of the Southeast Quarter of section 28, BBB&C Ry County Survey, Abstract No. 651, Eastland County, Texas (Volume 1126, Page 264, SAVE & EXCEPT that property more particularly described in Volume 1453, Page 255 of the Official Public Records, Eastland County, Texas), 416 S Joyce St Account #006510070000000000000 / 22 Bid in Trust 4/7/2026 Judgment Through Tax Year 2024	\$3,925
20	TX2305118	Eastland County Appraisal District v Marshall D. Smith et al	Being 0.826 Acres of land out of and being part of the West 1/2 of Section 5, Block 6 of the E.T.R.R. Co Survey, Abstract 111, Eastland County, Texas (Volume 1548, Page 67 of the Official Public Records, Eastland County, Texas), 309 Hwy 80 Account #001110088000000000000 / 14454 Bid in Trust 4/7/2026 Judgment Through Tax Year 2024	\$13,600
21	TX2305127	Eastland County Appraisal District v Robert Earl Harris et al	Being 75' X 93' out of the South 1/2 of the Northwest 1/4 of Section 28, BBB & C Ry. Co. Survey, Abstract 1029, Eastland County, Texas (Volume 1143, Page 284 of the Official Public Records, Eastland County, Texas) Account #010290130000000000000 / 460 Bid in Trust 9/2/2025 Judgment Through Tax Year 2024	\$3,940