

DELINQUENT TAX SALE

**THE COUNTY OF EASTLAND, TEXAS, RANGER INDEPENDENT SCHOOL DISTRICT, THE CITY OF RANGER, TEXAS, RANGER COLLEGE DISTRICT, THE CITY OF EASTLAND, TEXAS, EASTLAND INDEPENDENT SCHOOL DISTRICT, THE CITY OF CISCO, TEXAS, CISCO COLLEGE DISTRICT, THE COUNTY OF COMANCHE, TEXAS AND CISCO INDEPENDENT SCHOOL DISTRICT
EASTLAND COUNTY, TEXAS**

**August 1, 2017 at 10:00 a.m.
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. 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 and will be sold 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 County of Eastland. 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 beside each tract. 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. 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 (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 AUGUST 1, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-03-03267	Ranger Independent School District v Steven R. Miley	the South 1/2 of Lot 1 and all of Lot 21, Block 5, Blackwell Addition, City of Ranger, Eastland County, Texas (Vol. 2646, Page 166, Official Public Records) Account #212190001000000000000 / 52697 Judgment Through Tax Year: 2016	\$6,500.00
2	TX-07-03633	The County of Eastland, Texas v Victor Zepeda et al	Lot 11 and the South 1/2 of Lot 13, Block 12, Daughterty Addition, City of Eastland, Eastland County, Texas (Vol. 2015, Page 107, Official Public Records) Account #056000092000000000000/12315 Judgment Through Tax Year: 2016	\$13,330.00
3	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 #070000051000000000000/15773 Judgment Through Tax Year: 2015	\$9,000.00
4	TX-14-04253	The County of Eastland, Texas v Kerrie Lynn Wester	Lots 19 -24, Block 10, Byrens/Riddle Addition, City of Ranger, Eastland County, Texas (Vol. 2343, Page 294) Account #201050001000000000000 / 52810 Judgment Through Tax Year: 2016	\$5,000.00
5	TX-14-04260	The County of Eastland, Texas v John G. Richards	being off the North end of Lot 1, in Block 109 of the City of Cisco, Eastland County, Texas (Vol. 2410, Page 135, Official Public Records) Account #068801466000000000000 / 5336 / #068801465000000000000 / 5340 Judgment Through Tax Year: 2016	\$17,000.00
6	TX-14-04284	The County of Eastland, Texas v Joe Gentle et al	6 acres, more or less, of the G.W. McGrew Survey, out of Abstract 371, Eastland County, Texas; Par # 11325 (Volume 618, Page 473 of the Deed Records) Account #003710008000000000000/RC34510/000011325 Judgment Through Tax Year: 2016	\$9,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	TX-15-04369	The County of Eastland, Texas v Phyllis Ann Baird et al	Being Lot 4 and the East 10' of Lot 5, Subdivision of Lot 2, Block 92, City of Cisco, Eastland County, Texas (Volume 2096, Page 163, Deed Records) Account #06880104400000000000 / 3651 Judgment Through Tax Year: 2016	\$5,000.00
8	TX-15-04370	The County of Eastland, Texas v Cheryl Middleton et al	a part of Lot 3, of Block "R", in the City of Cisco, Eastland County, Texas (Vol. 1783, Page 298, Official Public Records) Account #06880034200000000000 / 4774 Judgment Through Tax Year: 2016	\$2,000.00
9	TX-15-04372	The County of Eastland, Texas v Brian Kevin Schafer et al	A 109' X 200' Tract of Land out of G/2, Original Town of Eastland, Eastland County, Texas (Vol. 1699, Page 267) Account #06940039500000000000 / 14384 Judgment Through Tax Year: 2016	\$6,000.00
10	TX-15-04374	The County of Eastland, Texas v Gregory Joe Sommers	Lot 19, Block 1, Hodges-Young Rawls Addition, City of Ranger, Eastland County, Texas (Vol. 2202, Page 142, Official Public Records) Account #21104000100000000000 / 53398 Judgment Through Tax Year: 2014	\$3,000.00
11	TX-15-04456	The County of Eastland, Texas v Affordable Enterprises Corporation et al	Lots 5 and 6, Block 5, Stuard 1st Addition, City of Ranger, Eastland County, Texas; Par #53951 (Instrument 2016-001107 of the Official Public Records) Account #21543000100000000000/53951 Judgment Through Tax Year: 2016	\$7,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	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 #06960009700000000000 / 15887 Judgment Through Tax Year: 2015	\$8,000.00
13	TX-16-04517	The County of Eastland, Texas v Karrol Williams	being Lots 8 and 9, Meadowbrook Addition, City of Ranger, Eastland County, Texas; Parcel Numbers 13513/689 (Instrument #2014-000538, Official Public Records) Account #06620000500000000000/06620000400000000000 Judgment Through Tax Year: 2016	\$3,500.00