

DELINQUENT TAX SALE

**THE COUNTY OF EASTLAND, TEXAS, EASTLAND INDEPENDENT SCHOOL DISTRICT, RANGER INDEPENDENT SCHOOL DISTRICT, THE CITY OF RANGER, TEXAS, RANGER COLLEGE DISTRICT, THE CITY OF EASTLAND, TEXAS, GORMAN INDEPENDENT SCHOOL DISTRICT, RANGER HOSPITAL DISTRICT, CISCO INDEPENDENT SCHOOL DISTRICT, THE CITY OF CISCO, TEXAS, CISCO COLLEGE DISTRICT, THE CITY OF GORMAN, TEXAS AND RISING STAR INDEPENDENT SCHOOL DISTRICT
EASTLAND COUNTY, TEXAS**

November 7, 2017 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 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 NOVEMBER 7, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-12-04022	City of Eastland, Texas v Gayle Godfrey	.180 Acres of Land, more or less, out of a .29 Acre Tract of Land out of the John House Survey, out of Abstract 159, Eastland County, Texas (Volume 1933, Page 254 of the Official Public Records, Eastland County, Texas) Account #00159017600002000000/60718 Judgment Through Tax Year: 2015	\$18,500.00
2	TX-12-04022	City of Eastland, Texas v Gayle Godfrey	Being Lot 18, Wright Point Subdivision out of the Harvey Kendrick Survey, Abstract 340, Eastland County, Texas (Instrument # 2014-002605 of the Official Public Records, Eastland County, Texas) Account #0034002880000000000/10319 Judgment Through Tax Year: 2015	\$13,000.00
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 #0700000510000000000/15773 Judgment Through Tax Year: 2015	\$8,500.00
4	TX-13-04103	The County of Eastland, Texas v Melba Fox et al	East 1/2 of Lot 8, All of Lot 9 and the West 1/2 of Lot 10, Block 4, C. H. Ray Addition to the City of Ranger, Eastland County, Texas (Volume 635, Page 82, Deed Records, Eastland County, Texas) Account #2003700010000000000/53882 Judgment Through Tax Year: 2016	\$5,180.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
5	TX-14-04295	The City of Cisco, Texas v Janie M. Fletcher	being Lots 7, 8 and 9, Block A, Bedford Addition, City of Cisco, Eastland County, Texas (Vol. 1599, Page 239, Official Public Records) Account #0510000600000000000 / 5663 Judgment Through Tax Year: 2016	\$5,500.00
6	TX-15-04354	The County of Eastland, Texas v Richard Squyres et al	Lots 7, 8 and 9, Block 4, Hodges Oak Park Addition, City of Ranger, Eastland County, Texas (Document #2011-2650, Official Public Records) Account #21115000100000000000 / 53197 Judgment Through Tax Year: 2015	\$9,500.00
7	TX-15-04400	The County of Eastland, Texas v Paublo Galaviz, Jr.	0.25 Acres, more or less, Blundell Survey, Abstract 10, Eastland County, Texas (Volume 2167, Page 58, Official Public Records) Account #21427000100000000000 / 53242 Judgment Through Tax Year: 2016	\$4,500.00
8	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	\$7,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
9	TX-16-04497	The County of Eastland, Texas v Doyle Adams, Individually and In His Capacity as Trustee of the Doyle Adams Revocable Living Trust et al	0.03125 RI W G ARNOT JR 150558 ADAMS UNIT REAL A- 312 SEC 11 BLK 2 H&TC SUR, RRC LEAST NO. 2760, DISTRICT 7B, EASTLAND COUNTY, TEXAS Account #071326310150558 Judgment Through Tax Year: 2016	\$3,810.00
10	TX-16-04520	The County of Eastland, Texas v Hazel Boe et al	being the West 80' of Block X, Town of Gorman, Eastland County, Texas (Vol. 1957, Page 268, Official Public Records) Account #07280000400000000000 / 15372 Judgment Through Tax Year: 2016	\$3,500.00
11	TX-16-04528	The County of Eastland, Texas v Dale Hayes	being Lot 11, Block 3, Blackwell Addition to the City of Ranger, Eastland County, Texas (Vol. 2153, Page 102, Official Public Records) Account #21207000100000000000 / 53117 Judgment Through Tax Year: 2016	\$4,000.00
12	TX-17-04558	The County of Eastland, Texas v Lillie Collins	being 22 acres, more or less, situated in the H & TC RR Co. Survey, Section 78, Block 4, Eastland County, Texas (Instrument #2013-000924, Official Public Records) Account #20648000100000000000 / 2911 Judgment Through Tax Year: 2016	\$4,500.00
13	TX-17-04586	The County of Eastland, Texas v Rosilee Arzola	being Lots 7-8, Block 17, City of Ranger, Eastland County, Texas (Vol. 2395, Page 262, Official Public Records) Account #20859000100000000000 / 52470 Judgment Through Tax Year: 2016	\$3,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14	TX-17-04603	The County of Eastland, Texas v Lowell Bishop	being all of Lots 4, 5 and 6, Block 1, Shults Addition, Town of Rising Star, Eastland County, Texas (Vol. 2178, Page 93, Official Public Records) Account #01683006800000000000 / 518 Judgment Through Tax Year: 2016	\$3,500.00