

DELINQUENT TAX SALE

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

February 2, 2016 at 10:00 a.m.

Eastland County Courthouse, 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.
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 the 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 below each tract, and 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, please contact our office in Eastland at (254) 629-3538.

PROPERTIES TO BE SOLD ON FEBRUARY 2, 2016:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-02-3191	Rising Star Independent School District v D. D. Atwood et al	a 65' x 180' tract of land, more or less, and being known as Tract #35, Section 11, Block 2, ET & RR Co. Survey, out of Abstract 96, and being situated in the Town of Rising Star, Eastland County, Texas (Vol. 434, Page 448) Account #00096015800000000000/0000720 Judgment Through Tax Year: 2014	\$1,620.00
2	TX-11-03969	The County of Eastland, Texas v Ivan Webb et al	Mid 40' being part of Lots 6 & 7, Block 32, Original Town of Cisco, Eastland County, Texas/Par#5268 (Volume 2042, Page 193 of the Deed Records, Eastland County, Texas), 717 Conrad Hilton Account #06880054600000000000/0005268 Judgment Through Tax Year: 2014	\$5,000.00
3	TX-14-04271	The County of Eastland, Texas v Brenda Mathews et al	Lots 9, 10 and 11, Block 22, Joe Young Addition to the City of Ranger, Eastland County, Texas (Vol. 881, Page 44, Official Public Records) Account #07700002300000000000 / 3276 Judgment Through Tax Year: 2014	\$4,500.00
4	TX-14-04283	The County of Eastland, Texas v Encarnation Munoz, Jr. et al	middle 65' of the North 1/2 of the East 1/2 of Tract 2, Block 70, Daugherty Addition, Eastland County, Texas (Vol. 1335, Page 72,) Account #05600041600000000000 / 12733 Judgment Through Tax Year: 2014	\$3,500.00
5	TX-14-04311	The County of Eastland, Texas v Allan Lewis et al	Lot 1 thru 6, Block 6, Burkett Addition, City of Eastland, Eastland County, Texas (Vol. 1329, Page 139, Official Public Records) Account #05340003200000000000 / 14229 Judgment Through Tax Year: 2014	\$9,600.00
6	TX-14-04314	The County of Eastland, Texas v Paul J. Kelly et al	Lots 13 and 14, Block 4, Burke Addition, City of Ranger, Eastland County, Texas and a manufactured home, 14' x 47', Eastland County, Texas (Vol. 739, Page 629, Deed Records) Account #20263000100000000000 / 52876 Judgment Through Tax Year: 2014	\$4,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	TX-14-04325	The County of Eastland, Texas v William A. Rivas et al	Lots 27 and 28, Block A/6, Original Townsite of the Town of Eastland, Eastland County, Texas (Vol. 2337, Page 203, Official Public Records) Account #06440001700000000000 / 12054 Judgment Through Tax Year: 2014	\$2,500.00
8	TX-15-04366	The County of Eastland, Texas v G.W. Dawson et al	Lots 14 and 31 thru 34, Block 14, Dawson Addition, City of Eastland, Eastland County, Texas (Vol. 88, Page 121, Plat Records and Vol. 88, Page 224, Plat Records) Account #05680007100000000000 / 15985 Judgment Through Tax Year: 2014	\$1,000.00
9	TX-15-04362	The County of Eastland, Texas v James Jackson et al	Lots 10 thru 13, Block A, Tourist Addition, City of Cisco, Eastland County, Texas (Vol. 1675, Page 65, Official Public Records) Account #07560000500000000000 / 5419 Judgment Through Tax Year: 2014	\$970.00
10	TX-15-04375	The County of Eastland, Texas v Cindy Jenkins	Lots 14 and 15, Block 37, Original Town Addition, City of Ranger, Eastland County, Texas (Document # 2010-000707, Official Public Records) Account #07000007300000000000 / 14793 Judgment Through Tax Year: 2014	\$3,300.00
11	TX-15-04393	The City of Gorman, Texas v Benson Holdings, LLC et al	being .46 acres, more or less, out of the South 1/2 of Section 48, Block 2, H & TC Ry Co. Survey, out of Abstract 1614, City of Gorman, Eastland County, Texas (Document #2010-3233, Official Public Records) Account #01614005000000000000 / 15150 Judgment Through Tax Year: 2014	\$6,700.00
12	TX-15-04393	The City of Gorman, Texas v Benson Holdings, LLC et al	all of Lots 4 and 24, and the North 10' of Lot 5 and 25, Block A, National Hwy Addition, City of Eastland, Eastland County, Texas (2011-1416 of the Official Public Records) Account #06680000200000000000 / 12130 Judgment Through Tax Year: 2014	\$3,500.00
13	TX-15-04403	The County of Eastland, Texas v Marjorie Greene Moore	.016406, R.I., Duffer "A", RRC Lease No.: 20849, District: 7B, Eastland County, Texas Account #071485110010595/071485110010595000000 Judgment Through Tax Year: 2014	\$1,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14	TX-15-04412	The County of Eastland, Texas v Mike Casey et al	2-1/2 acres, more or less, out of the Francis Blundell Survey, out of Abstract 10, the North 60' of Lots 1 and 2, Block 1, Hodges Central Addition, City of Ranger, Eastland County, Texas and a 1971, 14' x 68', Manufactured Home, Eastland County, Texas (Vol. 2618, Page 17, Official Public Records) Account #061400001000000000000/201280001000000000000 / 54064 / 693 Judgment Through Tax Year: 2014	\$1,000.00
15	TX-15-04412	The County of Eastland, Texas v Mike Casey et al	all of Lot 4 and 25' of Lot 5, Young Addition, also known as 414 Strawn Road, and 25' of Lot 5 and all of Lot 6, Block 2, Young Addition, at the corner of Pershing and Thorpe, including all improvements, Eastland County, Texas (Document #2011-002894, Official Public Records) Account #212920001000000000000/212930001000000000000 / 53873 / 52749 Judgment Through Tax Year: 2014	\$1,700.00
16	TX-15-04428	The County of Eastland, Texas v Henson Ray Garvin	the South 12' of Lot 3, and the South 60' of Lot 4, Block 13, Original Townsite of the Town of Ranger, Eastland County, Texas (Vol. 2618, Page 124, Official Public Records) Account #070000010000000000000/070000012000020000000 / 12672 / 56904 Judgment Through Tax Year: 2014	\$4,000.00
17	TX-15-04429	The City of Cisco, Texas v Benrich Investment Group, LLC	Lots 3 thru 10, Block 9, Elfreham Heights, City of Cisco, Eastland County, Texas (Document #2013-3358, Official Public Records) Account #057400032000000000000 / 5884 Judgment Through Tax Year: 2014	\$3,500.00
18	TX-15-04429	The City of Cisco, Texas v Benrich Investment Group, LLC	Lots 13 thru 18, Block 7, Neblett Addition, City of Eastland, Eastland County, Texas (Document #2012-003811, Official Public Records) Account #067000055000000000000 / 11840 Judgment Through Tax Year: 2014	\$5,000.00