

EASTLAND COUNTY IN TRUST SALE LIST  
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, personal check 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.
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 County Clerk's office. Purchasers have the right of possession during the redemption period. 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.
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 defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21 (g) of the TEXAS TAX CODE.
7. Property is sold by legal description. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of the properties may be on file in the office of the County Clerk or the Appraisal District and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. The approximate property address reflected herein is the address on the tax records and may not be completely 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.

**EASTLAND COUNTY IN TRUST SALE**  
*Tuesday, February 2, 2016*

**PROPERTY TO BE SOLD**

**CAUSE NUMBER: TX-99-2929-A**

Account Number: **20500-00010-00000-000000**

Parcel Number : **52149**

East 60 feet of Lot 1, Block 5, Ray Addition to the City of Ranger, Eastland County, Texas being that property more particularly described in Volume 703, Page 158 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2012

MINIMUM BID: \$ 75.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-01-3097**

Account Number: **01425-01660-000000**

Parcel Number : **17065**

North ½ of the Northeast ¼ of Section 28, Block 3, of the BBB & C Ry Co. Survey, out of Abstract 1425, Eastland County, Texas being that property more particularly described in Volume 1540, Page 157 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2011

MINIMUM BID: \$ 75.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-11-03893**

Account Number: 00367-04100-000300

Parcel Number: 62751

4.2 acres, more or less, out of Lot 43, McLennan Co. School Land Survey, Leagues 3 and 4, out of Abstract 367, Eastland County, Texas also being as the roads and acreage around Cassidy Ranch Estates, Eastland County, Texas being that property more particularly described in Volume 2534, Page 103 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2011

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-09-03801**

Account Number: 21281-00010-000000

Parcel Number : 53917

Lots 1, 2 and 3, Block 1, Commercial Addition in the City of Ranger, Eastland County, Texas being that property more particularly described in Volume 2047, Page 268 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-13-04116**

Account Number: **05140-00020-000000**

Parcel Number: **13529**

All that certain Lot, Tract or Parcel of land situated in the City of Ranger, Eastland County, Texas and known and described as Lot 9, Block 4 of Blackwell Addition, Eastland County, Texas being that property more particularly described in Volume 470, Page 561 of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 75.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-11-03937**

Account Number: **06920024300000000000**

Parcel Number: **15400**

Lot 10, Block VIII, Subdivision 2, Original Town of Gorman, Eastland County, Texas being that property more particularly described in Volume 2157, Page 77 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-13-04088**

Account Number: 077000063000020000000  
Parcel Number: 0061062

Part of Block 32, Joe Young Addition, City of Ranger, Eastland County, Texas being that property more particularly described in Volume 1838, Page 184 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-13-04145**

Account Number: 077000009000000000000  
Parcel Number: 757

Lots 5-6, Block 20, Joe Young Addition to the City of Ranger, Eastland County, Texas being that property more particularly described in Volume 1253, Page 295 of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 125.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-14-04179**

Account Number: **00152000400000000000**

Parcel Number: **17087**

1 acre, more or less, out of Lot 8 of the West 1/3 of Thomas A. Howell Survey, Eastland County, Texas being that property more particularly described in Volume 343, Page 411 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 375.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: 2191-A**

Account Number: **06880172800000000000**

Parcel Number: **4428**

Lot 10, Block 134, Subdivision 3, an addition to the City of Cisco, Eastland County, Texas being that property more particularly described in Volume 459, Page 614 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2012

MINIMUM BID: \$ 125.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

CAUSE NUMBER: TX-03-3255

Account Number: 06880083700000000000

Parcel Number: 3987

Lot 9, Block 76, Original Townsite of Cisco, Eastland County, Texas, as described in Volume 1487, Page 190, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2012

MINIMUM BID: \$ 125.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-12-04054**

Account Number: **06880076700000000000**

Parcel Number: **4867**

The North ½ of Lot 9 and 10, Block 66, City of Cisco, Eastland County, Texas, as described in deed dated December 31, 1986, from C.B. Leard & wife, Nola E. Leard to Melba Ingram Null et al, recorded in Volume 1134, Page 159, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 185.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-09-03754**

Account Number: **01067310085800300000000000**

Parcel Number: **11140**

0.122 acre, more or less, situated in the H & T C RR Co. Survey, Block 4, Section 84, Eastland County, Texas, as described in deed dated May 25, 1966, from Gussie Lee Orman etux to Brad Long in Volume 568, Page 126, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2010

MINIMUM BID: \$ 75.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_



**CAUSE NUMBER: TX-08-03728**

Account Number: **0106731068800434000000000000**

Parcel Number: **5014**

Lots 1, 2, 3, 4 and 5, Block 10, Original Townsite, City of Cisco, Eastland County, Texas, as described in Volume 320, Page 552, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2010

MINIMUM BID: \$ 125.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-09-03807**

Account Number: **010673107340002000000000000000**

Parcel Number: **5622**

Lots 1 and 2, Block "F", Spears Addition, City of Cisco, as described in Volume 1745, Pages 325, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2011

MINIMUM BID: \$ 100.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-09-03753**

Account Number: **0106731054700004000050000000**

Parcel Number: **56229**

Lot 7, Block 1, El Frethom Heights Addition, an addition to the City of Cisco, Eastland County, Texas, as described in Volume 1303, Page 162, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2009

MINIMUM BID: \$ 100.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-03-3266**

Account Number: **202060001000000000000/20420000100000000000**

Parcel Number: **0053518**

Lots 7-8 and 13' of Lot 9 and a 65' x 140' tract of land formerly known as Pecan St., Original Town of Ranger, Eastland County, Texas, as described in Volume 575, Page 499 and Volume 575, Page 502 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-07-03652**

Account Number: **202940001000000000000**

Parcel Number: **52224**

Lots 11 and 12, Commercial Addition, City of Ranger, Eastland County, Texas, as described in Volume 737, Page 786, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 125.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-09-03797**

Account Number: **053000010000000000000**

Parcel Number: **1881**

Lots 7-8, Block 2, Burger 2<sup>nd</sup>, Eastland County, Texas

Judgment Through Tax Year: 2010

MINIMUM BID: \$ 750.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-10-03867**

Account Number: **06640000300000000000**

Parcel Number: **5144**

Lots 5 and 6, Block 1, Little Mexico Addition of the City of Cisco, County of Eastland County, Texas, as described in Volume 2118, Page 83, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 50.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-13-04083**

Account Number: **05300014000000000000**

Parcel Number: **1884**

Lots 5 and 6, Block 3, Burger 2<sup>nd</sup> Addition to the City of Ranger, Eastland County, Texas and a 1976 Manufactured Home, 14' x 78', Eastland County, Texas as described in Volume 188, Page 143 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-13-04086**

Account Number: **22055000100000000000**

Parcel Number: **52959**

Being 1.2104 acres of land, more or less, out of the Mark Haley Survey, out of Abstract 156, Eastland County, Texas, as described in Volume 791, Page 361, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 750.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-13-04141**

Account Number: **20976000100000000000**

Parcel Number: **53923**

Lots 17, 18, 19 and 20, Burke Addition, City of Ranger, Eastland County, Texas, as described in Volume 474, Page 424, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 400.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-14-04210**

Account Number: **21522000100000000000**

Parcel Number: **52853**

.3941 acres, more or less, out of and part of Block 3 and 4, Stuard's First Addition to the Town of Ranger, Eastland County, Texas, as described in Volume 1441, Page 37, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 1,000.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-14-04211**

Account Number: **06940017100000000000**

Parcel Number: **11950**

Lot 52, Block G/1, Confederate Park Addition, City of Eastland, Eastland County, Texas, as described in Volume 385, Page 136, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2013

MINIMUM BID: \$ 750.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-12-04003**

Account Number: **06920034300000000000**

Parcel Number: **13790**

Part of subdivision D3, Block XXII, Original Townsite of Gorman, referred to as Lot 10, Tract 4 on the Appraisal roll, Eastland County, Texas, as described in Volume 2161, Page 131, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ 4,000.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-12-04045**

Account Number: **20492000100000000000**

Parcel Number: **53557**

Being the South 68' of Lots 1 and 2, Block 3, Ray Addition, City of Ranger, Eastland County, Texas, as described in Volume 2656, Page 18, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-12-04047**

Account Number: 06560000400000000000/06560000500000000000

Parcel Number: 697/698

Lots 1, 2, 3 and 4, Block 2, McDowell Addition to the City of Ranger, and Lot 4, Block 2, McDowell Addition to the City of Ranger, Eastland County, Texas, as described in Document #2009 002274 of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ 1,300.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-13-04060**

Account Number: 05300000800000000000

Parcel Number: 675

being Lot 3, Block 2, Burger 2<sup>nd</sup> Addition to the City of Ranger, Eastland County, Texas, as described in Volume 2170, Page 222, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_



**CAUSE NUMBER: TX-13-04060**

Account Number: 053000004000000000000/053000005000000000000

Parcel Number: 1878/1877

Lots 7, 8 and 9, Block 1, Burger 2<sup>nd</sup> Addition to the City of Ranger, Eastland County, Texas, as described in Volume 2486, Page 196, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ 850.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-14-04193**

Account Number: 068800394000000000000

Parcel Number: 4577

The West 41' of Lot 4, Block 2, City of Cisco, and a 14' x 80' Manufactured Home, Eastland County, Texas, as described in Volume 1177, Page 239, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ 1,000.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-14-04242**

Account Number: **205780001000000000000**

Parcel Number: **53223**

Lots 3-7, Block 5, Rice Addition to the City of Ranger, Eastland County, Texas, as described in Volume 2285, Page 254, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ 1,850.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-14-04269**

Account Number: **069200166000000000000**

Parcel Number: **15013**

Being a part of Lot 2, Block 1, of the Original Townsite of the Town of Gorman, Eastland County, Texas, as described in Volume 1305, Page 114, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ 3,400.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: TX-11-03928**

Account Number: **20630000100000000000**

Parcel Number: **53642**

Lots 4, 5 and 6, Block 3, Original Town of Ranger, Eastland County, Texas, as described in Volume 395, Page 198, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ \_\_\_\_\_

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: TX-14-04338**

Account Number: **00096004200000000000**

Parcel Number: **00047**

0.87 acres, more or less of Tract 44E, Block 2, ET RR Co. Survey, out of Abstract 96, Eastland County, Texas, as described in Document #2013-2699, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ \_\_\_\_\_

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_