

EASTLAND COUNTY IN TRUST SALE LIST
EASTLAND COUNTY, TEXAS

March 6, 2018 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, March 6, 2018

PROPERTY TO BE SOLD

CAUSE NUMBER: TX-14-04245

Account Number: **01029022600000000000**

Parcel Number: **418**

Tract 7, Block N, T.W. Anderson Addition, out of Abstract 1029, City of Rising Star, Volume 2093, Page 4, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2015

MINIMUM BID: \$ 3,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-16-04461

Account Number: **06880096000000000000**

Parcel Number: **3762**

All of Lot 7, Block 89, Subdivision 4, City of Cisco, County of Eastland, a strip of land 10' wide and 125' long adjoining Lot 7 of Subdivision 4, Block 89, Eastland County, Texas, Document #2014-003834, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2015

MINIMUM BID: \$ 7,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-14-04287

Account Number: **010290020000010000000/010290020000000000000**

Parcel Number: **55266/313**

0.347 acres, more or less, Tract 11, Block A, L.A. Anderson Survey, out of Abstract 1029, Eastland County, Texas, as described in Volume 2245, Page 184, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2015

MINIMUM BID: \$ 1,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-15-04438

Account Number: 00011008600000000000

Parcel Number: 4921

105' x 115', Lot 3, Block C, S/D4, Original Townsite of the Town of Cisco, Eastland County, Texas, as described in Volume 1841, Page 314, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2015

MINIMUM BID: \$ 6,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-16-04492

Account Number: 06920028900000000000

Parcel Number: 13780

The North ¼ of the South ½ of Lot 8, Block XIII, Subdivision 4, City of Gorman, Eastland County, Texas, as described in Volume 1481, Page 247, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2015

MINIMUM BID: \$ 1,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-10-03859

Account Number: 06880081400000000000

Parcel Number: 3969

Lots 1-6 of the G.C. Lingle and H.J. Bradshaw Subdivision of Block 74-1/2 to the City of Cisco, Eastland County, Texas, as described in Volume 976, Page 205, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2011

MINIMUM BID: \$ 1,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-14-04250

Account Number: 20309000100000000000

Parcel Number: 53654

Being Lot 1, Block 7, Joe Young Addition to the City of Ranger, Eastland County, Texas, as described in Volume 1878, Page 318, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2015

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-14-04332

Account Number: **20823000100000000000**

Parcel Number: **53444**

Lot 3, Block 11, Original Townsite to the City of Ranger, Eastland County, Texas, as described in Volume 2031, Page 157, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2015

MINIMUM BID: \$ 3,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-15-04387

Account Number: **20318000100000000000**

Parcel Number: **52611**

The North 70' of Lots 8 and 9, Block 3, Stuards 1st Addition, City of Ranger, Eastland County, Texas, as described in Document #2009-3360, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2015

MINIMUM BID: \$ 3,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-03-03267

Account Number: **21219000100000000000**

Parcel Number: **52697**

The South ½ of Lot 1 and all of Lot 21, Block 5, Blackwell Addition, City of Ranger, Eastland County, Texas, as described in Vol. 2646, Page 166, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 2,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-15-04456

Account Number: **21543000100000000000**

Parcel Number: **53951**

Lots 5 and 6, Block 5, Stuard 1st Addition, City of Ranger, Eastland County, Texas, as described in Document #2016-001107, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 5,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-13-04103

Account Number: **20037000100000000000**

Parcel Number: **53882**

East ½ of Lot 8, all of Lot 9 and the West ½ of Lot 10, Block 4, C.H. Ray Addition to the City of Ranger, Eastland County, Texas, as described in Volume 635, Page 82, Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 2,500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-14-04295

Account Number: **05100000600000000000**

Parcel Number: **5663**

Being Lots 7, 8 and 9, Block A, Bedford Addition, City of Cisco, Eastland County, Texas, as described in Volume 1599, Page 239, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 2,500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-15-04400

Account Number: **21427000100000000000**

Parcel Number: **53242**

0.25 acres, more or less, Blundell Survey, out of Abstract 10, Eastland County, Texas, as described in Volume 2167, Page 58, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 4,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-16-04520

Account Number: **07280000400000000000**

Parcel Number: **15372**

Being the West 80' of Block X, Town of Gorman, Eastland County, Texas, as described in Volume 1957, Page 268, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 3,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-16-04528

Account Number: **21207000100000000000**

Parcel Number: **53117**

Being Lot 11, Block 3, Blackwell Addition to the City of Ranger, Eastland County, Texas, as described in Volume 2153, Page 102, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 3,500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-17-04603

Account Number: **01683006800000000000**

Parcel Number: **518**

Being all of Lots 4, 5 and 6, Block 1, Shults Addition, Town of Rising Star, Eastland County, Texas, as described in Volume 2178, Page 93, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 1,750.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-08-03667

Account Number: **2131800010000000000**

Parcel Number: **52494**

Being all of Lots 16, 17, 18 and the West 10' of Lots 9, 10, 11, 12 and 13 and the West 50' of Lots 14 and 15, Block 27, Original Town of Ranger, Eastland County, Texas, as described in Volume 2174, Page 121, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2015

MINIMUM BID: \$ 2,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____