

DELINQUENT TAX SALE
COUNTY OF EASTLAND, EASTLAND COUNTY APPRAISAL DISTRICT, THE COUNTY OF CALLAHAN, TEXAS, THE COUNTY
OF EASTLAND, TEXAS AND GORMAN INDEPENDENT SCHOOL DISTRICT
EASTLAND COUNTY, TEXAS

March 5, 2019 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. 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 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 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 MARCH 5, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-13-04149	Cisco Independent School District et al v Jim Ybarra	Par #4083; Lots 8 & 9, Block 6 of the Ray Morris Subdivision of Block 130, City of Cisco, Eastland County, Texas (Volume 2150, Page 205 of the Official Public Records, Eastland County, Texas), Account #06880168400000000000 Judgment Through Tax Year: 2017	\$4,000.00
2	TX-13-04149	Cisco Independent School District et al v Jim Ybarra	Par # 61485; Lots 10-12 BLK 6, of the Ray Morris Subdivision of Block 130, City of Cisco, Eastland County, Texas (Volume 2440, Page 214 of the Official Public Records, Eastland County, Texas), Account #06880168400001000000 Judgment Through Tax Year: 2017	\$2,000.00
3	TX-14-04307	The County of Eastland, Texas v Travis H. Thomas et al	being all that certain Lot, Tract, or Parcel of land lying and being situated in Pioneer and out of the W.C. Grimes Survey, out of Abstract #676, Eastland County, Texas (Document #2011-000826), Account #00353000800000000000/Z000003908 Judgment Through Tax Year: 2017	\$7,000.00
4	TX-15-04381	The County of Eastland, Texas v Bobbie Jo Lewis et al	being all of Lots 6, 7, 8 and 9 of Block 8, Town of Carbon, Eastland County, Texas (Vol. 2010, Page 3563, Official Public Records) Account #06960002200000000000 / 15825 Judgment Through Tax Year: 2015	\$3,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
5	TX-15-04404	The County of Eastland, Texas v Donna Wilson et al	Par # 60444; E 1/7 OF W 6/7 OF S/2 OF NW/4 19 BLK 2 H&TC AB 280 UNDIVIDED 1/5 INTEREST 5.85 AC (Volume 1514, Page 222 of the Official Public Records) Account #00280000440002000000 Judgment Through Tax Year: 2017	\$2,500.00
6	TX-15-04404	The County of Eastland, Texas v Donna Wilson et al	Par# 60447; E 1/7 of W 6/7 of S/2 of NW/4. Lot 19, Block 2, H&TC AB280, Undivided 1/5 Interest in 5.85 Ac (Volume 1514, Page 222 of the Official Public Records) Account #00280000440008000000 Judgment Through Tax Year: 2017	\$2,500.00
7	TX-16-04518	The County of Eastland, Texas v Jo Beth Winninger et al	being Lots 1 and 2, Cooper First Addition, City of Ranger, Eastland County, Texas (Document #2256-45, Official Public Records) Account #212350001000000000000/21236000100000000 0000 / 52754 / 53671 Judgment Through Tax Year: 2016	\$2,920.00
8	TX-16-04523	The County of Eastland, Texas v Alben Ewing et al	being all of Lot 7, and the West 28' of Lot 8, Block 3, Mancill Addition, 75' by 140', Eastland County, Texas (Instrument #2016-000791, Official Public Records), Account #06460001900000000000 / 5448 Judgment Through Tax Year: 2017	\$2,000.00
9	TX-17-04669	The County of Eastland, Texas v Harold Skiles et al	being the East 84' of the West 168' of the North 1/2 of Subdivision 4, Block R, City of Cisco, Eastland County, Texas (Vol. 2351, Page 56, Official Public Records) Account #06880034400000000000 / 4776 Judgment Through Tax Year: 2017	\$4,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	TX-18-04717	Ranger Independent School District v Coordinates NB, LLC et al	being Lots 23 and 24, Block 21, Ranger Heights Addition, City of Ranger, Eastland County, Texas (Instrument #2017-002156, Official Public Records), Account #20213000100000000000 / 53866 Judgment Through Tax Year: 2017	\$3,000.00
11	TX-17-04585	The County of Eastland, Texas v Donna Jones	being Lot 30, Block 2, Norton Addition, Town of Olden, Eastland County, Texas (Vol. 1983, Page 73, Official Public Records), Account #06740002100000000000 / 14291 Judgment Through Tax Year: 2017	\$1,500.00
12	TX-17-04585	The County of Eastland, Texas v Donna Jones	being Lot 29, Block 2, Norton Addition, Town of Olden, Eastland County, Texas (Vol. 1983, Page 73, Official Public Records), Account #06740002000000000000 / 16639 Judgment Through Tax Year: 2017	\$500.00
13	TX-17-04585	The County of Eastland, Texas v Donna Jones	being Lots 7-8, Block 2, Norton Addition, Town of Olden, Eastland County, Texas (Vol. 1983, Page 73, Official Public Records), Account #06740001200000000000 / 14284 Judgment Through Tax Year: 2017	\$5,000.00
14	TX-16-04508	The County of Eastland, Texas v Michael V. Parrack et al	being Lots 9 and 10, and the South 85' of Lot 11, Block 17, Original Townsite of the Town of Ranger, Eastland County, Texas (Vol. 1813, Page 116, Official Public Records), Account #20860000100000000000 / 53661 Judgment Through Tax Year: 2017	\$1,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	TX-16-04508	The County of Eastland, Texas v Michael V. Parrack et al	the South 85' of Lot 12, Block 17, Original Townsite of the Town of Ranger, Eastland County, Texas (Vol. 2439, Page 265, Official Public Records), Account #20862000100000000000 / 53104 Judgment Through Tax Year: 2017	\$800.00
16	TX-17-04633	The County of Eastland, Texas v Jo Anne Miller et al	being part of the North 1/2 of Section 48, Block 2, H & TC Ry Survey, Eastland County, Texas (Vol. 1447, Page 118, Official Public Records), Account #00852003600000000000 / 14924 Judgment Through Tax Year: 2017	\$5,500.00
17	TX-17-04594	The County of Eastland, Texas v Dana W. Collins et al	being Lots 7, 8 and 9, Block 2, Stuard's Addition, City of Ranger, Eastland County, Texas (Vol. 2156, Page 67, Official Public Records), Account #20648000100000000000 / 52054 Judgment Through Tax Year: 2017	\$5,500.00
18	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
19	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 #07000005100000000000/15773 Judgment Through Tax Year: 2015	\$9,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
20	TX-18-04700	The County of Eastland, Texas v James L. Chance et al	being a tract of land out of Lot 4, Block 32, City of Cisco, Eastland County, Texas (Vol. 2536, Page 201, Official Public Records) Account #06880054000000000000/ 5262 Judgment Through Tax Year: 2017	\$3,500.00