

DELINQUENT TAX SALE - SHACKELFORD COUNTY APPRAISAL DISTRICT, SHACKELFORD COUNTY, TEXAS

June 2, 2026 at 2:00 pm

Shackelford County Courthouse, 225. N. Main, Albany, Texas

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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as the successful bidder (Section 34.015, Texas Tax Code).
2. The property will be sold at public auction to the highest bidder based on oral bids. Successful bidders must pay for their property with **cash or a cashier's check payable to Shackelford 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the Shackelford County Appraisal District that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer (Section 34.015, Texas Tax Code).

If you have any questions, you may contact our office in Eastland at (254) 629-3538.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON JUNE 2, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	2006-077	Shackelford County Appraisal District v Carol Moorefield, et al	Lot 7, Block 7, Compton Addition, Original Townsite of the Town of Moran, Shackelford County, Texas (Volume 422, Page 945 of the Official Public Records, Shackelford County, Texas), 264 Grace St Account #15677 Judgment Through Tax Year: 2025 Approximate Address: 264 Grace St	\$3,000
2	2016-030	Shackelford County Appraisal District v Frank William Grabs, Jr. et al	Lots 5 and 6, Block 5, Original Townsite of the Town of Moran, Shackelford County, Texas (Vol. 541, Page 869, Official Public Records) Account #15451 Judgment Through Tax Year: 2023	\$10,100
3	2016-032	Shackelford County Appraisal District v Carroll Wayne Hogan	Lots 7 & 8, Block 6, Compton Addition to the City of Moran, Shackelford County, Texas (Volume 568, Page 265 of the Official Public Records, Shackelford County, Texas) Account #15671 Judgment Through Tax Year: 2025	\$3,700
4	2017-031	Shackelford County Appraisal District v Joni Benoit et al	A 174.7' x 100' tract of land, more or less, out of the Blind Asylum Land Survey #2, also known as Being 0.401 Acres of land, more or less, out of the Southwest Quarter (SW/4) of Section 2, Blind Asylum Lands, Shackelford County, Texas (Volume 537, Page 648 of the Official Public Records, Shackelford County, Texas) Account #10472 Judgment Through Tax Year: 2022	\$3,300
5	2019-046	Shackelford County Appraisal District v Kerry Kirby et al	The East 1/2 of Block 26, Barres Second Addition, City of Albany, Shackelford County, Texas, SAVE & EXCEPT 2 tracts described in Vol. 501, Page 797, Official Public Records (Volume 501, Page 797, Official Public Records) Account #14418 Judgment Through Tax Year: 2023	WITHDRAWN
6	2019-046	Shackelford County Appraisal District v Kerry Kirby et al	4 acres, more or less, out of the Northwest 1/4 of Section 1, Blind Asylum Lands, Shackelford County, Texas (Volume 556, Page 93, Official Public Records) Account #109123 Judgment Through Tax Year: 2023	WITHDRAWN
7	2019-060	Shackelford County Appraisal District v Roger L. Dickinson, Jr.	Lots 1, 2, 3 and 4, Block 13, Original Town of Moran, Shackelford County, Texas (Volume 467, Page 320, Tract 2 of the Official Public Records, Shackelford County, Texas) Account #15473 Judgment Through Tax Year: 2022	\$2,500
8	2019-060	Shackelford County Appraisal District v Roger L. Dickinson, Jr.	Lots 9 and 10, Block 1, Brays 3rd Addition to the Town of Moran, Shackelford County, Texas (Volume 502, Page 852 of the Official Public Records, Shackelford County, Texas) Account #15582 Judgment Through Tax Year: 2022	\$1,600
9	2023-059	Shackelford County Appraisal District v Mary Rogers, et al	Lots 1 & 3, Block 13, Northside Addition to the Town of Albany, Shackelford County, Texas (Volume 274, Page 519 of the Deed Records, Shackelford County, Texas) Account #15358 Judgment Through Tax Year: 2025 Approximate Address: 1001 Matthews Ave	\$21,600
10	2024-072	Shackelford County Appraisal District v Weldon L. Tollett, et al	Lot 2, Block 26, Original Town of Albany, Shackelford County, Texas (Volume 529, Page 694, Official Public Records, Shackelford County, Texas) Account #14107 Judgment Through Tax Year: 2025 Approximate Address 417 S Main St	\$14,500
11	2024-078	Shackelford County Appraisal District v Charles Ray Wilson, et al	A part of Block No. 6, Barre's Addition to the Town of Albany, described by metes and bounds, Shackelford County, Texas (Instrument No. 20240058 and Volume 515, Page 905 of the Official Public Records, Shackelford County, Texas) Account #14261 Judgment Through Tax Year: 2025 Approximate Address: 245 Fisher St	\$8,600
12	2024-078	Shackelford County Appraisal District v Charles Ray Wilson, et al	Being an undivided 50% interest in Lot 9, SAVE & EXCEPT the Northeast 20' and all of Lot 10, Block 34, Railroad Addition to the Town of Albany, Shackelford County, Texas (Volume 551, Page 515, of the Official Public Records, Shackelford County, Texas) Account #000000142338/000000015053 Judgment Through Tax Year: 2025	\$13,200

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	2025-047	Shackelford County Appraisal District v Elizabeth Edgar	Being the West 85 feet of Lot 4, Block 2, Nixon Addition to the Town of Albany, Shackelford County, Texas (Volume 478, Page 376 of the Official Public Records, Shackelford County, Texas) Account #14807 Judgment Through Tax Year: 2025 Approximate Address: 432 Chism St	\$20,300
14	2025-072	Shackelford County Appraisal District v Megan McCoy, et al	Being Lot 30, Block 2, Rose Addition to the Town of Albany, Shackelford County, Texas (Instrument No. 20170015 of the Official Public Records, Shackelford County, Texas) Account #15203 Judgment Through Tax Year: 2025 Approximate Address: 733 Rambler St	\$2,700
15	2025-085	Shackelford County Appraisal District v Billy Shane Gann, III, et al	Lot 6, Block 6, Compton Addition to the Town of Moran, Shackelford County, Texas (Instrument No. 20220525 of the Official Public Records, Shackelford County, Texas) Account #000000135001/000000015670 Judgment Through Tax Year: 2025	\$4,600