

DELINQUENT TAX SALE

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

June 5, 2018 at 10:00 a.m.

Eastland County Courthouse, 100 W. 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 JUNE 5, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-12-04025	The County of Eastland, Texas v Angela Yoes	North 70 feet of Lots 16 and 17, Block 34, Original Townsite of the Town of Ranger, Eastland County, Texas. (Volume 1916 Page 150) Account #0700005800000000000/914 Judgment Through Tax Year: 2017	\$790.00
2	TX-14-04172	Cisco Independent School District and Cisco College et al v Robert C. Christopher et al	Par 2909: Being 61.67 Acres of land, more or less, out of the West 1/4 of Section 62, Block 4, HTCRR Co Survey, Abstract No. 727, Eastland County, Texas (Volume 1845, Page 296 of the Official Public Records, Eastland County, Texas) Account #00727000200000000000 Judgment Through Tax Year: 2017	\$5,000.00
3	TX-14-04189	The County of Eastland, Texas v Julia Espinoza	a tract of land approximately 102' x 210' in the City of Gorman being a part of the Northwest 1/4 of Section 62, Block 2, H&TC Ry Co. Survey, Eastland County, Texas (Vol. 1523, Page 169) Account #01930012800000000000/13652 Judgment Through Tax Year: 2017	\$9,000.00
4	TX-14-04241	The County of Eastland, Texas v Helen Gomez	a 92' x 140' tract in Block 36, Joe Young Addition, Town of Ranger, Eastland County, Texas (Vol. 2442, Page 30, Official Public Records) Account #07700008000000000000 / 3487 Judgment Through Tax Year: 2017	\$5,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
5	TX-15-04391	The County of Eastland, Texas v Melissa K. Osborne	Lots 10 and 11, Block 1, Subdivision 2, Original Townsite of the Town of Gorman, Eastland County, Texas (Instrument # 2011-003079, Official Public Records) Account #06920016300000000000 / 15010 Judgment Through Tax Year: 2017	\$11,500.00
6	TX-16-04519	The County of Eastland, Texas v Sherion Kay Farrell et al	being 8.34 acres, more or less, out of the Northeast quarter of Section 4, Block 4, H & TC RR Co. Survey, A-68, Eastland County, Texas (Vol. 1595, Page 108, Official Public Records) Account #00068001000000000000 / 8828 Judgment Through Tax Year: 2017	\$6,000.00
7	TX-17-04539	Ranger Independent School District v Darlene Copus	being the West 50' of Lot 7, Block 1, Young Addition, City of Ranger, Eastland County, Texas (Vol. 2298, Page 209, Official Public Records) Account #21286000100000000000 / 52698 Judgment Through Tax Year: 2017	\$2,080.00
8	TX-17-04577	The County of Eastland, Texas v Bobby Ray Hallmark	being Lots 14, 15, 16, 17 and 18, Block 5, of the Neblett Addition, City of Eastland, Eastland County, Texas (Instrument #2010-003077, Official Public Records) Account #06700003200000000000 / 11827 Judgment Through Tax Year: 2017	\$5,000.00
9	TX-17-04592	The County of Eastland, Texas v Thomas H. Hennington, Jr. et al	being Lot 8, Block 49, Original Townsite of the Town of Ranger, Eastland County, Texas (Vol. 1806, Page 203, Official Public Records) Account #00010005000000000000 / 59967 Judgment Through Tax Year: 2017	\$1,940.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	TX-17-04649	The County of Eastland, Texas v Brenda Oakley	all that certain lot situated in part of the Francis Blundell Survey, City of Ranger, Eastland County, Texas (Vol. 1480, Page 136, Official Public Records) Account #20144000100000000000 / 53395 Judgment Through Tax Year: 2017	\$1,035.00
11	TX-17-04654	The County of Eastland, Texas v John R. Rector III et al	being a Lot, 55' x 170' out of Abstract #1029, W.T. Anderson Survey, City of Rising Star, Eastland County, Texas (Vol. 1695, Page 246, Official Public Records) Account #01029018400000000000 / 433 Judgment Through Tax Year: 2017	\$3,500.00
12	TX-17-04663	The County of Eastland, Texas v Patricia Isbell et al	being Lot 5, Block 3, Joe Young Addition to the City of Ranger, Eastland County, Texas Account #21300000100000000000/20304000100000000000/2130000010000100000000 Judgment Through Tax Year: 2017	\$5,500.00
13	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 #0700000510000000000000/15773 Judgment Through Tax Year: 2015	\$8,500.00
14	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 #0696000970000000000000 / 15887 Judgment Through Tax Year: 2015	\$8,000.00