

EASTLAND COUNTY IN TRUST SALE LIST
EASTLAND COUNTY, TEXAS

June 4, 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.
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, June 4, 2019

PROPERTY TO BE SOLD

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: \$ 2,000.00

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: \$ 750.00

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: \$ 750.00

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: \$ 250.00

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: \$ 1,500.00

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: \$ 200.00

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: \$ 400.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-16-04502

Account Number: **20942000100000000000**

Parcel Number: **52548**

Lot 30, Block 1, Burke Addition, City of Ranger, Eastland County, Texas, as described in Instrument #2012-003952, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-16-04506

Account Number: **204890001000000000000**

Parcel Number: **53911**

being the West 50' of Block 2, Ray Addition, City of Ranger, Eastland County, Texas Eastland County, Texas, as described in Volume 1800, Page 163, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 100.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-17-04571

Account Number: **208110001000000000000**

Parcel Number: **52587**

being the North 115' of Lot 3, Block 9, Original Townsite of the Town of Ranger, Eastland County, Texas, as described in Volume 2473, Page 29, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2016

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-17-04539

Account Number: **21286000100000000000**

Parcel Number: **52698**

Being the West 50' of Lot 7, Block 1, Young Addition, City of Ranger, Eastland County, Texas, as described in Volume 2298, Page 209, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-17-04649

Account Number: **20144000100000000000**

Parcel Number: **53395**

All that certain Lot situated in part of the Francis Blundell Survey, City of Ranger, Eastland County, Texas, as described in Volume 1480, Page 136, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 200.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-04-03384

Account Number: **21870001000000000000**

Parcel Number: **53810**

The East 90' of Lot 7, Block 1, of the Joe Young Addition to the City of Ranger, Eastland County, Texas, as described in Volume 2026, Page 84, of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-04-03384

Account Number: **21288000100000000000**

Parcel Number: **52783**

Lot 8, Block 1, Joe Young Addition to the City of Ranger City of Ranger, Eastland County, Texas as described in Volume 2026, Page 87 of the Deed Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-14-04253

Account Number: **201050001000000**

Parcel Number: **52810**

Being Lots 4-11, 13-18, 19-20, 23-24, Block 10, Byrens/Riddle Addition, City of Ranger, Eastland County, Texas as described in Vol. 802, Page 840; Vol. 2334, Page 87; SAVE AND EXCEPT Volume 720, Page 635

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 2,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-14-04311

Account Number: **053400019000000000000**

Parcel Number: **14219**

Being Lot 1, Block 3, Burkett Addition to the town of Eastland, Eastland County, Texas as described in Volume 1329, Page 139, of the Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-15-04450

Account Number: **2078000010000000000000**

Parcel Number: **52818**

Being .75 acres, more or less, out of the Francis Blundell Survey, out of Abstract 10, Eastland County, Texas as described in Volume 2365, Page 280, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 6,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-17-04556

Account Number: **0544000340000000000000**

Parcel Number: **5221**

Being the South ½ of Lots 5-6, Block M, College Heights, Eastland County, Texas as described in Volume 2569, Page 148, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 5,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-17-04567

Account Number: **21341000100000000000**

Parcel Number: **53409**

All of Lots 1 & 2, Block 8, Byrens-Riddle Addition, City of Ranger, Eastland County, Texas as described in Volume 1874, Page 205, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 3,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-17-04637

Account Number: 06880119000000000000

Parcel Number: **6050**

Being a 150' x 115' tract of land out of the North ½ of Lot 2, Block 104 of the Original Townsite of the Town of Cisco, Eastland County, Texas as described in Volume 1757, Page 66, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 1,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-17-04637

Account Number: **06880136100000000000**

Parcel Number: **3507**

Being that portion of Lot 1, Block 97, City of Cisco, Eastland County, Texas as described in Volume 1524, Page 1, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 1,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-13-04149

Account Number: 06880168400000000000

Parcel Number: **4083**

Lots 8 & 9, Block 6 of the Ray Morris Subdivision of Block 130, City of Cisco, Eastland County, Texas as described in Volume 2150, Page 205, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 3,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-13-04149

Account Number: 068801684000010000000

Parcel Number: **61485**

Lots 10-12, Block 6, of the Ray Morris Subdivision of Block 130, City of Cisco, Eastland County, Texas as described in Volume 2440, Page 214, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 1,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-15-04404

Account Number: 002800004400020000000

Parcel Number: **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 Eastland County, Texas as described in Volume 1514, Page 222, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 1,500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-15-04404

Account Number: 0028000044000800000000

Parcel Number: **60447**

E 1/7 of W 6/7 of S/2 of NW/4, Lot 19, Block 2, H & TC AB 280, undivided 1/5 interest in 5.85 acres, Eastland County, Texas as described in Volume 1514, Page 222, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 1,500.00

FINAL SALE PRICE: -----

SOLD TO BUYER: -----

CAUSE NUMBER: TX-16-04518

Account Number: 212350001000000000000/2123600010000000000000

Parcel Number: **52754 / 53671**

Being Lots 1 and 2, Cooper First Addition, City of Ranger, Eastland County, Texas as described in Document #2256-45, 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-17-04594

Account Number: 20648000100000000000

Parcel Number: **52054**

Being Lots 7, 8 and 9, Block 2, Stuard's Addition, City of Ranger, Eastland County, Texas as described in Volume 2156, Page 67, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2017

MINIMUM BID: \$ 4,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: TX-14-04325

Account Number: 06440001700000000

Parcel Number: **12054**

Lots 27 and 28, Block A/6, Original Townsite of the Town of Eastland, Eastland County, Texas as described in Vol. 2337, Page 203, Official Public Records, Eastland County, Texas

Judgment Through Tax Year: 2014

MINIMUM BID: \$ 1,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____