

**DELINQUENT TAX SALE
EASTLAND COUNTY APPRAISAL DISTRICT
EASTLAND COUNTY, TEXAS**

**October 2, 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 OCTOBER 2, 2018:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|--------------------|--|--|-------------|
| 1 | TX-04-03384 | Ranger Independent School District v Kim Featherston et al | Par#53810; the East 90' of Lot 7, Block 1, of the Joe Young Addition to the City of Ranger, Eastland County, Texas (Volume 2026, Page 84 of the Deed Records, Eastland County, Texas) Account #21287000100000000000 Judgment Through Tax Year: 2017 | \$750.00 |
| 2 | TX-04-03384 | Ranger Independent School District v Kim Featherston et al | Par #52783; Lot 8, Block 1, Joe Young Addition to the City of Ranger, Eastland County, Texas (Volume 2026, Page 87 of the Deed Records, Eastland County, Texas) Account #21288000100000000000 Judgment Through Tax Year: 2017 | \$750.00 |
| 3 | TX-09-03739 | Ranger Independent School District v Charla Tarkington et al | Par#52150; the North 56' of Lot 4, 5 and 6, Block 8, Original Townsite of the Town of Ranger, Eastland County, Texas (Volume 2179, Page 129 of the Deed Records, Eastland County, Texas) Account #20808000100000000000 Judgment Through Tax Year: 2016 | \$3,700.00 |
| 4 | TX-13-04146 | The County of Eastland, Texas v Rhonda Wells et al | all of Lots 1, 2 and 3, Block 2, Blackwell Addition, City of Ranger, Eastland County, Texas (Vol. 2010, Page 873, Official Public Records) Account #21548000100000000000/52840 Judgment Through Tax Year: 2013 | \$6,000.00 |
| 5 | TX-14-04253 | The County of Eastland, Texas v Kerrie Lynn Wester | Being Lots 4-11, 13-18, 19-20, 23-24, Block 10, Byrens/Riddle Addition, City of Ranger, Eastland County, Texas (Vol. 802, Page 840; Vol. 2334, Page 87; save and except Volume 720, Page 635) Account #20105000100000000000 / 52810 Judgment Through Tax Year: 2017 | \$4,500.00 |
| 6 | TX-14-04260 | The County of Eastland, Texas v John G. Richards | being off the North end of Lot 1, in Block 109 of the City of Cisco, Eastland County, Texas (Vol. 2410, Page 135, Official Public Records) Account #06880146600000000000 / 5336/5340 Judgment Through Tax Year: 2016 | \$15,000.00 |

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|-------|--------------------|---|---|-------------|
| 7 | TX-14-04311 | The County of Eastland, Texas v Allan Lewis et al | Par # 14219; Being Lot 1, Block 3, Burkett Addition to the Town of Eastland, Eastland County, Texas (Volume 1329, Page 139 of the Official Public Records, Eastland County, Texas) Account #05340001900000000000/14219 Judgment Through Tax Year: 2014 | \$2,000.00 |
| 8 | TX-14-04322 | The County of Eastland, Texas v Juan Ojeda et al | Lot 8, Block 6, Thorn's Subdivision of Block 51, Daugherty's Addition to the City of Eastland, Eastland County, Texas (Vol. 2511, Page 244, Official Public Records) Account #07500002100000000000 / 14326 Judgment Through Tax Year: 2014 | \$1,000.00 |
| 9 | TX-15-04398 | The City of Cisco, Texas v Barbara Brown | Lots 12, 13 and 14, Block B, Bedford Addition, City of Cisco, Eastland County, Texas (Vol. 1359, Page 119, Deed Records) Account #05100002200000000000 / 5679 Judgment Through Tax Year: 2017 | \$710.00 |
| 10 | TX-15-04450 | The County of Eastland, Texas v Ima Johnson et al | Being .75 Acres, MOL, out of the Francis Blundell Survey, Abstract 10, Eastland County, Texas (Vol. 2365, Page 280, Official Public Records) Account #20780000100000000000 / 52818 Judgment Through Tax Year: 2017 | \$9,000.00 |
| 11 | TX-16-04470 | The County of Eastland, Texas v Mallory Fagan et al | 15919 / 51131 / 15920, being 66.78 acres of land out of Block Numbers 61 and 62 and the platted streets adjoining said Blocks on revised map of the Town of Carbon, Eastland County, Texas Account #06960021400000000000/06960021500000000000/06960021500001000000 Judgment Through Tax Year: 2017 | \$26,000.00 |
| 12 | TX-16-04501 | The County of Eastland, Texas v Jace Hubbard | being Lots 1, 2 and 3 less the South 5' of Lot 3, City Park Subdivision, Block 128, Eastland County, Texas (Instrument #2010-001946, Official Public Records) Account #06880163000000000000 / 4030 Judgment Through Tax Year: 2017 | \$3,500.00 |

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|-------|--------------------|---|--|------------|
| 13 | TX-16-04527 | The County of Eastland, Texas v Kim Sharp | being Lots 4, 5, and 6, Block 12, John M. Gholson Addition, City of Ranger, Eastland County, Texas (Instrument #2228-254 & 2228-250, Official Public Records) Account #21145000100000000000 / 52941 Judgment Through Tax Year: 2017 | \$3,500.00 |
| 14 | TX-17-04556 | The County of Eastland, Texas v Bill Jacobs et al | being the South 1/2 of Lots 5-6, Block M, College Heights, Eastland County, Texas (Vol. 2569, Page 148, Official Public Records) Account #05440003400000000000 / 5221 Judgment Through Tax Year: 2017 | \$7,500.00 |
| 15 | TX-17-04567 | The County of Eastland, Texas v Evelyn Jurney | All of Lots 1 & 2, Block 8, Byrens-Riddle Addition, City of Ranger, Eastland County, Texas (Volume 1874, Page 205, Official Public Records) Account #21341000100000000000 / 53409 Judgment Through Tax Year: 2017 | \$6,000.00 |
| 16 | TX-17-04581 | The County of Eastland, Texas v Jackie Beth West et al | being Lots 9 and 10, Block 78, Subdivision 2, Original Townsite of the Town of Cisco, Eastland County, Texas (Instrument #2010-003295, Official Public Records) Account #06880085000000000000 / 3998 Judgment Through Tax Year: 2017 | \$4,500.00 |
| 17 | TX-17-04637 | The County of Eastland, Texas v Bruce H. Smith et al | being a 150' x 115' tract of land out of the North 1/2 of Lot 2, Block 104 of the Original Townsite of the Town of Cisco, Eastland County, Texas (Vol. 1757, Page 66, Official Public Records) Account #06880119000000000000 / 6050 Judgment Through Tax Year: 2017 | \$2,500.00 |
| 18 | TX-17-04637 | The County of Eastland, Texas v Bruce H. Smith et al | being that portion of Lot 1, Block 97, City of Cisco, Eastland County, Texas (Vol. 1524, Page 1, Official Public Records) Account #06880136100000000000 / 3507 Judgment Through Tax Year: 2017 | \$5,410.00 |

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|-------|--------------------|---|---|------------|
| 19 | 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 | \$5,500.00 |
| 20 | TX-17-04681 | The County of Eastland, Texas v Fidencia Mayo et al | being Lot 6, Block 10, Daugherty Addition to the City of Eastland, and the South 15' of Lot 8, Block 10, Daugherty Addition, Eastland County, Texas (Vol. 1459, Page 114, Official Public Records) Account #05600064000000000000/12266 Judgment Through Tax Year: 2017 | \$3,500.00 |
| 21 | TX-18-04690 | The County of Eastland, Texas v Gary Brooks et al | being Lot 4, Block 63, City of Cisco, Eastland County, Texas (Vol. 2089, Page 227, Official Public Records) Account #06880073700000000000 / 48340 Judgment Through Tax Year: 2017 | \$3,500.00 |
| 22 | 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 |
| 23 | 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 |
| 24 | 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 |

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|-------|--------------------|---|--|------------|
| 25 | TX-16-04477 | The County of Eastland, Texas v Virginia Tucker et al | <p>the West 44' of Lots 14, 16 and 18, Block 33, Daugherty's Addition to the City of Eastland, Eastland County, Texas (Vol. 1850, Page 15, Official Public Records)</p> <p>Account #05600031200000000000/12608</p> <p>Judgment Through Tax Year: 2015</p> | \$2,500.00 |