DELINQUENT TAX SALE - COUNTY OF ERATH AND BLUFF DALE INDEPENDENT SCHOOL DISTRICT, ERATH COUNTY, TEXAS
December 1, 2026 at **10:00 AM**
Courthouse Steps

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 Erath County Tax Office.** 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.

If you have any questions, you may contact our office in Stephenville at (254) 334-1504.

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 DECEMBER 1, 2026:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	24CVDC-00040	County of Erath, Texas v Pedro Colunga, et al	Lot 1A, Block 23, City of Dublin Addition, Erath County, Texas (Volume 1367, Page 902, Deed Records, Erath County, Texas), 111 N Shamrock St, Dublin, Texas Account #R000035056 Judgment Through Tax Year: 2024 **Approximate Address: 111 N Shamrock St**	$12,000.00
2	24CVDC-00133	County of Erath, Texas v Galen Godwin, et al	Being the Southerly 50 feet of Lots 62 and 63 of the Belmont Addition to the City of Stephenville, Erath County, Texas (Volume 693, Page 292, Official Public Records, Erath County, Texas), 814 Washington Account #R000028696 Judgment Through Tax Year: 2024 **Approximate Address: 814 Washington**	$8,900.0
3	24CVDC-00193	County of Erath, Texas v Alejandro Andrade, et al	Being .172 acres, more or less, out of the J.B. Liles 131 acre Subdivision of the Moses Holland 500 acre Subdivision of the William Thomas Survey, Abstract 753, Erath County, Texas (Volume 1205, Page 114, Official Public Records, Erath County, Texas), 450 County Road 340, Dublin, Texas 76446-5614 Account #R000057893 Judgment Through Tax Year: 2025 **Approximate Address: 450 County Road 340**	$2,600.00
4	25CVDC-00031	County of Erath, Texas v Juan D. Chavez, et al	2.450 acres, more or less, being part of Lot 15, La Sombra Estates Subdivision, Erath County, Texas (Volume 1033, Page 140 of the Official Public Records, Erath County, Texas), 2227 Private Road 1317 (off RM 219), Dublin, Texas Account #R000038228 Judgment Through Tax Year: 2024 **Approximate Address: 2227 Private Road 1317**	$3,200.00
5	25CVDC-00076	Bluff Dale Independent School District v William Farris Phillips	5.042 acres, more or less, being Tract 811, Mountain Lakes Addition, Section 3, a subdivision in Erath County, Texas, according to the map or plat thereof, recorded in Cabinet 'A', Slide 31, Plat Records of Erath County, Texas. Account #R000068963 Judgment Through Tax Year: 2025 **Approximate Address: Jimmy Houston Way**	WITHDRAWN
6	25CVDC-00151	County of Erath, Texas v A.H. Brackeen, et al	Being 0.50 acres, more or less, out of the W.C. Kenny Survey, Abstract 1025, Erath County, Texas (Volume 312, Page 319, and Volume 382, Page 367 of the Official Public Records, Erath County, Texas), Off SH 108 Account #R000065764 Judgment Through Tax Year: 2025 **Approximate Address: Off State Highway 108**	$3,200.00
7	25CVDC-00156	County of Erath, Texas v Karla Carranza	Lot 6, Block 3, City of Alexander, Erath County, Texas (Volume 1380, Page 772 of the Deed Records, Erath County, Texas), 119 CR 448 Account #R000037727 Judgment Through Tax Year: 2024 **Approximate Address: 119 County Road 448**	$1,200.00
8	25CVDC-00156	County of Erath, Texas v Karla Carranza	A 1960 Manufactured Home Only located on Lot 6, Block 3, City of Alexander Addition, Erath County, Texas, 119 CR 448 Account #R000074180 Judgment Through Tax Year: 2024 **Approximate Address: 119 County Road 448**	$900.00
9	25CVDC-00284	County of Erath, Texas v Matthew Ryan Decker, et al	Being 1.00 acre, more or less, out of the Felix Catonnet Survey, Abstract 151, Erath County, Texas (Instrument No. 2016-01405 of the Official Public Records, Erath County, Texas, and Probate #P09860), CR 239 & FM 1824 Account #R000017030 Judgment Through Tax Year: 2025 **Approximate Address: County Road 239 & FM 1824**	$3,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	25CVDC-00284	County of Erath, Texas v Matthew Ryan Decker, et al	Being 120.00 acres, more or less, out of the Richard Disney Survey, Abstract 212, Erath County, Texas (Instrument No. 2016-01404 of the Official Public Records, Erath County, Texas), 1039 CR 232 Account #R000017873 Judgment Through Tax Year: 2025 **Approximate Address: 1039 County Road 232**	$1,900.00
11	CV36089	County of Erath, Texas v Leonardo R. Morales	Lot 14, Block 19, Northside Addition to the City of Dublin, Erath County, Texas (Volume 990, Page 287 and Volume 988, Page 728, and Document #2024-03194 of the Deed Records, Erath County, Texas), 429 Highland Ave, Dublin, Texas Account #R000036632 Judgment Through Tax Year: 2025 **Approximate Address: 429 Highland Ave**	$28,500.00
12	CV37310	County of Erath v Marie Cervantes	A Manufactured Home only, 1983, Chief, Label #TEX0269037, Serial #883456S48949, located on part of Lot 4, Block 18, City of Dublin, Erath County, Texas, 374 N Davies St, Dublin, Texas Account #R000061634 Judgment Through Tax Year: 2021 **Approximate Address: 374 N Davies St**	$2,400.00