

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

February 6, 2024 at 10:00 am

Eastland County Courthouse, 100 W. Main, Eastland, 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. 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 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. 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. 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 (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 Eastland at (254) 629-3538.

*****THIS LIST IS SUBJECT TO CHANGE. PLEASE CHECK WITH THE APPRAISAL DISTRICT PRIOR TO SALE FOR ANY CHANGES IN AVAILABILITY. *****

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 FEBRUARY 6, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX-18-04689	The County of Eastland, Texas v Rafael Tello Linares et al	Being the West 100' of the Mid 160' of the North 1/2 of Tract 2, Block 120, Subdivision 4, (100' x 125"), Original Townsite of the Town of Cisco, Eastland County, Texas (Vol. 2655, Page 204, Official Public Records) Account #06830158300000000000 / 4943 Judgment Through Tax Year: 2022 Approximate Address: 704 E. 13th St., Cisco	\$4,300.00
2	TX2004950	Eastland County Appraisal District v Kalvin Douglas et al	Being Lots 1 & 2, Block 1, Original Town of Carbon, Eastland County, Texas (Instrument #2020-002095, Official Public Records) Account #0696000010000000000000000001 / 15803 Judgment Through Tax Year: 2022 Approximate Address: 100 Ave. I., Carbon	\$910.00
3	TX2104974	Eastland County Appraisal District v Ruth Boner	A .56 acre tract, more or less, out of Abstract 423, S.J. Robinson Survey, Eastland County, Texas (Vol. 1997, Page 150, Official Public Records) Account #0042300260000000000000 / 14539 Judgment Through Tax Year: 2022 Approximate Address: 135 Co Rd 452, Eastland	\$6,100.00
4	TX2205067	Eastland County Appraisal District v Martin Daniels et al	Being 0.5688 Acres of land, more or less, out of part of Section 5, Block 6, ETRR Co. Survey, Abstract No. 111, Eastland County, Texas (Volume 1704, Page 273 of the Official Public Records, Eastland County, Texas), Account #0011100280000000000000 / 14472 Judgment Through Tax Year: 2022 Approximate Address: 131 Old US Hwy 80, Olden	\$1,700.00
5	23-067-DCTX-05147	Eastland County Appraisal District v Tabatha Romero	Lots 2 & 3, Block 11, Chastain Addition to the City of Eastland, Eastland County, Texas (Document #2019-001680 of the Deed Records, Eastland County, Texas) Account #0542000470000200000000/68995 Judgment Through Tax Year: 2022 Approximate Address: 1320 S. Bryens, Eastland	\$1,800.00