

**DELINQUENT TAX SALE - EASTLAND COUNTY APPRAISAL DISTRICT AND GORMAN INDEPENDENT SCHOOL DISTRICT, EASTLAND COUNTY, TEXAS**

**September 2, 2025 at 10:00 AM**

**Eastland County Courthouse**

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 \_\_\_\_\_**. 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.
9. A person purchasing property at the tax sale MUST present to the officer conducting the tax sale a written statement from the \_\_\_\_\_ Tax Office that the purchaser does not owe any delinquent taxes to the County or any school district or city in the County. A purchaser will NOT receive a deed to the property purchased at the tax sale until the written statement is presented to the officer (Section 34.015, Texas Tax Code).

If you have any questions, you may contact our office in Eastland at (254) 629-3538.

**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 SEPTEMBER 2, 2025:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	23-067-DCTX-05192	Eastland County Appraisal District v Timothy Larkin et al	Being Lot 7, Block 17, Hodges Oak Park Addition to the City of Ranger, County of Eastland County, Texas (Document #2015-002728 of the Official Public Records, Eastland County, Texas), 713 Paige Account #2045300010000000000000 / 53428 Judgment Through Tax Year: 2023	\$1,000
2	23-067-DCTX-05192	Eastland County Appraisal District v Timothy Larkin et al	Being Lot 2, Block 1, Hodges- Young- Rawls Addition to the City of Ranger, Eastland County, Texas (Document #2016-000446 of the Official Public Records, Eastland County, Texas), 411 W Main St Account #2011300010000000000000000001 / 53852 Judgment Through Tax Year: 2023	\$2,400
3	23-067-DCTX-05198	Eastland County Appraisal District v Paula Barker et al	Being 1.700 Acres of land out of and part of 8.1361 Acre Tract in Lot 19 of the J.M. Brownson's Subdivision of the William Van Norman Survey, Abstract 545, Eastland County, Texas (Instrument #2013-002830 of the Official Public Records, Eastland County, Texas), 135 County Road 603 Account #005450380000020000010000001/65776 Judgment Through Tax Year: 2024	\$16,900
4	23-067-DCTX-05203	Eastland County Appraisal District v Barbara J. Smith	Being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 of the Jarboe Subdivision of the East part of Block 69, Daugherty's Addition to the City of Eastland, Eastland County, Texas (Instrument #2010-001554 of the Official Public Records, Eastland County, Texas), 1705 W Commerce Account #0622000030000000000000/12778 Judgment Through Tax Year: 2024	\$630
5	23-067-DCTX-05203	Eastland County Appraisal District v Barbara J. Smith	Being Lot 54 known as E.E. Earp Tr., Gray Addition to the City of Gorman, Eastland County, Texas (Volume 2508, Page 231, Official Public Records, Eastland County, Texas) Account #0592000100000000000000/14907 Judgment Through Tax Year: 2024	\$70
6	23-067-DCTX-05237	Eastland County Appraisal District v Kinley Lee et al	18.667 Acres, more or less, consisting of 3.996 Acres out of the Samuel Sandifer Survey, Abstract no. 442, 3.876 Acres out of the BBB& C RR Co Survey no. 2, Abstract 663, 10.795 Acres out of Francis Blundell Survey, Abstract no. 10, Eastland County, Texas (Tract 1 of Instrument #2021-001042 of the Official Public Records, Eastland County, Texas) Account #22294000100000000000000000001/221440001000000000000000000001/2025300010000000000000000001 52805/53743/53744 Judgment Through Tax Year: 2024	\$4,900
7	23-067-DCTX-05237	Eastland County Appraisal District v Kinley Lee et al	2 Acres, more or less, out of a 15 Acre tract located in the Frances Blundell Survey, Abstract 10, Eastland County, Texas (Tract 2 of Instrument #2021-001042 of the Official Public Records, Eastland County, Texas), 903 Wayland Account #202540002000000000000000000001/53742 Judgment Through Tax Year: 2024	\$5,100
8	24-067-DCTX-05255	Eastland County Appraisal District v Maria C. Esquivel et al	Being 50' by 127 1/2' of Lot 1, Block 87 in the City of Cisco, Eastland County, Texas (First Tract: Volume 1745, Page 279 of the Official Public Records, Eastland County, Texas), 706 W 4th St Account #0688009090000000000000 / 3662 Judgment Through Tax Year: 2024	\$3,600
9	24-067-DCTX-05255	Eastland County Appraisal District v Maria C. Esquivel et al	Being a parcel of land out of the Northwest corner of the East 1/2 of Lot 7, Block 76, City of Cisco, Eastland County, Texas (Second Tract: Volume 1745, Page 279 of the Official Public Records, Eastland County, Texas) Account #0688008350000000000000 / 16943 Judgment Through Tax Year: 2024	\$360
10	24-067-DCTX-05304	Eastland County Appraisal District v Benito Martinez, et al	The East 106' of Lot 14, and Lots 16 and 18, Block 33 of the Daugherty Addition to the City of Eastland, Eastland County, Texas (Document No. 2018-003298, Official Public Records, Eastland County, Texas), 806 W Plummer St, Eastland, Texas 76448-2543 Account #0560003110000000000000 / 12607 Judgment Through Tax Year: 2023	<b>WITHDRAWN</b>
11	24-067-DCTX-05304	Eastland County Appraisal District v Benito Martinez, et al	Lots 30 and 31 of the E.A. Hill Subdivision of Block -G/3 of the City of Eastland, Eastland County, Texas (Document No. 2012-000811, Official Public Records, Eastland County, Texas), 803 S Halbryan St, Eastland, Texas 76448-3543 Account #0610000270000000000000 / 13370 Judgment Through Tax Year: 2023	\$2,500

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	24-067-DCTX-05317	Eastland County Appraisal District v Kim E. McDaniel, et al	Being Lots 11 and 12, Block 10, Original Town of Ranger, Eastland County, Texas (Document No. 2018-000795, Official Public Records, Eastland County, Texas), 320 Mesquite St, Ranger, Texas 76470-1928 Account #2082000010000000000000 / 53360 Judgment Through Tax Year: 2024	<b>WITHDRAWN</b>
13	24-067-DCTX-05324	Eastland County Appraisal District v Benrich Investment Group, LLC, et al	Being a 2004 Anniversary Manufactured Home, 28' X 66', Label #PFS0852896/7, Serial #TXFL412A44034AV12 and TXFL412B44034AV12, Eastland County, Texas, 1204 E 16th St, Cisco, Texas 76437-4508 Account #0574000032000400000000 / 66810 Judgment Through Tax Year: 2024	\$9,100
14	24-067-DCTX-05324	Eastland County Appraisal District v Benrich Investment Group, LLC, et al	Being a 2008 Pinehurst Manufactured Home, 28' x 56', Label #HWC0397996/7, Serial #CSS009950TXA/B, Eastland County, Texas, 1202 E 16th St, Cisco, Texas 76437-4508 Account #0574000320000600000000 / 66811 Judgment Through Tax Year: 2024	\$7,500
15	24-067-DCTX-05324	Eastland County Appraisal District v Benrich Investment Group, LLC, et al	Being a 2002 Champ Manufactured Home, 28' x 52', Label #PFS0734585/6, Serial #12335671A/B, Eastland County, Texas, 1206 E 16th St, Cisco, Texas 76437-4508 Account #0574000320000200000000 / 66809 Judgment Through Tax Year: 2024	\$6,300
16	24-067-DCTX-05324	Eastland County Appraisal District v Benrich Investment Group, LLC, et al	Being Lots 3-6, N/2 of lots 7 & 8, Block 9, in the Elfrehtham Heights Addition to the City of Cisco, Eastland County, Texas (Instrument No. 2013-003358, Official Public Records S&E Instrument No. 2022-001133, Official Public Records), 1603 Walnut Ave, Cisco, Texas 76437-4545 Account #0574000320000000000000 / 5884 Judgment Through Tax Year: 2024	\$6,000
17	25-067-DCTX-05369	Eastland County Appraisal District v Jose Alejandro Montano	Lots 9 through 13, Block 6, Neblett Addition to the City of Eastland, Eastland County, Texas (Volume 1635, Page 258 and Volume 1806, Page 119 of the Official Public Records, Eastland County, Texas), 411 S High Account #0670000410000000000000 / 9762 Judgment Through Tax Year: 2024	\$2,300
18	25-067-DCTX-05369	Eastland County Appraisal District v Jose Alejandro Montano	A Manufactured Home Only, Label Unknown, Serial Unknown, located in the City of Eastland, Eastland County, Texas, 411 S High (South) Account #0670000410000100000000 / 67682 Judgment Through Tax Year: 2024	\$2,000
19	25-067-DCTX-05369	Eastland County Appraisal District v Jose Alejandro Montano	A Manufactured Home Only, Label #TEX0102118, Serial #N61227, City of Eastland, Eastland County, Texas, 411 S High (North) Account #0670000410000200000000 / 61434 Judgment Through Tax Year: 2024	\$1,900
20	25-067-DCTX-05370	Eastland County Appraisal District v Cara Ann Lummus, et al	Lot 3 and the East 40' of Lot 4, Block 4, Hodges Oak Park Addition to the City of Ranger, Eastland County, Texas (Instrument No. 2021-002497 of the Official Public Records, Eastland County, Texas), 610 W Main St Account #2111300010000000000000000001 / 52990 Judgment Through Tax Year: 2024	\$4,400
21	TX-19-04788	The County of Eastland, Texas v Joane Riley et al	being Lots 10, 11 and 12, Block 2, Burger 2nd Edition, City of Ranger, Eastland County, Texas (Instrument No. 2016-002856, Official Public Records, Eastland County, Texas) Account #0530000120000000000000000001/1883 Judgment Through Tax Year: 2023	\$6,100
22	TX2305127	Eastland County Appraisal District v Robert Earl Harris et al	Being 75' X 93' out of the South 1/2 of the Northwest 1/4 of Section 28, BBB & C. Ry. Co. Survey, Abstract 1029, Eastland County, Texas (Volume 1143, Page 284 of the Official Public Records, Eastland County, Texas) Account #0102901300000000000000 / 460 Judgment Through Tax Year: 2024	\$7,880
23	TX2305139	Eastland County Appraisal District v Terri Davis et al	Being Lots 8, 9 & 20, Block B, Harrell Sikes Addition, City of Eastland, Eastland County, Texas (Volume 1983, Page 99 of the Official Public Records, Eastland County, Texas), 1504 S Seaman St Account #0730000230000000000000 / 14121 Judgment Through Tax Year: 2024	\$4,400

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
24	24-067-DCTX-05347	Eastland County Appraisal District v Robert Glen Vaughn	1.00 acre, more or less, out of Section 13, Block 3, Abstract 39, BBB & CRR Co., Eastland County, Texas (Volume 1436, Page 244, of the Official Public Records, Eastland County, Texas), 206 County Rd 275 Account #00039004800000000000000000000001/1500 Judgment Through Tax Year: 2024	\$2,200
25	TX-15-04449	The County of Eastland, Texas v Rebecka Pantoja et al	being 66' by 100' out of Block -E/3, City of Eastland, Eastland County, Texas (Vol. 2593, Page 9, Official Public Records) Account #0694005530000000000000 / 14418 Judgment Through Tax Year: 2018	\$4,500
26	23-067-DCTX-05213	Eastland County Appraisal District v Enrique Rodriquez et al	Being Lots 3, 4, 5, & 6, Block 28, Hodges Oak Park Addition to the City of Ranger, Eastland County, Texas (Volume 1848, Page 156 of the Official Public Records, Eastland County, Texas) Account #2000400010000000000000/2159300010000000000000/ 53269/53270 Judgment Through Tax Year: 2023	\$1,500
27	23-067-DCTX-05234	Eastland County Appraisal District v Frank Grabs et al	Being a tract of land 145' X 116' out of the Southeast corner of Lot 2, Block II in the Town of Gorman, Eastland County, Texas (Instrument #2021-002131 of the Official Public Records, Eastland County, Texas) Account #0692001730000000000000/15088 Judgment Through Tax Year: 2023	\$6,400
28	TX2105005	Eastland County Appraisal District v Laura Huerta, Individually & DBA ZJ's Ranch Cafe	Being the North 1/2 of Lot 14, Block 13, Original Townsite of Gorman, Eastland County, Texas (Instrument #2019-002512 of the Official Public Records, Eastland County, Texas) Account #0692000710000000000000/13675 Judgment Through Tax Year: 2023	\$13,700
<p align="center"><b><u>RESALES</u></b>  <b><u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u></b>  <b><u>PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></b></p>				
29	TX-17-04592	The County of Eastland, Texas v Thomas H. Hennington, Jr. et al	Being 1.00 Acre, more or less, out of the Frances Blundell Survey, Abstract 10, Eastland County, Texas. (Volume 850, Page 117 of the Deed Records S&E Volume 1925, Page 273 of the Official Public Records, Eastland County, Texas.) Account #0001000500000000000000 / 59967 Bid in Trust 6/5/2018 Judgment Through Tax Year: 2017	\$4,500
30	TX2205080	Eastland County Appraisal District v Kathy Justice et al	Being a Henslee Manufactured Home Only, 12' X 50', Label #TXS0599300, Serial #5018077X1V, Eastland County, Texas Account #0011101320000000000000/63099 Bid in Trust 6/6/2023 Judgment Through Tax Year: 2022	\$500