

**DELINQUENT TAX SALE
CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY
TAYLOR COUNTY, TEXAS**

**June 6, 2017 at 10:00 a.m.
Taylor County Courthouse, 300 Oak, Abilene, 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 Central Appraisal District of Taylor County. 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 Abilene at (325) 672-4870.

PROPERTIES TO BE SOLD ON JUNE 6, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	10579-D	Central Appraisal District of Taylor County v Richard Homeyer	14.2 acres, more or less, Lot 38, Hi-View Ranch, Taylor County, Texas (Vol. 1913, Page 16, Official Public Records) Account #12949 Judgment Through Tax Year: 2015 Approximate Address: 342 C County Road 606	\$4,500.00
2	10627-D	Central Appraisal District of Taylor County v William D. Lester et al	Lot 3, Block A, Section 2, Mesquite Forest Estate Addition, City of Abilene, Taylor County, Texas (Vol. 2723, Page 732, Official Public Records) Account #39049 Judgment Through Tax Year: 2016 Approximate Address: 4750 Kevin Ct	\$6,000.00
3	10738-D	Central Appraisal District of Taylor County v Michael R. Dokey	the North 100' of the East 150' of Block 8, College Addition, City of Merkel, Taylor County, Texas (Document #940-10, Official Public Records) Account #22657 Judgment Through Tax Year: 2015 Approximate Address: 411 Taylor	\$5,800.00
4	10779-D	Central Appraisal District of Taylor County v Joe Howard et al	the East 90' of Lots 1 and 2, Block B, Johnston's Subdivision of Lot 1, Block 200, Original Townsite of the Town of Abilene, Taylor County, Texas (Document #2005-09, Official Public Records) Account #51436 Judgment Through Tax Year: 2016 Approximate Address: 701 N. 12th	\$1,350.00
5	10779-D	Central Appraisal District of Taylor County v Joe Howard et al	West 50' of Lots 1 & 2, Block B, Johnstons Subdivision of Lot 1, Block 200, Original Town of Abilene, Taylor County, Texas (2005-09 of the Official Public Records) Account #00000051313 Judgment Through Tax Year: 2016 Approximate Address: 717 N. 12th	\$750.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	10855-D	Central Appraisal District of Taylor County v Jane Lenaa Cornish	16' x 76' Manufactured Home, Label #NTA0418632, Serial #ALS35740, Taylor County, Texas Account #89245 Judgment Through Tax Year: 2016 Approximate Address: 5850 Hartford, Lot 79	\$3,800.00
7	10856-D	Central Appraisal District of Taylor County v Luther Lee Smith, III	Lot 3 and the West 16' of Lot 2, and the North 1/2 of alley less street, Block 21, College Heights Addition, City of Abilene, Taylor County, Texas (Document #10266-12, Official Public Records) Account #49886 Judgment Through Tax Year: 2016 Approximate Address: 1641 N. 17th	\$6,000.00
8	10965-D	Central Appraisal District of Taylor County v H. B. Herring	GUITAR EARL B 70013067-000 000952889 R .0089280000 1 MID-CON ENERGY/MIRACLE (TANNEHILL) 0.008928 R AGENT: 997 523704 Use: G1, RRC LEASE NO.: 13067, DISTRICT 7B, TAYLOR COUNTY, TEXAS Account #952889 Judgment Through Tax Year: 2016 Approximate Address: N/A	\$993.00
9	26499-B	Central Appraisal District of Taylor County v Ruben Hernandez et al	Lot 1, Block A, Continuation 1, Thomas Barrett Subdivision, City of Abilene, Taylor County, Texas (Document #20238-08, Official Public Records) Account #27776 Judgment Through Tax Year: 2015 Approximate Address: 1940 Roosevelt	\$3,500.00
10	26501-B	Central Appraisal District of Taylor County v Barbara Gertrud Clowdis	Lot 3, Block C, Continuation 1, Westwood Addition, City of Abilene, Taylor County, Texas (Vol. 496, Page 331, Deed Records) Account #31368 Judgment Through Tax Year: 2016 Approximate Address: 1465 Briarwood	\$8,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	26652-B	Central Appraisal District of Taylor County v Mary Elizabeth Guglielmetti	Lot 6, Block C, Hughes Subdivision of Lot 4, Block 204, Original Townsite of the Town of Abilene, Taylor County, Texas (Volume 1773, Page 797, Official Public Records) Account #57588 Judgment Through Tax Year: 2015 Approximate Address: 1042 Beech	\$2,500.00
12	26754-B	Central Appraisal District of Taylor County v Marisela Ramos	Lot 7, Block C, Section 1, Holiday Hills Addition, City of Abilene, Taylor County, Texas (Vol. 1844, Page 390 of the Official Public Records) Account #54242 Judgment Through Tax Year: 2015 Approximate Address: 5142 Capitol	\$2,000.00
13	26890-B	Central Appraisal District of Taylor County v Larry Bilbrey	Lot 3, Bob Salyer Subdivision of the Northwest part of Lot 3, Block 21, Scott Hwy Addition, City of Abilene, Taylor County, Texas (Document #15629-14, Official Public Records) Account #43121 Judgment Through Tax Year: 2016 Approximate Address: 249 Clyde St	\$4,000.00
14	48632-A	Central Appraisal District of Taylor County v Mark Dimitrijevic	Lots 33 and 34, Block 20, Sears Park Addition, City of Abilene, Taylor County, Texas (Vol. 3254, Page 736, Official Public Records) Account #22206 Judgment Through Tax Year: 2014 Approximate Address: 2549 Ambler	\$3,500.00
15	48910-A	Central Appraisal District of Taylor County v Gary Wilson et al	Lot 2, Hi-View Ranch, Taylor County, Texas (Document #15319-13, Official Public Records) Account #75180 Judgment Through Tax Year: 2015 Approximate Address: 149 County Road 606 Spur	\$2,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16	48999-A	Central Appraisal District of Taylor County v David B. Turner et al	<p>the West 60' of Lots 1 and 2, Block M, Pecan Park Addition, City of Abilene, Taylor County, Texas (Vol. 1220, Page 440, Deed Records)</p> <p>Account #30034</p> <p>Judgment Through Tax Year: 2016</p> <p>Approximate Address: 2510 N. 3rd</p>	\$6,000.00
17	49037-A	Central Appraisal District of Taylor County v David W. Biehl et al	<p>Lot 2, Block B, Cedar Hills Estates Addition, Taylor County, Texas (Volume 2092, Page 877, Official Public Records, Taylor County, Texas)</p> <p>Account #28862</p> <p>Judgment Through Tax Year: 2015</p> <p>Approximate Address: 126 County Road 644</p>	\$1,800.00
18	49095-A	Central Appraisal District of Taylor County v Donna Sharon Hawkins Kiser et al	<p>the West 1/2 of Lot 11, Section A, Mulberry Creek Estates Addition, Taylor County, Texas (Vol. 2826, Page 37, Official Public Records)</p> <p>Account #76562, 975579, 975578, 975580</p> <p>Judgment Through Tax Year: 2016</p> <p>Approximate Address: 339 Mulberry Rd</p>	\$3,500.00
19	49172-A	Central Appraisal District of Taylor County v Opal Mae Day	<p>Lot 17, Block 36, Sears Park Addition, City of Abilene, Taylor County, Texas (Vol. 675, Page 301, Deed Records)</p> <p>Account #61180</p> <p>Judgment Through Tax Year: 2016</p> <p>Approximate Address: 2001 Lillius</p>	\$990.00
20	49189-A	Central Appraisal District of Taylor County v Jose Louis Sanchez III et al	<p>the West 62' of Lots 1 and 2, Block 12, Lakeside Addition, City of Abilene, Taylor County, Texas (Document #2607-11, Official Public Records)</p> <p>Account #52180</p> <p>Judgment Through Tax Year: 2016</p> <p>Approximate Address: 2017 N. 9th</p>	\$1,240.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
21	49302-A	Central Appraisal District of Taylor County v Douglas Sims	<p>Lot 25, Block Y, Continuation of Section 5, Alameda Addition, City of Abilene, Taylor County, Texas (Document #17459-08, Official Public Records) Account #24199 Judgment Through Tax Year: 2015</p> <p>Approximate Address: 5317 Pueblo Dr.</p>	\$6,800.00
22	49302-A	Central Appraisal District of Taylor County v Douglas Sims	<p>Lot 27, Block X, Continuation of Section 5, Alameda Addition, City of Abilene, Taylor County, Texas (Vol. 2762, Page 448, Official Public Records) Account #21224 Judgment Through Tax Year: 2015</p> <p>Approximate Address: 5210 Pueblo Dr.</p>	\$2,800.00
23	49302-A	Central Appraisal District of Taylor County v Douglas Sims	<p>Part of Block H, McNairy Subdivison of Lot 2, Block 201, Original Town of Abilene (more particularly described in metes & bounds in Volume 3210, Page 146 of the Official Public Records) Account #13786 Judgment Through Tax Year: 2015</p> <p>Approximate Address: 1433 Mesquite</p>	\$1,125.00
24	49341-A	Central Appraisal District of Taylor County v Elida D. Trinidad	<p>Lot 29, and the North 1/2 of Lot 28, Block 20, Sears Park Addition, City of Abilene, Taylor County, Texas (Vol. 2537, Page 522, Official Public Records) Account #21714 Judgment Through Tax Year: 2015</p> <p>Approximate Address: 2121 Shelton</p>	\$1,114.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
25	49348-A	Central Appraisal District of Taylor County v Billy McGrew	<p>Lot 37, Block 34, Section 2, Green Acres Addition, City of Abilene, Taylor County, Texas (Document #6659-13, Official Public Records)</p> <p>Account #18791</p> <p>Judgment Through Tax Year: 2015</p> <p>Approximate Address: 3124 Ivy Lane</p>	\$2,500.00
26	49399-A	Central Appraisal District of Taylor County v Raymond Guzman	<p>Lot 2, Block B, Baldwin Subdivision of Lot 2, Block 204, Original Townsite of the Town of Abilene, Taylor County, Texas (Document #12656-10, Official Public Records)</p> <p>Account #36047</p> <p>Judgment Through Tax Year: 2015</p> <p>Approximate Address: 1441 Beech</p>	\$4,500.00
27	49492-A	Central Appraisal District of Taylor County v Darrell Jerone Jones	<p>Lots 2 and 3, and the North 10' of Lot 4, George McDaniel Subdivision of James Warfield Survey 86, City of Abilene, Taylor County, Texas (Document #11388-13, Official Public Records)</p> <p>Account #29518</p> <p>Judgment Through Tax Year: 2015</p> <p>Approximate Address: 1934 Victoria</p>	\$4,125.00
28	49563-A	Central Appraisal District of Taylor County v Connie Harris et al	<p>Lot 6, Block O, Haynes Addition, City of Merkel, Taylor County, Texas (Vol. 916, Page 581, Deed Records)</p> <p>Account #36460</p> <p>Judgment Through Tax Year: 2016</p> <p>Approximate Address: 601 Haynes</p>	\$8,000.00
29	49608-A	Central Appraisal District of Taylor County v Gregory C. Morgan	<p>Lot 11, Block 7, Section H, Elmwood West Addition, City of Abilene, Taylor County, Texas (Document #14758-11, Official Public Records)</p> <p>Account #13254</p> <p>Judgment Through Tax Year: 2016</p> <p>Approximate Address: 234 Westridge</p>	\$4,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
30	26633-B	Central Appraisal District of Taylor County v Arnaldo G. Martinez et al	Lot 1, Block 9, Riverside Addition, City of Abilene, Taylor County, Texas (Vol. 1632, Page 971, Official Public Records) Account #19422 Judgment Through Tax Year: 2016 Approximate Address: 3249 S. 5th	\$5,000.00