

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

**September 5, 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 SEPTEMBER 5, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	09592-D	Central Appraisal District of Taylor County v Larry Lambert	<p>Lot 34, Block G, Cont Section 1, Holidays Hills Addition, City of Abilene, Taylor County, Texas (Volume 2031, Page 748 of the Official Public Records)</p> <p align="center">Account #73682 Judgment Through Tax Year: 2016</p> <p align="center">APPROXIMATE ADDRESS: 5409 N. 9TH</p>	\$990.00
2	10611-D	Central Appraisal District of Taylor County v Ally Financial, Inc.	<p>Lot 23, Block 6, Section 2, Wyndrock Addition, City of Abilene, Taylor County, Texas (Document #16769-14, Official Public Records)</p> <p align="center">Account #70802 Judgment Through Tax Year: 2016</p> <p align="center">APPROXIMATE ADDRESS: 3202 WENWOOD</p>	\$9,000.00
3	10743-D	Central Appraisal District of Taylor County v Ruby Ann Runnels	<p>Lot 8, Block L, A.J. Eders, Replat of the E/2 of Blocks J & K & the W/2 of Blocks L & H of the replat of Western Heights Addition, City of Abilene, Taylor County, Texas (Document #16438-15, Official Public Records)</p> <p align="center">Account #72624 Judgment Through Tax Year: 2016</p> <p align="center">APPROXIMATE ADDRESS: 933 FANNIN</p>	\$6,000.00
4	10813-D	Central Appraisal District of Taylor County v Shawn Herbert Earl Olson et al	<p>Lot 4, and the South 1/2 of Lot 3, Block 7, Original Townsite of the Town of Trent, Taylor County, Texas (Vol. 2607, Page 1, Official Public Records)</p> <p align="center">Account #22701 Judgment Through Tax Year: 2015</p> <p align="center">APPROXIMATE ADDRESS: 318 N. MAIN, TRENT</p>	\$1,800.00
5	10889-D	Central Appraisal District of Taylor County v Quana Regina Coombs et al	<p>Lot 4, Wise Subdivision of Lot 5, Block 185, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 1834, Page 352, Official Public Records)</p> <p align="center">Account #66407 Judgment Through Tax Year: 2016</p> <p align="center">APPROXIMATE ADDRESS: 625 JEANETTE</p>	\$3,150.00
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TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	26511-B	Central Appraisal District of Taylor County v Robert Fry et al	Lot 43, Block 7, Section 2, Wyndrock Addition, City of Abilene, Taylor County, Texas (Vol. 1909, Page 571, Official Public Records) Account #75722 Judgment Through Tax Year: 2015 APPROXIMATE ADDRESS: 3249 WENWOOD	\$6,000.00
7	26543-B	Central Appraisal District of Taylor County v Melissa Harris Kute	Lots 11 & 12, Block 15, Peter Noble Subdivision of College Addition, City of Merkel, Taylor County, Texas (Document #8623-15, Official Public Records) Account #74940 Judgment Through Tax Year: 2015 APPROXIMATE ADDRESS: 201 THORNTON	\$7,900.00
8	26786-B	Central Appraisal District of Taylor County v Tommy McAlister	the West 1/2 of Lot 4, Block 24, College Heights Addition, City of Abilene, Taylor County, Texas (Document #20983-12, Official Public Records) Account #53668 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 1657 SIMMONS	\$2,800.00
9	49342-A	Central Appraisal District of Taylor County v Connie R. Morris et al	the West 120' of the East 370' of the North 100' of Lot 1, Barr Subdivision of Block 26, North Park Addition, City of Abilene, Taylor County, Texas (Vol. 2385, Page 420, Official Public Records) Account #69077 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 1800 JEFFERIES	\$7,000.00
10	49342-A	Central Appraisal District of Taylor County v Connie R. Morris et al	the West 120' of the East 370' of the North 100' of Lot 2, Barr Subdivision of Block 26, North Park Addition, City of Abilene, Taylor County, Texas (Vol. 2385, Page 420, Official Public Records) Account #69203 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 1792 JEFFERIES	\$480.00
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TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	49346-A	Central Appraisal District of Taylor County v Emilio C. Flores, Jr. et al	<p>Lot 8, and the South 20' of G.E. Risley Subdivision of Lots 1, 2, 3, 14 and 15, Block 6, North Park Addition, City of Abilene, Taylor County, Texas (Vol. 2344, Page 238, Official Public Records)</p> <p>Account #16513 Judgment Through Tax Year: 2016</p> <p>APPROXIMATE ADDRESS: 2442 N. TREADAWAY</p>	\$1,800.00
12	49346-A	Central Appraisal District of Taylor County v Emilio C. Flores, Jr. et al	<p>Part of Lot 3 and part of alley, West of Hwy, Block 6, North Park Addition, City of Abilene, Taylor County, Texas (Vol. 2344, Page 238, Official Public Records)</p> <p>Account #62070 Judgment Through Tax Year: 2016</p> <p>APPROXIMATE ADDRESS: 2418 N. TREADAWAY</p>	\$9,500.00
13	49346-A	Central Appraisal District of Taylor County v Emilio C. Flores, Jr. et al	<p>the North 36' of Lots 1 and 2, and part of Lot 3, West of Hwy, Block E, Morningside Addition, City of Abilene, Taylor County, Texas (Vol. 2344, Page 238, Official Public Records)</p> <p>Account #17771 Judgment Through Tax Year: 2016</p> <p>APPROXIMATE ADDRESS: HARDY ST.</p>	\$1,500.00
14	49408-A	Central Appraisal District of Taylor County v Freddie Thomas	<p>Lots 2 and 3, Boyce Addition, City of Merkel, 83' strip on Orange Street, Taylor County, Texas (Vol. 1997, Page 783, Official Public Records)</p> <p>Account #38031 Judgment Through Tax Year: 2016</p> <p>APPROXIMATE ADDRESS: ORANGE ST., MERKEL</p>	\$1,594.00
15	49408-A	Central Appraisal District of Taylor County v Freddie Thomas	<p>Lot 1, Boyce Addition, City of Merkel, 83' strip on Walnut Street, Taylor County, Texas (Vol. 1997, Page 783, Official Public Records)</p> <p>Account #37915 Judgment Through Tax Year: 2016</p> <p>APPROXIMATE ADDRESS: WALNUT, MERKEL</p>	\$154.00
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TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16	49564-A	Central Appraisal District of Taylor County v Cory D. Bruce	Lot 3, Block 4, Abilene Heights Addition, City of Abilene, Taylor County, Texas (Document #14491-14, Official Public Records) Account #53884 Judgment Through Tax Year: 2015 APPROXIMATE ADDRESS: 842 E.N. 12TH	\$2,000.00
17	49564-A	Central Appraisal District of Taylor County v Cory D. Bruce	Lots 3, 3A and 4, Block 19, T.C. Campbell's Replat of College Drive Addition, City of Abilene, Taylor County, Texas (Document #1774-15, Official Public Records) Account #74095 Judgment Through Tax Year: 2015 APPROXIMATE ADDRESS: 257 COLLEGE	\$3,800.00
18	49625-A	Central Appraisal District of Taylor County v Patsy L. Varnell	Lot 22, Block 21, Arthur Sears Park Addition, City of Abilene, Taylor County, Texas (Vol. 2126, Page 31, Official Public Records) Account #24929 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 2033 GREEN	\$990.00
19	10968-D	Central Appraisal District of Taylor County v Christopher S. Daughtery	Lot 23, Block 32, Continuation Section 2, Green Acres Addition, City of Abilene, Taylor County, Texas (Volume 818, Page 450 of the Official Public Records) Account #73355 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 3333 VOGEL	\$5,200.00
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