

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

**December 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 DECEMBER 5, 2017:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	10742-D	Central Appraisal District of Taylor County v Kenneth McConnico	Lot 14, Block 4, Section 1, Green Acres Addition, City of Abilene, Taylor County, Texas (Document #17128-11, Official Public Records) <b>Account #63051</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1773 MIMOSA</b>	\$12,000.00
2	10808-D	Central Appraisal District of Taylor County v Truman Ell Smith et al	Lot 13, Block H, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Vol. 881, Page 352, Deed Records) <b>Account #45794</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1410 SHELTON</b>	\$4,500.00
3	10890-D	Central Appraisal District of Taylor County v Kevin T. Kohler et al	Lots 27 & 28, Block 20, Original Town of Tye, Taylor County, Texas (Document #15262-10, (Save & Except Lot 26) of the Official Public Records, Taylor County, Texas) <b>Account #52995</b> Judgment Through Tax Year: 2015  <b>Approximate Address: 241 COKE</b>	\$2,000.00
4	10892-D	Central Appraisal District of Taylor County v Hector Eustacio Gloria et al	0.2 acres, more or less, L. Bowerman Survey No. 83, out of Abstract 12, City of Abilene, Taylor County, Texas (Document #15066-10, Official Public Records) <b>Account #19527</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 3814 GRAPE</b>	\$1,307.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
5	10892-D	Central Appraisal District of Taylor County v Hector Eustacio Gloria et al	<p>IMPACT UNIT #3 TRACT 1 70030846 R .0025760000 1 SOJOURNER DRIL/POTTS LUCK ( TANNEHILL)  <b>Account #995240</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: N/A</b></p>	\$990.00
6	10892-D	Central Appraisal District of Taylor County v Hector Eustacio Gloria et al	<p>IMPACT UNIT #3 TRACT 2 70030846 R .0025760000 1 SOJOURNER DRIL/POTTS LUCK ( TANNEHILL)  <b>Account #996506</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: N/A</b></p>	\$391.00
7	10904-D	Central Appraisal District of Taylor County v Bill Boswell et al	<p>28' x 58', Town Manor Manufactured Home Label #NTA1032665 &amp; NTA1032666, Serial #TXCTC005325A &amp; B, Taylor County, Texas  <b>Account #90255</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 374 COUNTY RD 284</b></p>	\$1,900.00
8	10915-D	Central Appraisal District of Taylor County v Earl Ausborn et al	<p>Lot 7 and the North 1/2 of Lot 8, Block B, John J. Toombs Subdivision of Blocks A, B and C, Riney &amp; Hays Subdivision of Lot 2, Block 208, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 1223, Page 589, Deed Records)  <b>Account #13497</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1310 LOCUST</b></p>	\$3,500.00
9	10987-D	Central Appraisal District of Taylor County v Robert Vaughn Lane et al	<p>part of Lot 3, Block 22, Campus Addition as more particularly described by metes and bounds in that certain deed located in Document #2750-14, Taylor County, Texas (Document #2750-14, Official Public Records)  <b>Account #48889</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1950 SEWELL</b></p>	\$3,200.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	11059-D	Central Appraisal District of Taylor County v Tony Richard Barrera, Sr. et al	9.869 acres, more or less, out of Section 47, Block 1, S.P. R.R. Co. Survey, Taylor County, Texas (Instrument #178-13, Official Public Records) <b>Account #54310</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 138 COUNTY RD 127</b>	\$4,000.00
11	11153-D	Central Appraisal District of Taylor County v James Herrera	Lot 5, Block N, Richland Acres Addition, City of Abilene, Taylor County, Texas (Document #9166-13, Official Public Records) <b>Account #21971</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1434 MARSALIS</b>	\$7,800.00
12	25826-B	Central Appraisal District of Taylor County v Carl Wesson et al	Lot 114, Block K, Section 2, Country Village Addition, City of Abilene, Taylor County, Texas (Document #17340-11, Official Public Records, Taylor County, Texas) <b>Account #46278</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 5150 BRIDLE PATH</b>	\$21,000.00
13	26518-B	Central Appraisal District of Taylor County v Carrie B. Hamilton	Lot 10, Block 7, Continuation of Stevenson Park Addition, City of Abilene, Taylor County, Texas (Vol. 3008, Page 469, Official Public Records) <b>Account #57025</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 625 COCKERELL</b>	\$500.00
14	26622-B	Central Appraisal District of Taylor County v Glenda Angley et al	Lot 5, Block 127, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 2237, Page 800, Official Public Records) <b>Account #48683</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 634 SYCAMORE</b>	\$6,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	<b>26638-B</b>	Central Appraisal District of Taylor County v Fidel Flores	<p>Lot 15, Block A, E.M. Graham's Subdivision of the North 1/3 of Block A, J.F. Northington Addition, City of Abilene, Taylor County, Texas (Vol. 2103, Page 196, Official Public Records)</p> <p><b>Account #44057</b></p> <p>Judgment Through Tax Year: 2015</p> <p><b>Approximate Address: 934 CHESTNUT</b></p>	\$5,000.00
16	<b>26788-B</b>	Central Appraisal District of Taylor County v Laura Ramos	<p>Lot 32, Block G, Continuation, Section 1, Holiday Hills, City of Abilene, Taylor County, Texas (Vol. 2194, Page 660, Official Public Records)</p> <p><b>Account #73419</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 5357 N. 9TH</b></p>	\$2,100.00
17	<b>26809-B</b>	Central Appraisal District of Taylor County v William France et al	<p>Lot 35, Block B, Section 2, Sunlake Village Addition, City of Abilene, Taylor County, Texas (Volume 3340, Page 902, Official Public Records)</p> <p><b>Account #26503</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 3993 DEER RUN</b></p>	\$3,000.00
18	<b>26832-B</b>	Central Appraisal District of Taylor County v Rosa C. King	<p>Lot 3, Block O, Crescent Heights, City of Abilene, Taylor County, Texas (Vol. 999, Page 603 of the Deed Records, Taylor County, Texas)</p> <p><b>Account #64194</b></p> <p>Judgment Through Tax Year: 2015</p> <p><b>Approximate Address: 1717 SHELTON</b></p>	\$2,000.00
19	<b>26887-B</b>	Central Appraisal District of Taylor County v Jimmy Perez	<p>the East 45' of Lots 7 and 8, Block 159, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 2288, Page 851, Official Public Records)</p> <p><b>Account #32905</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1530 S. 6TH</b></p>	\$3,200.00

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20	26917-B	Central Appraisal District of Taylor County v Santiago Ramirez, Jr.	Lot 16, Block 29, Sears Park Addition, City of Abilene, Taylor County, Texas (Vol. 575, Page 437, Deed Records) <b>Account #40723</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1957 PARK</b>	\$281.00
21	26924-B	Central Appraisal District of Taylor County v James Trinidad Baucum et al	Lot 10, Block A, replat, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Vol. 2834, Page 332, Official Public Records) <b>Account #26879</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1234 BURGER</b>	\$4,000.00
22	26939-B	Central Appraisal District of Taylor County v Laura Alvarez	Lot 112, Block O, Section 3, Holiday Hills Addition, City of Abilene, Taylor County, Texas (Document #2210-11, Official Public Records) <b>Account #11653</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1142 N. ALAMEDA</b>	\$3,000.00
23	26950-B	Central Appraisal District of Taylor County v Jose Luis Bautista et al	Lot 34, Block G, Outlot 33, Arthel Henson Addition, City of Abilene, Taylor County, Texas (Vol. 2406, Page 377, Official Public Records) <b>Account #15087</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1717 GRAHAM</b>	\$2,000.00
24	48173-A	Central Appraisal District of Taylor County v Quana Coombs	Lot 12, J. M. Cunningham Subdivision of Block 2, Heyck Subdivision of Lot 1, Block 25, Harris Addition to the City of Abilene, Taylor County, Texas (Instrument Number 7048-13 of the Official Public Records, Taylor County, Texas) <b>Account #10629</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 1827 N. 7TH</b>	\$20,802.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
25	48173-A	Central Appraisal District of Taylor County v Quana Coombs	<p>Lot 8, South/2 of Lot 7 and 13 Sq Feet of the NE/Corner Lot 9, Block 4, Boulevard Park Addition to the City of Abilene, Taylor County, Texas (Instrument Number 11997-13 of the Official Public Records, Taylor County, Texas)</p> <p><b>Account #73573</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 417 SAYLES BLVD</b></p>	\$9,975.00
26	48173-A	Central Appraisal District of Taylor County v Quana Coombs	<p>Lot 10, Block 85, Original Town of Abilene, Taylor County, Texas (Instrument Number 17596-10 of the Official Public Records, Taylor County, Texas)</p> <p><b>Account #65943</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 517 BUTTERNUT</b></p>	\$8,470.00
27	48173-A	Central Appraisal District of Taylor County v Quana Coombs	<p>Lot 1, John Bowyers Subdivison of Lot 1, Block 185, City of Abilene, Taylor County, Texas (Volume 2891, Page 124 of the OPR, Taylor County)</p> <p><b>Account #58240</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1703 S. 3RD</b></p>	\$2,925.00
28	48173-A	Central Appraisal District of Taylor County v Quana Coombs	<p>Lot 3, Block D, Wise Subdivision of Lot 2, Block 207, OT Abilene, Taylor County, Texas (Instrument Number 10620-15 of the OPR)</p> <p><b>Account #64516</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 224 MEANDER</b></p>	\$2,800.00
29	48697-A	Central Appraisal District of Taylor County v Thomas Robert Wilson, Trustee of the Wilson Family Trust	<p>Lots 4 and 5, Block 13, Original Townsite of the Town of Halltown, Taylor County, Texas (Vol. 2683, Page 876, Official Public Records)</p> <p><b>Account #48207</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: FM 126</b></p>	\$910.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
30	49024-A	Central Appraisal District of Taylor County v James Turner et al	1995, 28' x 70', Green Hill Manufactured Home, Label # TEX0533545/46, Serial #TXFLS84A10032/TXFLS84B10032, Taylor County, Texas <b>Account #49833</b> Judgment Through Tax Year: 2014  <b>Approximate Address: 771 COUNTY RD 349</b>	\$2,800.00
31	49095-A	Central Appraisal District of Taylor County v Donna Sharon Hawkins Kiser et al	the West 1/2 of Lot 11, Section A, Mulberry Creek Estates Addition, Taylor County, Texas (Vol. 2826, Page 37, Official Public Records) <b>Account #76562/975579/975578/975580</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 339 MULBERRY</b>	\$3,900.00
32	49313-A	Central Appraisal District of Taylor County v Donald Ray Vernon et al	32' x 52', Pinehurst Manufactured Home, Label #HWC0347388 / HWC0347389, Serial #CSS005567TXA / CSS005567TXB, Taylor County, Texas <b>Account #972317</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 117 PILOT</b>	\$4,800.00
33	49574-A	Central Appraisal District of Taylor County v Paul Herrera et al	Lot 14, Block N, Western Heights Addition, City of Abilene, Taylor County, Texas (Vol. 3315, Page 885, Official Public Records) <b>Account #67811</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 890 SHELTON</b>	\$3,900.00
34	49595-A	Central Appraisal District of Taylor County v David Mallard	Lot 16, Block 29, Original Townsite of the Town of Merkel, Taylor County, Texas (Document #18564-10, Official Public Records) <b>Account #73984</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 112 ROSE</b>	\$3,800.00



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35	<b>49610-A</b>	Central Appraisal District of Taylor County v Kelly Palmour	<p>1.12 acre, more or less, out of Lot 15 and 16, Twin Creeks Subdivision, Block A, Taylor County, Texas (Document #13041-08, Official Public Records)  <b>Account #45221</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1397 SCARBROUGH</b></p>	\$3,000.00
36	<b>49717-A</b>	Central Appraisal District of Taylor County v Kent R. Ohlausen et al	<p>5.07 acres, more or less, out of an original 75.89 acre tract out of the William E. Vaughn Survey #106, out of Abstract 412, Taylor County, Texas (Vol. 3211, Page 51, Official Public Records)  <b>Account #65263</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 726 FM 89</b></p>	\$10,000.00
37	<b>49755-A</b>	Central Appraisal District of Taylor County v Marci Lynn Downing	<p>the North 50' of the South 250' of Lot 4, Block 10, Continuation of Campus Addition, adjoining McMurry College, Taylor County, Texas (Instrument #19353-09, Official Public Records)  <b>Account #30561</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1958 PORTLAND</b></p>	\$6,500.00
38	<b>26686-B</b>	Central Appraisal District of Taylor County v Elvira Trinidad et al	<p>the North 45' of Lot 38, Watson and Russell Subdivision of part of Lot 1, Block 208, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 1001, Page 646, Deed Records)  <b>Account #75740</b>  Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1217 PECAN</b></p>	\$7,000.00