

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

**March 5, 2019 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 MARCH 5, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	10113-D	Central Appraisal District of Taylor County v Angel Zambrano et al	<p>50.33 acres, more or less, Block 64, H & TC Ry Co. Survey 141, out of Abstract 135, Taylor County, Texas (Vol. 2573, Page 783 of the Official Public Records, SAVE & EXCEPT Document #5100-12, #17832-10, #17833-10) Account #102515 Judgment Through Tax Year: 2016</p> <p align="center">Approximate Address: 702 D, County Road 194</p>	\$3,000.00
2	10354-D	Central Appraisal District of Taylor County v John Johnson et al	<p>Lot 111, Block M, Section 3, Holiday Hills Addition, City of Abilene, Taylor County, Texas and a 16' X 76' Sierra Vista Manufactured Home (Vol. 3120, Page 614, Official Public Records), Account #11378 Judgment Through Tax Year: 2017</p> <p align="center">Approximate Address: 1333 Roma Lane</p>	\$2,900.00
3	11020-D	Central Appraisal District of Taylor County v Benjamin S. Sanchez et al	<p>the West 1/2 of Lots 11 and 12, Block 120, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 3155, Page 626, Official Public Records) Account #40628 Judgment Through Tax Year: 2017</p> <p align="center">Approximate Address: 1441 S. 2nd</p>	\$6,000.00
4	11060-D	Central Appraisal District of Taylor County v Alan R. Hicks et al	<p>being all of Lot 13 and 14, of the W.J. Bryan Subdivision of Lots 1 and 2, and the North 200.4' of lot 3, Block 19, B. Austin Survey #91, Taylor County, Texas (Vol. 1621, Page 326, Official Public Records), Account #66072 Judgment Through Tax Year: 2017</p> <p align="center">Approximate Address: 1741 S. 11th</p>	\$3,500.00
5	11102-D	Central Appraisal District of Taylor County v Acie Martin et al	<p>the South 44' of the North 88' of the East 140' of Lot 3, Block B, Jalonick 1st Addition, City of Abilene, Taylor County, Texas (Vol. 1592, Page 578, Official Public Records), Account #46943 Judgment Through Tax Year: 2017</p> <p align="center">Approximate Address: 1010 Poplar</p>	\$5,500.00
6	11134-D	Central Appraisal District of Taylor County v Troy Alpin et al	<p>Lot 14, Block G, Section 3, Alameda Addition, City of Abilene, Taylor County, Texas (Vol. 3258, Page 521, Official Public Records), Account #53227 Judgment Through Tax Year: 2017</p> <p align="center">Approximate Address: 5290 Questa</p>	\$3,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	11399-D	Central Appraisal District of Taylor County v Johnny Hill et al	1.45 acres, more or less, out of Abstract 232, Survey 23, W.W. Sills, Tract 1 McDonald, Taylor County, Texas (Document 2011-00011326, Official Public Records), Account #45835 Judgment Through Tax Year: 2017 Approximate Address: 4607 Pine	\$3,000.00
8	11400-D	Central Appraisal District of Taylor County v Cynthia Wheaton	.179 acres, Lot 115, Block B, Replat, Section 1, The Enclave at Heritage Parks, City of Abilene, Taylor County, Texas (Instrument #2012-1581, Official Public Records), Account #111640 Judgment Through Tax Year: 2017 Approximate Address: 3050 Founders Pl	\$4,000.00
9	11417-D	Central Appraisal District of Taylor County v Gary Don Smith	Lot 27, Hughes & Sayles Subdivision of Lots 7-12, Blocks D & E, Northington Addition, City of Abilene, Taylor County, Texas (Document #2017-00010920, Official Public Records), Account #62656 Judgment Through Tax Year: 2017 Approximate Address: 1371 Chestnut	\$3,000.00
10	11441-D	Central Appraisal District of Taylor County v William L. Phillips et al	Lot 4, Block 11, Southwest Park Addition, City of Abilene, Taylor County, Texas (Vol. 613, Page 502, Deed Records), Account #16531 Judgment Through Tax Year: 2017 Approximate Address: 1625 Barrow	\$4,000.00
11	11444-D	Central Appraisal District of Taylor County v Tinnia Louis Bass et al	North 57.25' of the East 86.06' of the South 207.25' and the North 50' of the West 71.5' of the South 200' of Lot 1, J.E. Grissom Subdivision of Fair Park Acres Addition, City of Abilene, Taylor County, Texas (Vol. 3257, Page 287, Official Public Records), Account #00000052039/000001002226 Judgment Through Tax Year: 2017 Approximate Address: 316 S. Mockingbird	\$5,500.00
12	48,731-A	Central Appraisal District of Taylor County v Jose L. Flores	Lot 21, less the East 5' of Block 4, Woodland Addition, City of Abilene, Taylor County, Texas (Document #16239-11, Official Public Records) Account #40993 Judgment Through Tax Year: 2013 Approximate Address: 2433 Fannin	\$2,900.00
13	49346-A	Central Appraisal District of Taylor County v Emilio C. Flores, Jr. et al	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) Account #16513 Judgment Through Tax Year: 2016 Approximate Address: 2442 N. Treadaway	\$2,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
14	49346-A	Central Appraisal District of Taylor County v Emilio C. Flores, Jr. et al	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) Account #17771 Judgment Through Tax Year: 2016 Approximate Address: Hardy St.	\$2,200.00
15	49800-A	Central Appraisal District of Taylor County v Jason May	Lot 1 of the Henry James Subdivision of Lots 1 and 2, Block A, Ledbetter Subdivision of the I & GN Ry Co. Lands, Taylor County, Texas (Vol. 3030, Page 218, Official Public Records), Account #73224 Judgment Through Tax Year: 2017 Approximate Address: 1502 Oak	\$1,904.00
16	49919-A	Central Appraisal District of Taylor County v Jessie Munoz et al	Lot 5, Block 143, Original Town of Abilene, Taylor County, Texas (Vol. 368, Page 52, Deed Records), Account #57939 Judgment Through Tax Year: 2017 Approximate Address: 410 Bois D Arc	\$700.00
17	49933-A	Central Appraisal District of Taylor County v Billy Lambert	25 acres, more or less, out of Lot 25, League 148, Grimes County School Land, out of Abstract 72, Taylor County, Texas (Vol. 2962, Page 671, Official Public Records) Account #38409 Judgment Through Tax Year: 2017 Approximate Address: 2274 FM 1235	\$3,500.00
18	49933-A	Central Appraisal District of Taylor County v Billy Lambert	Lot 1, West Bronco Ranchettes, a subdivision of 156.98 acres out of Lot 2, League 124, Section 16, Grimes School Land, Taylor County, Texas (Vol. 2702, Page 568, Official Public Records) Account #25632 Judgment Through Tax Year: 2017 Approximate Address: 1966 FM 1235	\$3,000.00
19	49937-A	Central Appraisal District of Taylor County v Robert B. Knapp et al	Lots 11 and 12, Block 159, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 983, Page 159, Deed Records), Account #33297 Judgment Through Tax Year: 2017 Approximate Address: 501 Peach	\$5,500.00
20	50049-A	Central Appraisal District of Taylor County v Dalton A. Brown et al	Lot 2, of the replat of B.A. Dowdy's replat of Maxwell Place, City of Abilene, Taylor County, Texas (Vol. 2411, Page 380, Official Public Records), Account #54449 Judgment Through Tax Year: 2017 Approximate Address: 174 Maxwell	\$765.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
21	26887-B	Central Appraisal District of Taylor County v Jimmy Perez	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) Account #32905 Judgment Through Tax Year: 2016 Approximate Address: 1530 S. 6th	\$3,500.00
22	27009-B	Central Appraisal District of Taylor County v Jose Angel Salazar et al	Lot 7, Block B, Section 1, Holiday Hills Addition, City of Abilene, Taylor County, Texas (Document #3275-16, Official Public Records) Account #49415 Judgment Through Tax Year: 2016 Approximate Address: 5142 Congress	\$2,800.00
23	27017-B	Central Appraisal District of Taylor County v Leonardo Valdez Puentes	Lot 31, Block 3, Continuation #1, Section 5, Radford Hills Addition, City of Abilene, Taylor County, Texas (Document #6374-13, Official Public Records) Account #73324 Judgment Through Tax Year: 2016 Approximate Address: 841 Canyon Ct	\$6,500.00
24	27094-B	Central Appraisal District of Taylor County v Sanky D. Flanagan et al	being a part of Lot 10, John J. Toombs Subdivision, out of Block 29, North Park Addition, City of Abilene, Taylor County, Texas (Vol. 1951, Page 15, Official Public Records) Account #26763 Judgment Through Tax Year: 2017 Approximate Address: 3460 Plum	\$2,000.00
25	27182-B	Central Appraisal District of Taylor County v Aaron A. Ashlock	Lot 32, Block K, Section 4, Lytle Shores South Addition to the City of Abilene, Taylor County, Texas (Document #702-10, Official Public Records), Account #43334 Judgment Through Tax Year: 2017 Approximate Address: 3666 Georgetown	\$4,800.00
26	27198-B	Central Appraisal District of Taylor County v Linda J. Bell et al	Lot 4, Block 8, Continuation, Stevenson Park Addition, City of Abilene, Taylor County, Texas (Vol. 816, Page 797, Deed Records), Account #57876 Judgment Through Tax Year: 2017 Approximate Address: 713 Cockerell	\$5,500.00
27	27290-B	Central Appraisal District of Taylor County v Ronald Howard	Lot 37, Block O, Section 3, Holiday Hills Addition, City of Abilene, Taylor County, Texas (Vol. 3224, Page 696, Official Public Records), Account #11701 Judgment Through Tax Year: 2017 Approximate Address: 1025 Harmony	\$2,400.00

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28	27290-B	Central Appraisal District of Taylor County v Ronald Howard	Lot 38, Block O, Section 3, Holiday Hills Addition, City of Abilene, Taylor County, Texas (Vol. 3224, Page 696, Official Public Records), Account #11703 Judgment Through Tax Year: 2017 Approximate Address: 1017 Harmony	\$2,400.00
29	27295-B	Central Appraisal District of Taylor County v Melissa Arevalo	Lot H of the J.B. Ely Subdivision of Lots 18, 19, and 20, Heyck's Subdivision of Lot 1, Block 25, Harris Addition to the City of Abilene, Taylor County, Texas (Instrument #2016-6863), Account #72789 Judgment Through Tax Year: 2017 Approximate Address: 1833 N. 8th	\$2,100.00
30	27314-B	Central Appraisal District of Taylor County v Allan Neil Lockett	Lot 8, Block 2, Pasadena Heights, an Addition to the City of Abilene, Taylor County, Texas (Volume 3316, Page 535, and Vol. 3316, Page 531, Official Public Records), Account #24633 Judgment Through Tax Year: 2017 Approximate Address: 1733 Pasadena	\$1,500.00
31	27335-B	Central Appraisal District of Taylor County v Wendell Moore et al	the North 65.25 feet of Lot 1, Block 11, Continuation of Campus Addition, City of Abilene, Taylor County, Texas (Document #14528-09, Official Public Records), Account #31964 Judgment Through Tax Year: 2017 Approximate Address: 1702 Portland	\$5,500.00
32	27335-B	Central Appraisal District of Taylor County v Wendell Moore et al	the South 17.8 feet of Lot 13 and the North 38.4 feet of Lot 14, Block P, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Document #16309-07, Official Public Records), Account #70144 Judgment Through Tax Year: 2017 Approximate Address: 1541 Westmoreland	\$2,800.00
33	27354-B	Central Appraisal District of Taylor County v Moses Gonzales	Lot 17, Block 32, Sears Park Addition, City of Abilene, Taylor County, Texas (Vol. 3080, Page 632, Official Public Records), Account #44776 Judgment Through Tax Year: 2017 Approximate Address: 2108 Sears Blvd	\$2,000.00
34	27365-B	Central Appraisal District of Taylor County v Mary Jimenez	undivided interest 66.66% in Lot 8, and the South 15' of Lot 9, Motz & Curtis Subdivision of part of Lot 3, Block 179, Original Town of Abilene, Taylor County, Texas (Instrument #11074-15, Official Public Records), Account #1001797 Judgment Through Tax Year: 2017 Approximate Address: 818 Cedar	\$3,800.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
35	27369-B	Central Appraisal District of Taylor County v Sandra Paquin	Lot 16 and the North 32-1/2' of Lot 15, Block B, Johnstons Subdivision of Lot 2, Block 205, Original Townsite of the Town of Abilene, Taylor County, Texas (Document #2016-00014812, Official Public Records), Account #68200 Judgment Through Tax Year: 2017 Approximate Address: 435 Victoria	\$4,500.00
36	27369-B	Central Appraisal District of Taylor County v Sandra Paquin	Lot 13 and the North 28' of Lot 14, Block 22, College Dr Replat, City of Abilene, Taylor County, Texas (Document #2016-00014813, Official Public Records), Account #11767 Judgment Through Tax Year: 2017 Approximate Address: 1457 Austin	\$3,900.00
37	11180-D	Central Appraisal District of Taylor County v Isabel R. Esparza et al	the North 21.2' of Lot 7 and the South 31.3' of Lot 6, Block B, Arthel Henson Addition, City of Abilene, Taylor County, Texas (Vol. 3372, Page 969, Official Public Records), Account #72486 Judgment Through Tax Year: 2017 Approximate Address: 1434 Lillius	\$17,000.00