

IN-TRUST PROPERTIES SALE

CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY
TAYLOR COUNTY, TEXAS

Jury Assembly Room / First Floor of Taylor County Courthouse / 300 Oak St / Abilene, Texas

March 5, 2019 ----- 10:00 A.M.

Due to security measures at the courthouse, please arrive 30 minutes prior to the time of the sale to go thru the security equipment.

GENERAL INFORMATION REGARDING THE TAX SALE

The following is important information regarding the property to be offered for sale. You must carefully read this information and evaluate these facts in light of your anticipated use of the property.

1. The property will be offered at public auction and the highest bid, based on oral bids will be submitted to the taxing units for approval. The rules covering auctions generally will apply. Purchasers must pay for their property with cash or a check payable to the Central Appraisal District of Taylor County at 1534 So. Treadaway. A \$38.00 fee for recording your deed will be added to each bid.

2. The amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher, and sums less than the given figure cannot be accepted.

3. This sale is based on the judicial foreclosure of the statutory property tax liens on the property.

4. Liens on the property due to municipal liens including, but not limited to mowing, demolition, & etc., may or may not be released. Check with the County Clerk's Office and/or the City Hall where the property is located for this information.

5. Purchasers at this sale will receive a deed which is without warranty, express or implied.

6. All property purchased at this sale may be subject to a statutory right of redemption. This redemption period began on the date the Sheriff's deed was filed for record in the County Clerk's office. Purchasers have the right of possession during the redemption period. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 days right of redemption for all other property.

7. Anyone having a legal interest in the property at the time of this sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Property Tax Code.

8. Since purchasers will have a deed without warranty, a policy of title insurance may be difficult to obtain.

9. It will be necessary for the bidders to satisfy themselves concerning location of the property on the ground prior to the sale. Maps and plats of these properties are on file in the office of the County Clerk and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. **The approximate property address reflected herein is the address on the tax records and may or may not be completely accurate.**

10. A bidder at the sale must be registered at the time the sale begins with the person conducting the sale.

If you have questions or need additional information, you may contact our Abilene office at 325-672-4870 or the Central Appraisal District of Taylor County. From the taylor-cad.org website buyers may access the Abilene Map Server to locate the properties.

TAYLOR COUNTY IN-TRUST PROPERTIES SALE

March 5, 2019

PROPERTY TO BE SOLD

1	26686-B	Central Appraisal District of Taylor County v Elvira Trinidad et al	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) Account #75740 Judgment Through Tax Year: 2016 Approximate Address: 1217 PECAN	\$900.00
2	26683-B	Central Appraisal District of Taylor County v Kenneth L. Cash et al	Lot 5, Block 5, Western Hills Addition, City of Abilene, Taylor County, Texas (Vol. 1625, Page 55, Official Public Records) Account #57736 Judgment Through Tax Year: 2016 Approximate Address: 333 CHAPEL HILL RD	\$1,500.00
3	26573-B	Central Appraisal District of Taylor County v Arthur James Traylor et al	Lot 11, Block H, Outlot 33, Arthel Henson Addition, City of Abilene, Taylor County, Texas (Vol. 1440, Page 245, Deed Records) Account #16640 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1558 GRAHAM	\$500.00

4	27159-B	Central Appraisal District of Taylor County v Dora Stephanie Hawkins et al	undivided 50% interest, Lot 10, Mulberry Creek Estates, Taylor County, Texas (Vol. 2826, Page 37, Official Public Records) Account #975575/975576/975574 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 341 MULBERRY	\$2,600.00
5	49495-A	Central Appraisal District of Taylor County v Andrew C. Bennett et al	Lot 100, McKenzie Subdivision of Johnstons Subdivision of Lot 1, Block 163, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 1298, Page 167, Deed Records) Account #46884 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 617 S. 7TH	\$4,500.00
6	11019-D	Central Appraisal District of Taylor County v Stephanie Cantu et al	Lot 6, Block 36, Sears Park Addition, City of Abilene, Taylor County, Texas (Vol. 1914, Page 499, Official Public Records) Account #59672 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 2133 LILLIUS	\$1,320.00
7	11111-D	Central Appraisal District of Taylor County v James L. Callaway et al	Lot 5, Block 2, Sayles Subdivision of Lot 5, Block 1, Fair Park Acres, an addition to the City of Abilene, Taylor County, Texas (Vol. 957, Page 983, Deed Records), Account #10941 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 310 SAMMONS	\$1,450.00

8	11442-D	Central Appraisal District of Taylor County v John B. Butler	<p>Lot 10, E.S. Hughes out of the Thomas Sayles Subdivision of Lots 7-12, Sayles & Hughes Subdivision, Block D & E, Northington Addition, City of Abilene, Taylor County, Texas (Vol. 1716, Page 377, Official Public Records), Account #60404 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 1370 OAK</p>	\$1,890.00
9	49414-A	Central Appraisal District of Taylor County v Bernard Blair et al	<p>Lot 26, Block D, Section 11, Elmwood West Addition, City of Abilene, Taylor County, Texas (Document #455-16, Official Public Records) Account #72997 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 1329 S. JEFFERSON</p>	\$3,653.00
10	27196-B	Central Appraisal District of Taylor County v Rosary Gifford	<p>Lot 4 & 5, John Sayles Subdivision of Lot 2, Block 208, Original Townsite, City of Abilene, Taylor County, Texas (Vol. 2105, Page 638, Official Public Records), Account #16279/16403 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 1366 & 1374 LOCUST</p>	\$1,500.00