

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

**June 5, 2018 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 5, 2018:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	48704-A	Central Appraisal District of Taylor County v Tommie Diltz James et al	Lot 9, Block 2, Original Townsite of the Town of Merkel, Taylor County, Texas (Vol. 1749, page 482, Official Public Records) <b>Account #46770</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 306 Lamar</b>	\$560.00
2	48704-A	Central Appraisal District of Taylor County v Tommie Diltz James et al	Lot 10, Block 2, Original Townsite of the Town of Merkel, Taylor County, Texas (Vol. 778, Page 984, Deed Records) <b>Account #46902</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 306 Lamar</b>	\$1,400.00
3	49280-A	Central Appraisal District of Taylor County v L.D. Tedford et al	Lot 4, Block 5, Scott Highway Place Addition, City of Abilene, Taylor County, Texas (Vol. 448, Page 199, Deed Records) <b>Account #16135</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 2829 S. 2nd</b>	\$4,000.00
4	49303-A	Central Appraisal District of Taylor County v Stanley Booker	Lot 1, Block 60, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 2846, Page 142, Official Public Records) <b>Account #42882</b> Judgment Through Tax Year: 2015  <b>Approximate Address: 302 Willow</b>	\$3,500.00
5	49519-A	Central Appraisal District of Taylor County v Debra Diaz et al	Lot 13, Block C, Section 1, Park Plaza Addition, City of Abilene, Taylor County, Texas (Vol. 912, Page 52, Deed Records) <b>Account #31581</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 426 N. Bowie</b>	\$3,800.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	49572-A	Central Appraisal District of Taylor County v Jayson Williams et al	<p>Lots 11 and 12, Block 44, Original Townsite of the Town of Merkel, Taylor County, Texas (Vol. 2677, Page 664, Official Public Records)</p> <p><b>Account #20252</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 301 Rose</b></p>	\$2,000.00
7	49572-A	Central Appraisal District of Taylor County v Jayson Williams et al	<p>Lots 9 and 10, Block 44, Original Townsite of the Town of Merkel, Taylor County, Texas (Vol. 3342, Page 284, Official Public Records)</p> <p><b>Account #20112</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 307 Rose</b></p>	\$1,500.00
8	49572-A	Central Appraisal District of Taylor County v Jayson Williams et al	<p>Lot 3, Block M, Bette's Heights, City of Merkel, Taylor County, Texas (Document #15319-15, Official Public Records)</p> <p><b>Account #60994</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: El Paso St.</b></p>	\$1,050.00
9	49576-A	Central Appraisal District of Taylor County v Young Bartley Dick	<p>39.29 acres, more or less, J.W. McDonald Survey 59, out of Abstract 574, Taylor County, Texas (Vol. 2584, Page 405, Official Public Records)</p> <p><b>Account #19374</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 241 County Rd 150</b></p>	\$2,000.00
10	49599-A	Central Appraisal District of Taylor County v Dorothy McKinzie et al	<p>the North 180' of the South 658.24' of the East 155' of the West 15' of the East 155' of the South 758.26' of Block 25, North Park Addition, City of Abilene, Taylor County, Texas (Vol. 1437, Page 502, Deed Records)</p> <p><b>Account #41232</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 3110 Hickory</b></p>	\$2,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	49659-A	Central Appraisal District of Taylor County v Oscar Gonzales, Jr. et al	<p>Lot 1, Block 2, J.B. Collins Subdivision of Part of Block 26, North Park Addition, City of Abilene, Taylor County, Texas (Vol. 2683, Page 396, Official Public Records)</p> <p><b>Account #014774</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 2141 Jameson</b></p>	\$2,000.00
12	49901-A	Central Appraisal District of Taylor County v Dallas Dye	<p>Lot 5, and the West 11' of Lot 6, D.A. Winter's Subdivision, part of the W.G. Cannon Survey, City of Abilene, Taylor County, Texas (Document #13204-08, Official Public Records)</p> <p><b>Account #62152</b></p> <p>Judgment Through Tax Year: 2017</p> <p><b>Approximate Address: 1733 N. 8th</b></p>	\$2,500.00
13	26010-B	Central Appraisal District of Taylor County v John D. Carey et al	<p>the South 75' of the West 140' of Lot 3, Block 22, Campus Addition, City of Abilene, Taylor County, Texas (Vol. 2654, Page 673, Official Public Records)</p> <p><b>Account #49285</b></p> <p>Judgment Through Tax Year: 2015</p> <p><b>Approximate Address: 1957 Matador</b></p>	\$5,000.00
14	26683-B	Central Appraisal District of Taylor County v Kenneth L. Cash et al	<p>Lot 5, Block 5, Western Hills Addition, City of Abilene, Taylor County, Texas (Vol. 1625, Page 55, Official Public Records)</p> <p><b>Account #57736</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 333 Chapel Hill Rd</b></p>	\$4,400.00
15	26881-B	Central Appraisal District of Taylor County v Jimmy R. Ellison	<p>Lot 12 of the replat of Lots 5-7, Block 12, Country Club Addition Replat, City of Abilene, Taylor County, Texas (Vol. 1769, Page 744, Official Public Records)</p> <p><b>Account #21535</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 3325 Waverly Ave</b></p>	\$3,500.00

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16	<b>26916-B</b>	Central Appraisal District of Taylor County v Juan F. Martinez et al	<p>Lot 24, Preston's Subdivision of Lot 4, Block 25, Ham's Addition, City of Abilene, Taylor County, Texas (Vol. 2368, Page 857, Official Public Records)</p> <p><b>Account #22711</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 2123 Parramore</b></p>	\$1,500.00
17	<b>26949-B</b>	Central Appraisal District of Taylor County v Manuela Estrada	<p>the East 65' of Lot 6 and the East 65' of the South 1/2 of Lot 5, Block 1, Gilmacher's Subdivision of Lot 2, Block 200, Original Townsite of the Town of Abilene, Taylor County, Texas (Document #2993-15, Official Public Records)</p> <p><b>Account #56239</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 934 N. 11th</b></p>	\$1,500.00
18	<b>26986-B</b>	Central Appraisal District of Taylor County v Mary E. Sanchez et al	<p>Lot 2, Block 4, Pasadena Heights Addition, City of Abilene, Taylor County, Texas (Vol. 3289, Page 797, Official Public Records)</p> <p><b>Account #32202</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 360 Northway Dr.</b></p>	\$1,500.00
19	<b>27092-B</b>	Central Appraisal District of Taylor County v Martin Jasso et al	<p>the North 65' of Lots 25, 26, &amp; 27, John Preston Subdivision of Lot 4, Block 25, Harris Addition, City of Abilene, Taylor County, Texas (Vol. 2370, Page 59, Deed Records)</p> <p><b>Account #22983</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 758 Kirkwood</b></p>	\$2,500.00
20	<b>10004-D</b>	Central Appraisal District of Taylor County v Sharon Leslie Mize et al	<p>Lot 36, Block 5, Section 5, Northwood Addition, City of Abilene, Taylor County, Texas (Volume 857, Page 430 of the Deed Records, Taylor County, Texas)</p> <p><b>Account #64244/1002629</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 1801 Westwood</b></p>	\$3,500.00

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21	<b>10,183-D</b>	Central Appraisal District of Taylor County v Richard D. Ellis et al	<p>Lot 42, replat of part of Block 30, Section 5, Brookhollow Addition, City of Abilene, Taylor County, Texas (Volume 2370, Page 730, Official Public Records, Taylor County, Texas)</p> <p><b>Account #38823</b></p> <p>Judgment Through Tax Year: 2014</p> <p><b>Approximate Address: 2434 Crescent</b></p>	\$4,500.00
22	<b>11085-D</b>	Central Appraisal District of Taylor County v Mauro Ortiz et al	<p>Lots 6, 7 and 8, Block 2, C.B. Webb's Subdivision of Block C, Anderson Addition, City of Abilene, Taylor County, Texas (Document #16671-15, Official Public Records)</p> <p><b>Account #15961</b></p> <p>Judgment Through Tax Year: 2017</p> <p><b>Approximate Address: 1742 Butternut</b></p>	\$11,500.00
23	<b>11156-D</b>	Central Appraisal District of Taylor County v E. Betty Leniger et al	<p>1998 Riverbend Manufactured Home, Label # PFS0511168, Serial #PFS0511168, 16' x 76', Taylor County, Texas</p> <p><b>Account #986786</b></p> <p>Judgment Through Tax Year: 2017</p> <p><b>Approximate Address: 310 Arnold, Lot 10</b></p>	\$5,000.00
24	<b>11184-D</b>	Central Appraisal District of Taylor County v David Wesley Kelsey et al	<p>Being a 1.38 acre tract of land, more or less, out of and a part of 17.66 acres out of the L. Bowerman Survey 83, Taylor County, Texas (Vol. 1545, Page 200, Deed Records)</p> <p><b>Account #19644</b></p> <p>Judgment Through Tax Year: 2016</p> <p><b>Approximate Address: 3900 Old Anson Rd</b></p>	\$2,000.00
25	<b>11189-D</b>	Central Appraisal District of Taylor County v Michael Lee St. Clair et al	<p>the East 2/3 of Lot 6, Block 163, J.S. Johnson Subdivision of the Original Town of Abilene, Taylor County, Texas (Vol. 3314, Page 981, Official Public Records)</p> <p><b>Account #47628</b></p> <p>Judgment Through Tax Year: 2017</p> <p><b>Approximate Address: 742 Cherry</b></p>	\$3,500.00

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26	<b>11247-D</b>	Central Appraisal District of Taylor County v Antonio C. Garcia et al	Lot 4, Block Q, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Document #17291-15, Official Public Records) <b>Account #71260</b> Judgment Through Tax Year: 2016  <b>Approximate Address: 2518 N. 18th</b>	\$2,000.00