

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

**June 4, 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 and 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 4, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	49663-A	Central Appraisal District of Taylor County v Fidel Alcala et al	South 119.7' of the West 46' of Lot 1, Block 1, Sayles and Hughes Subdivision of Block 11, B. Austin Survey #91, City of Abilene, Taylor County, Texas (Vol. 3328, Page 437, Official Public Records), Account #1002616/30231 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 2716 ROBERTS	\$3,500.00
2	49732-A	Central Appraisal District of Taylor County v Andrew Cortez	Lot 5, Block D, Wise Subdivision, Outlot 2, Block 207, Original Town of Abilene, Taylor County, Texas (Instrument #14106-14, Official Public Records), Account #64779 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 210 MEANDER	\$3,500.00
3	49754-A	Central Appraisal District of Taylor County v Alvin Clifford Andrews	Lot 20, Block H, Section 2, Hunters Creek Addition, City of Abilene, Taylor County, Texas (Vol. 1885, Page 91, Official Public Records), Account #25864 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 2997 CHIMNEY ROCK	\$8,000.00
4	49920-A	Central Appraisal District of Taylor County v Mary Francis Grice et al	Lot 3, Block 4, Elmwood West Addition, Section J, City of Abilene, Taylor County, Texas (Vol. 2471, Page 913, Official Public Records), Account #23215 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 4218 S 7TH	\$24,500.00
5	50011-A	Central Appraisal District of Taylor County v David L. Hutton	Lot 9, Block 20, of .1467 acres of the Lakeside Addition, City of Abilene, Taylor County, Texas (Document #2015-00008939, Official Public Records), Account #64686 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1041 KIRKWOOD	\$1,278.00
6	50051-A	Central Appraisal District of Taylor County v Cleo Lang et al	Lot 3, Block 189, Lambeth & Porter Subdivision, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 244, Page 365, Deed Records) Account #75788 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1001 PECAN	\$2,800.00
7	50057-A	Central Appraisal District of Taylor County v Roy David Townsend	0.13 acres, more or less, out of the Northeast quarter of Asbt. 1640, Section 55, Blind Asylum Lands, Taylor County, Texas (Volume 899, Page 283, Deed Records), Account #19626 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: ELMDALE RD	\$1,692.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	50066-A	Central Appraisal District of Taylor County v Edward Blake et al	Lots 1 and 1-A, Block 1, T.C. Campbell's Replat of College Drive Addition, City of Abilene, Taylor County, Texas (Document #2014-0012364, Official Public Records), Account #55895 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1241 PLUM	\$3,000.00
9	50084-A	Central Appraisal District of Taylor County v John A. Martin	Lot 16, Block 35, Arthur Sears Park Addition, City of Abilene, Taylor County, Texas (Volume 1176, Page 473, Deed Records), Account #56461 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 2010 LILLIUS	\$1,320.00
10	50084-A	Central Appraisal District of Taylor County v John A. Martin	Lot 17, Block 35, Arthur Sears Park Addition, City of Abilene, Taylor County, Texas (Volume 1176, Page 473, Deed Records), Account #56592 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 2002 LILLIUS	\$1,320.00
11	50092-A	Central Appraisal District of Taylor County v Joseph Donald Lattimore, et al	Lot 7, Block B, Section 1, Alameda Addition, City of Abilene, Taylor County, Texas (Instrument No. 2015-00018326, Official Public Records), Account #22483 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 5238 LAMESA	\$17,500.00
12	50210-A	Central Appraisal District of Taylor County v Linda Cortinez Lopez	the West 93' of Lot 6, Leon Stevenson Subdivision of 20.66 acres out of Leonard Bowerman Survey 3, City of Abilene, Taylor County, Texas (Vol. 2099, Page 57, Official Public Records), Account #57237 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1642 ROOSEVELT	\$3,692.00
13	26884-B	Central Appraisal District of Taylor County v Tonya Ledbetter et al	34.656 acres, more or less, out of Robert Turner Survey 25, out of Abstract 327, City of Abilene, Taylor County, Texas, Account #36835 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 2950 SHIRLEY RD	\$31,000.00
14	27068-B	Central Appraisal District of Taylor County v Lionel Jimenez et al	Lot 25, Block B, Replat of Western Heights Addition, City of Abilene, Taylor County, Texas (Document #14877-13, Official Public Records) Account #41781 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 618 FORREST AVE	\$5,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	27216-B	Central Appraisal District of Taylor County v Bobby L. Barbee et al	0.247 acres, more or less, out of a 163 acre tract of land of the South part of Lot 2, Middle Subdivision, Jose Gabo Survey 128, out of Abstract 80, Taylor County, Texas (Vol. 2983, Page 54, Official Public Records), Account #971873 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: W. I-20	\$2,500.00
16	27250-B	Central Appraisal District of Taylor County v Eleanor C. Romine	50% undivided interest into the North 22.5 feet of Lot 5 and the South 14.5 feet of Lot 6, Block J, Western Heights Addition, City of Abilene, Taylor County, Texas (Vol. 3288, Page 602, Official Public Records), Account #110285 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 1029 N. MOCKINGBIRD	\$2,500.00
17	27254-B	Central Appraisal District of Taylor County v Kenneth McFarland et al	Lot 5, Block F of John Touhy Subdivision of Lots 3 and 4, Block 208, City of Abilene, Taylor County, Texas (Vol. 1040, Page 468, Deed Records), Account #25412 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 1389 PECAN	\$2,025.00
18	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lots 4 and 5, Block 19, J.C. Replat of College Drive Addition, City of Abilene, Taylor County, Texas (Vol. 3278, Page 289, Official Public Records), Account #74213 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 265 COLLEGE	\$3,000.00
19	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 8, Block 13, College Heights Addition, City of Abilene, Taylor County, Texas (Document #17721-07, Official Public Records), Account #44222 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 1458 N. 18TH	\$2,000.00
20	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	West 51' of the East 102' of Lot 7 and 8, Block 1, Lakeside Addition, City of Abilene, Taylor County, Texas (Document #17720-07, Official Public Records), Account #38134 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 1806 N. 11TH	\$2,500.00
21	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 18, 2nd Revision Humphreys Village Addition, city of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #31277 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: ESTELLE WY	\$200.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
22	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 19, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #31409 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$200.00
23	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 20, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #31528 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
24	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 21, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #31662 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
25	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 22, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-216, Official Public Records), Account #31790 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
26	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 23, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #31925 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
27	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 24, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #32051 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
28	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 25, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #32177 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
29	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 26, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document 1193-16, Official Public Records), Account #32301 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
30	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 27, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #32434 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
31	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 28, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #32560 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
32	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 29, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #32732 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
33	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 44, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #34811 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
34	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 45, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #34939 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
35	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 46, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #35080 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
36	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 47, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #35228 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
37	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 48, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #35361 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
38	27316-B	Central Appraisal District of Taylor County v Thomas C. Cheek	Lot 49, 2nd Revision, Humphreys Village Addition, City of Merkel, Taylor County, Texas (Document #11493-16, Official Public Records), Account #35499 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: CRAIG DR	\$150.00
39	27337-B	Central Appraisal District of Taylor County v Richard Copeland et al	Lot 25, Block C, Northwest Park Addition, City of Abilene, Taylor County, Texas (Vol. 2704, Page 766, Official Public Records), Account #21903 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 2759 CLINTON	\$5,900.00
40	27451-B	Central Appraisal District of Taylor County v Charles J. Overby et al	the North 130' of Lot 10, Block B, Jalonick's Addition, City of Abilene, Taylor County, Texas (Vol. 371, Page 216, Deed Records), Account #49094 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 1441 S. 9TH	\$3,800.00
41	27465-B	Central Appraisal District of Taylor County v Billy J. Votaw et al	Lot 22, Section 1, Vali Hai Estates, City of Tye, Taylor County, Texas (Vol. 3157, Page 152, Official Public Records), Account #68026 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 110 APACHE RD	\$2,000.00
42	27515-B	Central Appraisal District of Taylor County v Vera Laverne Hight	being the West 60' of the East 180' of the South 140' of Block 3, Hattie M. Sayles Subdivision of Blocks 4 and 5, Sayles Subdivision, City of Abilene, Taylor County, Texas (Vol. 833, Page 402, Deed Records), Account #69673 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 1918 S. 19TH	\$1,700.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
43	10950-D	Central Appraisal District of Taylor County v Louie W. Adams et al	Lot 19, Block A, Mountain View Estates, Taylor County, Texas (Vol. 1808, Page 411, Official Public Records) Account #22803 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 449 TWIN COUNTY RD	\$1,500.00
44	10950-D	Central Appraisal District of Taylor County v Louie W. Adams et al	Lot 20, Block A, Mountain View Estates, Taylor County, Texas (Vol. 1808, Page 411, Official Public Records) Account #22938 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 449 TWIN COUNTY RD	\$900.00
45	10990-D	Central Appraisal District of Taylor County v Billy Don Watts et al	Lot 20, Block 7, Section 1, Southwest Park Addition, City of Abilene, Taylor County, Texas (Vol. 2728, Page 677, Official Public Records) Account #11191 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 3142 S. 16TH	\$4,300.00
46	11198-D	Central Appraisal District of Taylor County v Ronda Hyatt et al	Lot 10, Block 2, Section 5, The Hedges Addition, City of Abilene, Taylor County, Texas (Document #19496-12, Official Public Records), Account #52909 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 20 WISTERIA CIR	\$26,000.00
47	10497-D	Central Appraisal District of Taylor County v Jo Ann Habert et al	Lot 1, Block D, Hughes Subdivision, Lot 4, Block 204, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 1873, Page 403, Official Public Records), Account #58312 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 1002 MULBERRY	\$11,500.00
48	10791-D	Central Appraisal District of Taylor County v Brian Breeding et al	Lots 2 and 3, Block 3, O.C. Howell Subdivision of Lots 3, 4, 12, 13 and 14, Block 5, North Park Addition, City of Abilene, Taylor County, Texas (Vol. 2164, Page 530, Official Public Records and Vol. 764, Page 639, Deed Records), Account #43814 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 2342 HARDY	\$6,000.00
49	10916-D	Central Appraisal District of Taylor County v Joseph D. Parker et al	Lot 125, Block 2, Continuation, Section 2, Pleasant Hill Estates, City of Abilene, Taylor County, Texas (Vol. 2698, Page 842, Official Public Records), Account #33498 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 265 TRAILWAY	\$2,100.00