

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

**June 4, 2024 at 10:00 AM**

**Taylor County Courthouse, 300 Oak, Abilene, Texas**

**PLEASE PRINT AND BRING THE COMPLETED BIDDER'S ACKNOWLEDGMENT FORM TO THE 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 to the highest bidder based on oral bids. Successful bidders must pay for their property by 5:00 p.m. on the day of the sale with **cash or a cashier's check payable to Taylor County Appraisal District**. 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Abilene at (325) 672-4870.

**\*\*This list is subject to change. Please check with Appraisal District prior to sale for any changes in availability.**

**BIDDER'S ACKNOWLEDGEMENT**

**\*\*\*COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE\*\*\***

**I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION.** I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER \_\_\_\_\_

PRINTED NAME OF GRANTEE: \_\_\_\_\_

GRANTEE'S ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

PRINTED NAME OF BIDDER: \_\_\_\_\_

BIDDERS HOME/OFFICE TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

BIDDER'S DRIVER LICENSE NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

BIDDER'S SIGNATURE: \_\_\_\_\_

**PROPERTIES TO BE SOLD ON JUNE 4, 2024:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	12555-D	Central Appraisal District of Taylor County v Children of The Kingdom et al	The East half of Lot 3 less the East 436.5' of the North 52.4', Block K, Section 2, Lytle Shores Addition, Taylor County, Texas (Document #202005755 of the Official Public Records, Taylor County, Texas) Account #53611 Judgment Through Tax Year: 2021  <b>Approximate Address:</b> 2751 Oldham Ln	\$33,500.00
2	12905-D	Central Appraisal District of Taylor County v Amelia Avila	Lot 2, Block C, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Volume 2945, Page 215 of the Official Public Records, Taylor County, Texas) Account #31510 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 1341 Green St	\$2,600.00
3	12977-D	Central Appraisal District of Taylor County v Kevin Allen Wells et al	Lot 8, Block 10, Mac Bowyer, Replat of part of Blocks 3, 4, 5, 8, 9, 10, 11, & 12 Bowyer Addition, City of Abilene, Taylor County, Texas (Volume 1791, Page 714 of the Official Public Records, Taylor County, Texas) Account #55013 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 2417 Jeanette St	\$2,300.00
4	13143-D	Central Appraisal District of Taylor County v Alan Ray Upfold et al	Being Lot 18 of Block L, of the replat of the Western Hills Addition to the City of Abilene, Taylor County, Texas (Volume 3190, Page 578 of the Official Public Records, Taylor County, Texas) Account #63321 Judgment Through Tax Year: 2023  <b>Approximate Address:</b> 926 Burger St	\$5,400.00
5	13154-D	Central Appraisal District of Taylor County v Carolyn Lenford	Lot 37, Block W, Section 5, Continuation of Alameda Addition to the City of Abilene, Taylor County, Texas (Volume 2747, Page 161 of the Official Public Records, Taylor County, Texas) Account #18879 Judgment Through Tax Year: 2023  <b>Approximate Address:</b> 5380 Pueblo Dr	\$2,600.00
6	13172-D	Central Appraisal District of Taylor County v Patricia Colgrove	Lot 11, Block D, Section 1, Canterbury Trales Addition, City of Abilene, Taylor County, Texas (Instrument #2022-05672 of the Official Public Records, Taylor County, Texas) Account #17451 Judgment Through Tax Year: 2023  <b>Approximate Address:</b> 1418 Clarks Dr	\$15,200.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	28478-B	Central Appraisal District of Taylor County v Blanca Cortez et al	Lot 4, Block D, Wise Subdivision of Lot 2, Block 207 Original Town of Abilene, Taylor County, Texas (Instrument #201718497 of the Official Public Records, Taylor County, Texas) Account #64651 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 218 Meander St	\$6,200.00
8	28478-B	Central Appraisal District of Taylor County v Blanca Cortez et al	Lot 12, J.M. Cunningham's Subdivision of Block 2, Heyck's Subdivision of Lot 1, Block 25, Harris Addition, City of Abilene, Taylor County, Texas (Instrument #2013-7048 of the Official Public Records, Taylor County, Texas) Account #10629 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 1827 N 7 <sup>th</sup> St	\$12,000.00
9	28478-B	Central Appraisal District of Taylor County v Blanca Cortez et al	Lots 7-8, Block 27, College Heights Addition, City of Abilene, Taylor County, Texas (Instrument #20148844 of the Official Public Records, Taylor County, Texas) Account #56518 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 1502 Mulberry St	\$15,300.00
10	28478-B	Central Appraisal District of Taylor County v Blanca Cortez et al	Lots 1 & 2, Block D, Highland Terrace, City of Abilene, Taylor County, Texas (Volume 1491, Page 853 of the Official Public Records, Taylor County, Texas) Account #21799 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 882 Grape St	\$9,000.00
11	28478-B	Central Appraisal District of Taylor County v Blanca Cortez et al	Lot 14, Block D, Wise Subdivision of Lot 2, Block 207, Original Town of Abilene, Taylor County, Texas (Instrument #200808146 of the Official Public Records, Taylor County, Texas) Account #66034 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 1818 S 3 <sup>rd</sup> St	\$8,000.00
12	28478-B	Central Appraisal District of Taylor County v Blanca Cortez et al	East 63' of the West 148', and the South 190', Portion of Lot 2, Block 207, Original Town of Abilene, Taylor County, Texas Referred to in deed as Second Tract (Instrument #201310083 of the Official Public Records, Taylor County, Texas) Account #66871 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 1934 S 3 <sup>rd</sup> St	\$35,500.00
13	28478-B	Central Appraisal District of Taylor County v Blanca Cortez et al	West 80' of Lots 1 & 2, Block B, Wellington Addition, City of Abilene, Taylor County, Texas (Instrument #20089348 of the Official Public Records, Taylor County, Texas) Account #11968 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 1809 S 3 <sup>rd</sup> St	\$21,000.00

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14	28478-B	Central Appraisal District of Taylor County v Blanca Cortez et al	Lot 2, and the North 6', John Bowyers Subdivision of Lot 1, Block 185, City of Abilene, Taylor County, Texas (Volume 2907, Page 649 of the Official Public Records, Taylor County, Texas) Account #58381 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 310 Jeanette St	\$13,500.00
15	28478-B	Central Appraisal District of Taylor County v Blanca Cortez et al	Lot 5, Block 159, Original Town of Abilene, Southeast 10' X 8' out of the Northeast corner, Taylor County, Texas (Volume 1655, Page 616 of the Official Public Records, Taylor County, Texas) Account #32224 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 534 Palm St	\$16,500.00
16	28478-B	Central Appraisal District of Taylor County v Blanca Cortez et al	Lot 8, Block 3, Park Heights Addition, City of Abilene, Taylor County, Texas (Volume 3372, Page 680 of the Official Public Records, Taylor County, Texas) Account #34809 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 733 Ross Ave	\$7,000.00
17	28698-B	Central Appraisal District of Taylor County v Gransaline Holdings, LLC et al	Lot 32 and the East 15 feet of Lot 31, Block 25, Abilene Heights Addition, City of Abilene, Taylor County, Texas (Document #202001717 of the Official Public Records, Taylor County, Texas) Account #31490 Judgment Through Tax Year: 2023  <b>Approximate Address:</b> 649 EN 18th St	\$16,200.00
18	28800-B	Central Appraisal District of Taylor County v Elizabeth Ramirez et al	Lot 27, Block 19, Section 4, Northwood Addition, City of Abilene, Taylor County, Texas (Instrument #2011-00000965 of the Official Public Records, Taylor County, Texas) Account #52631 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 2349 Meadowbrook Dr	\$3,900.00
19	28854-B	Central Appraisal District of Taylor County v Edwin Smith et al	Lot 38, Block 33, Section 2, Green Acres Addition, City of Abilene, Taylor County, Texas (Probate Case No. 1566) Account #13558 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 3170 Sherry Ln	\$8,500.00
20	28897-B	Central Appraisal District of Taylor County v Pablo Borrego et al	Lots 7, 8, and 9, Block D, Martin Addition, City of Merkel, Taylor County, Texas (Volume 1482, Page 146 of the Official Public Records, Taylor County, Texas) Account #56989 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> N 3rd	\$4,000.00

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21	28898-B	Central Appraisal District of Taylor County v Antonio Ortiz	Lot 6, J.M. Redford Subdivision of the North 1/4 of Outlot 3, Block 179, Original Townsite of the Town of Abilene, Taylor County, Texas (Document #2012-00011419 of the Official Public Records, Taylor County, Texas) Account #26675 Judgment Through Tax Year: 2023  <b>Approximate Address:</b> 871 Cedar St	\$6,200.00
22	28907-B	Central Appraisal District of Taylor County v Derek Holdridge et al	5.00 Acres, more or less, out of the North part of Section 21, Block 18, T & P RR Co., Taylor County, Texas (Document #2009-16098 of the Official Public Records, Taylor County, Texas) Account #225036 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 618 Derstine Rd	\$2,600.00
23	28907-B	Central Appraisal District of Taylor County v Derek Holdridge et al	A 16' x 76', Galaxy Manufactured Home Only, Label #PFS0489821, Serial #AH01986928, Taylor County, Texas Account #107674 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 618 Derstine Rd	\$2,500.00
24	28989-B	Central Appraisal District of Taylor County v James Adkins	Lot 4, Block F, Tye Towne Mobile Estates, Section 3, City of Tye, Taylor County, Texas (Instrument #2009-00013943 of the Official Public Records, Taylor County, Texas) Account #72314 Judgment Through Tax Year: 2023  <b>Approximate Address:</b> 106 Metro Dr	\$2,246.00
25	28992-B	Central Appraisal District of Taylor County v Marcus Lee Kilcrease et al	Being part of Lots 11 & 12, Bennett Brothers Subdivision of Part of Lots 2 & 3, Harris Addition, City of Abilene, Taylor County, Texas (Volume 2352, Page 413 of the Official Public Records, Taylor County, Texas) Account #29062 Judgment Through Tax Year: 2023  <b>Approximate Address:</b> 206 Portland Ave	\$1,363.00
26	29007-B	Central Appraisal District of Taylor County v Jeana Newman	0.60 Acres, more or less, out of the Moses Evans Survey 111, and being the South part of Lot 10, Cedar Break Subdivision, Taylor County, Texas (Instrument #2021-25868 of the Official Public Records, Taylor County, Texas) Account #49693 Judgment Through Tax Year: 2023  <b>Approximate Address:</b> 1201 Dan Moody St	\$11,000.00
27	51483-A	Central Appraisal District of Taylor County v Patrick Carriola et al	Lot 29, Block H, Outlot 33, Arthel Henson Addition, City of Abilene, Taylor County, Texas (Volume 2262, Page 306 of the Deed Records, Taylor County, Texas) Account #18836 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 1617 Kirkwood St	\$10,200.00

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28	51589-A	Central Appraisal District of Taylor County v Jesse Barrera et al	Lot 9, Block A, Arthel Henson Outlot 34, City of Abilene, Taylor County, Texas (Document #2014-00008584 of the Official Public Records, Taylor County, Texas) Account #36101 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 1242 Victoria St	\$4,200.00
29	51649-A	Central Appraisal District of Taylor County v Jennifer Dianne Tedford et al	Lot 1, Block N, a replat of the Western Heights Addition, City of Abilene, Taylor County, Texas (Document #2008-00009020 of the Official Public Records, Taylor County, Texas) Account #66215 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 849 Green St	\$11,000.00
30	51652-A	Central Appraisal District of Taylor County v Gaile Ray	The South 50' of the North 100' of Lot 1, Block 10, Continuation of Campus Addition, City of Abilene, Taylor County, Texas (Volume 810, Page 805 of the Official Public Records, Taylor County, Texas) Account #29478 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 1910 Portland Ave	\$7,000.00
31	51670-A	Central Appraisal District of Taylor County v Hugh Volcko et al	A 1984 Peachtree Manufactured home Only, Label #TEX0323691, City of Tye, Taylor County, Texas Account #62803 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 739 Cecil	\$3,096.00
32	51670-A	Central Appraisal District of Taylor County v Hugh Volcko et al	Lots 44 & 45, Block A, Laney Homestead, City of Tye, Taylor County, Texas (Instrument #2009-00011146 and Instrument #2012-00003024 of the Official Public Records, Taylor County, Texas) Account #74248 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 739 Cecil	\$1,900.00
33	51684-A	Central Appraisal District of Taylor County v Jonathon Rene De Los Santos	Lot 13, Block E, Continuation One, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Instrument #201311564 of the Official Public Records, Taylor County, Texas) Account #13092 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 1550 Fannin St	\$2,200.00
34	51701-A	Central Appraisal District of Taylor County v Mary Garcia	Lot 50, Block 6, Section 2, Baker Heights Addition, City of Abilene, Taylor County, Texas (Volume 1623, Page 865 of the Official Public Records, Taylor County, Texas) Account #43197 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 5398 Alamo Dr	\$7,600.00

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35	51734-A	Central Appraisal District of Taylor County v Rosita Priest	Lot 22, Block 20, Arthur Sears Park Addition, City of Abilene, Taylor County, Texas (Instrument #2022-21746 of the Official Public Records, Taylor County, Texas) Account #20923 Judgment Through Tax Year: 2022  <b>Approximate Address:</b> 2033 Shelton St	\$3,700.00