

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

June 4, 2024 ----- 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.

PLEASE PRINT AND BRING THE COMPLETED BIDDER'S ACKNOWLEDGEMENT FORM TO THE SALE

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. **Successful bidders must remit payment in full by 5:00 p.m. on the day of the sale by cash or check payable to the Central Appraisal District at 1534 So. Treadaway, Abilene, Texas.** 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.**

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June 4, 2024

PROPERTY TO BE SOLD

1	12869-D	Central Appraisal District of Taylor County v A J Montgomery et al	A 1982 Regency Manufactured Home Only, Label #ARK0019391, Serial #CCA8247426364, City of Abilene, Taylor County, Texas Account #125019 Approximate Address: 161 S Pioneer Dr	\$1,000.00
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