

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

**September 4, 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 SEPTEMBER 4, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	26210-B	Central Appraisal District of Taylor County v Devin Flatt	2.0 acres, more or less, Section 24, Block 2, SP RR Co. Survey, out of Abstract 1612, Taylor County, Texas (Vol. 3057, Page 918, Official Public Records) Account #97968 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1381 SCOTT ST.	\$9,500.00
2	26321-B	Central Appraisal District of Taylor County v William Johnson et al	Lot 1, Block 6, Stevenson Park Addition, City of Abilene, Taylor County, Texas (Vol. 1112, Page 11, Deed Records) Account #53500 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 301 COCKERELL	\$6,800.00
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	\$7,900.00
4	26573-B	Central Appraisal District of Taylor County v Arthur James Traylor et al	the North 34' of Lot 16, and the South 24' of Lot 17, Block 19, Lakeside Addition, City of Abilene, Taylor County, Texas (Vol. 1461, Page 721, Deed Records) Account #63791 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1149 KIRKWOOD	\$7,500.00
5	27026-B	Central Appraisal District of Taylor County v Frances S. Cummings	all of the East 1/3 of Lot 3, Block E of the John Touhy's Subdivision of Lots 3 and 4, Block 208, City of Abilene, Taylor County, Texas (Vol. 1554, Page 788, Official Public Records) Account #23627 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1410 LOCUST	\$500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	27041-B	Central Appraisal District of Taylor County v David A. Spiers et al	<p>Lots 2, 3, 4 and 5, Block 77, Town of View, Taylor County, Texas (Vol. 2368, Page 953, Official Public Records) Account #11207 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: MAIN - VIEW</p>	\$700.00
7	27041-B	Central Appraisal District of Taylor County v David A. Spiers et al	<p>All of Lots 1-12 and Lots 19-22 and the North 30' of Lots 13-18, Block 78, Original Town of View and also that portion of alley that lies within Block 78 and a strip 18' x 150' being a portion of Grand Avenue, Taylor County, Texas (Vol. 1324, Page 650, Deed Records) Account #11657 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 251 GRAND</p>	\$4,000.00
8	27082-B	Central Appraisal District of Taylor County v Michael H. Latimer et al	<p>Lot 4, Block D, Richland Acres Addition, City of Abilene, Taylor County, Texas (Vol. 994, Page 126, Deed Records) Account #62497 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 1538 WESTWOOD</p>	\$9,500.00
9	27159-B	Central Appraisal District of Taylor County v Dora Stephanie Hawkins et al	<p>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</p> <p>APPROXIMATE ADDRESS: 341 MULBERRY</p>	\$4,500.00
10	10776-D	Central Appraisal District of Taylor County v Jason Paige Myers et al	<p>Lot 5, Block 2, Oscar Longbotham's Subdivision of the East 598' of Lot 4, Block 211, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 2486, Page 421, Official Public Records) Account #66499 Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 1502 LONGBOTHAM</p>	\$2,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	11076-D	Central Appraisal District of Taylor County v Marco Ramos	the East 66' of the South 120' of Lot 3, Block 1, Sayles & Hughes Subdivision of Block 11, B. Austin Survey #91, City of Abilene, Taylor County, Texas (Document #11709-13, Official Public Records) Account #31425 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 2802 ROBERTS	\$3,000.00
12	11203-D	Central Appraisal District of Taylor County v Leona Carter et al	Lot 5, Darnell's Subdivision of Lot 1, Block 6, Bellevue Ridge Addition, City of Abilene, Taylor County, Texas (Vol. 1248, Page 473, Deed Records) Account #20506 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1326 ELM	\$5,700.00
13	49478-A	Central Appraisal District of Taylor County v Milton J. Evans	part of Lot 1, Block 17, Edgemont Addition, City of Abilene, Taylor County, Texas (Vol. 412, Page 17, Deed Records) Account #34762 Judgment Through Tax Year: 2016 APPROXIMATE ADDRESS: 3209 BUFFALO GAP RD	\$4,500.00
14	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	\$7,500.00
15	49733-A	Central Appraisal District of Taylor County v Ronald D. Irvin et al	Lot 3, Block G, Continuation of Northwest Park Addition, City of Abilene, Taylor County, Texas (Instrument #3872-08, Official Public Records) Account #25002 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1982 SUMMERS	\$1,900.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16	49793-A	Central Appraisal District of Taylor County v Lyana Jo Lance	<p>Lot 3, Block 204, J.R. Hughes Subdivision of Lot 4, Division H, City of Abilene, Taylor County, Texas (Vol. 1154, Page 776, Deed Records)</p> <p>Account #61492</p> <p>Judgment Through Tax Year: 2016</p> <p>APPROXIMATE ADDRESS: 1118 ORANGE</p>	\$2,800.00
17	49822-A	Central Appraisal District of Taylor County v Walter Russell Mullins et al	<p>Lot 14, Block 17, Fairmont Addition, City of Abilene, Taylor County, Texas (Vol. 2885, Page 179, Official Public Records)</p> <p>Account #56523</p> <p>Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 1257 JEANETTE</p>	\$4,000.00
18	49823-A	Central Appraisal District of Taylor County v Carolyn Lenford	<p>Lot 37, Block W, Section 5, Continuation of Alameda Addition to the City of Abilene, Taylor County, Texas (Vol. 2747, Page 161, Official Public Records)</p> <p>Account #18879</p> <p>Judgment Through Tax Year: 2016</p> <p>APPROXIMATE ADDRESS: 5380 PUEBLO</p>	\$3,000.00
19	49844-A	Central Appraisal District of Taylor County v J.L. Stracener et al	<p>Lot 1, Block 2, Belmont Addition and 15' x 128' of alley, City of Abilene, Taylor County, Texas (Vol. 450, Page 898, Deed Records)</p> <p>Account #42424</p> <p>Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 1542 CHESTNUT</p>	\$2,600.00
20	49844-A	Central Appraisal District of Taylor County v J.L. Stracener et al	<p>Lot 5, Block A, J.W. Cook Addition of Ledbetter, City of Abilene, Taylor County, Texas (Vol. 2967, Page 672, Official Public Records)</p> <p>Account #10980</p> <p>Judgment Through Tax Year: 2017</p> <p>APPROXIMATE ADDRESS: 1534 CHESTNUT</p>	\$8,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
21	49972-A	Central Appraisal District of Taylor County v Joe H. Alcorta, Sr.	Lot 4, Block D, Section 10, Elmwood West Addition, City of Abilene, Taylor County, Texas (Instrument #2013-1820, Official Public Records) Account #65756 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 1334 BUCCANEER	\$5,000.00