

IN-TRUST PROPERTIES

CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY

TAYLOR COUNTY, TEXAS

Jury Assembly Room / First Floor of Taylor County Courthouse / 300 Oak St / Abilene, Texas

March 6, 2012 ----- 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.

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. Purchasers must pay for their property with cash or a check payable to the Central Appraisal District of Taylor County at 1534 So. Treadaway. A \$28.00 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 Clerks 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.

TAYLOR COUNTY IN-TRUST TAX SALE

Tuesday, March 6, 2012
PROPERTY TO BE SOLD

CAUSE NUMBER: 47,221-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Dorothy Deaver

Account Number: **27978**

.43 acres of the Southeast ¼ of Section 41, Blind Asylum Lands Survey, out of Abstract 615, Taylor County, Texas being that property more particularly described in Volume 1428, Page 680 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Deaver Dorothy

JUDGMENT THROUGH TAX YEAR: 2010

APPROXIMATE STREET ADDRESS: **2330 Elmdale Rd North**

APPROXIMATE ASSESSED VALUE: \$ 1,887.00

REDEMPTION EXPIRATION: April 2012

MINIMUM BID: \$ 200.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,841-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Frank Ysa

Account Number: **12279**

Lots 3 thru 12, Block 40, Original Townsite of Bradshaw, Taylor County, Texas being that property more particularly described in Volume 2218, Page 795 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Ysa Frank

JUDGMENT THROUGH TAX YEAR: 2010

APPROXIMATE STREET ADDRESS/MAP #: **Bradshaw**, Map BSW1

APPROXIMATE ASSESSED VALUE: \$ 1,800.00

REDEMPTION EXPIRATION: August 2012

MINIMUM BID: \$ 200.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____