

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

**March 6, 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 the 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 MARCH 6, 2018:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	10,183-D	Central Appraisal District of Taylor County v Richard D. Ellis et al	Lot 42, replat of part of Block 30, Section 5, Brookhollow Addition, City of Abilene, Taylor County, Texas (Volume 2370, Page 730, Official Public Records) Account #38823 Judgment Through Tax Year: 2014 Approximate Address: 2434 Crescent	\$4,500.00
2	10739-D	Central Appraisal District of Taylor County v Frances Saucedo et al	Lot 24, Block C, Northwest Park Addition, City of Abilene, Taylor County, Texas (Volume 1762, Page 54, Official Public Records) Account #21783 Judgment Through Tax Year: 2015 Approximate Address: 2767 Clinton	\$3,500.00
3	10854-D	Central Appraisal District of Taylor County v James Williams Smith	Lot 20, Block C, Section 1, Holiday Hills Addition, City of Abilene, Taylor County, Texas (Vol. 1731, Page 834, Official Public Records) Account #55905 Judgment Through Tax Year: 2016 Approximate Address: 5017 Congress	\$3,500.00
4	10876-D	Central Appraisal District of Taylor County v Jeremy Lee Sturgess et al	2.41 acres, Tract 4, more or less, John McSherry Survey 129, out of Abstract 206, Taylor County, Texas (Document #18794-11, Official Public Records) Account #30586 Judgment Through Tax Year: 2016 Approximate Address: 250 County Road 310	\$2,900.00
5	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
6	11097-D	Central Appraisal District of Taylor County v Guadalupe Hernandez	Lot 13, Block 16, Ira Montgomery's Subdivision of Lots 9 and 10, Block 16, North Park Addition, City of Abilene, Taylor County, Texas (Vol. 2673, Page 456, Deed Records) Account #46749 Judgment Through Tax Year: 2016 Approximate Address: 2765 Orange	\$3,200.00
7	11103-D	Central Appraisal District of Taylor County v Debbie Howerton et al	Lot 2, Block 3, Theo Heyck Subdivision of Lot 1, Block 25, Harris Addition, City of Abilene, Taylor County, Texas (Vol. 984, Page 922, Deed Records) Account #73073 Judgment Through Tax Year: 2016 Approximate Address: 656 Clinton	\$2,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	11167-D	Central Appraisal District of Taylor County v David P. Seymore et al	being the South 35' and the East 170' of Lot 3 and the East 170' and the South 75' of Lot 4, less the Southeast Corner of 4, City of Merkel, Taylor County, Texas (Vol. 3394, Page 426, Official Public Records) Account #974737 Judgment Through Tax Year: 2016 Approximate Address: Locust	\$697.00
9	11167-D	Central Appraisal District of Taylor County v David P. Seymore et al	100' North and South by 140', East and West out of the Northeast corner of Block 57, Johnson Addition, City of Merkel, Taylor County, Texas (Vol. 1232, Page 272, Deed Records) Account #48179 Judgment Through Tax Year: 2016 Approximate Address: 602 Yucca	\$2,400.00
10	11196-D	Central Appraisal District of Taylor County v Daniel Mark Allen	Lot 1, Block 208, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 2063, Page 248, Official Public Records) Account #18621 Judgment Through Tax Year: 2016 Approximate Address: 1402 Cherry	\$1,500.00
11	25052-B	Central Appraisal District of Taylor County v Ruth Bussey et al	Lot 2, Block 38, Lakeside Addition, City of Abilene, Taylor County, Texas (Volume 1575, Page 948) Account #72780 Judgment Through Tax Year: 2016 Approximate Address: 2409 State	\$4,500.00
12	26703-B	Central Appraisal District of Taylor County v Millie Rozell Warren Mann	the West 50' of the East 633' of the South 164' of Lot 28, Sidney Smith Subdivision, City of Abilene, Taylor County, Texas (Document #5428-10, Official Public Records) Account #12998 Judgment Through Tax Year: 2016 Approximate Address: 1434 Huckleberry	\$2,300.00
13	26922-B	Central Appraisal District of Taylor County v William Rhodes et al	Lot 3 and the South 1/2 of Lot 2, Block 4, W.E. Beasley's Subdivision, City of Abilene, Taylor County, Texas (Vol. 1892, Page 109, Official Public Records) Account #10228 Judgment Through Tax Year: 2016 Approximate Address: 1909 Sayles	\$5,000.00
14	26923-B	Central Appraisal District of Taylor County v Roberto Calvo Lavariega et al	Lot 21, Block 6, Woodland Addition, City of Abilene, Taylor County, Texas (Vol. 2797, Page 940, Official Public Records) Account #52054 Judgment Through Tax Year: 2016 Approximate Address: 2434 N. Mockingbird	\$2,600.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	27019-B	Central Appraisal District of Taylor County v Wanda Beth Blair Walters et al	Lots 1-9, 13 and 14, Block Q, Bettes Heights, Taylor County, Texas (Vol. 1459, Page 226; Volume 925, Page 642 of the Deed Records and Vol 3081, Page 721, Official Public Records) Account #63718 Judgment Through Tax Year: 2016 Approximate Address: 1449 N. 13th	\$3,900.00
16	27032-B	Central Appraisal District of Taylor County v Jay Hart et al	1.39 acres, more or less, in the Guadalupe School Land Survey 144, out of Abstract 76, Taylor County, Texas (Instrument #2153-09, Official Public Records) Account #41688 Judgment Through Tax Year: 2016 Approximate Address: 1818 Hillside	\$4,100.00
17	27043-B	Central Appraisal District of Taylor County v Chris Cox et al	Manufactured Home, Serial #OC051217731, Label #NTA1563001, Southern Star, 17.5' x 78', Taylor County, Texas Account #986276 Judgment Through Tax Year: 2016 Approximate Address: 2 Buffalo Gap Park	\$4,700.00
18	27044-B	Central Appraisal District of Taylor County v Ida Simmons et al	Lot 6, Block G, Westview Park Addition, City of Abilene, Taylor County, Texas (Document #187-15, Official Public Records) Account #46639 Judgment Through Tax Year: 2016 Approximate Address: 801 Westview	\$2,800.00
19	27079-B	Central Appraisal District of Taylor County v Abel G. Esquivel et al	the North 1/2 of Lot 9, Block 5, Gilmacher Subdivision of Lot 2, Block 200, City of Abilene, Taylor County, Texas (Vol. 3383, Page 707, Official Public Records) Account #59981 Judgment Through Tax Year: 2016 Approximate Address: 1027 Walnut	\$2,100.00
20	27079-B	Central Appraisal District of Taylor County v Abel G. Esquivel et al	Lot 7, Block 36, Sears Park Addition, City of Abilene, Taylor County, Texas (Vol. 3045, Page 917, Official Public Records) Account #59802 Judgment Through Tax Year: 2016 Approximate Address: 2125 Lillius	\$1,320.00
21	27085-B	Central Appraisal District of Taylor County v Timothy Jon Dwelle	Lot 6, Block 2, Memorial Park Subdivision of Lots 2-9, Block B, Anderson Addition, City of Abilene, Taylor County, Texas (Vol. 2170, Page 188, Official Public Records) Account #56867/114018 Judgment Through Tax Year: 2016 Approximate Address: 1710 S. 17th	\$3,500.00

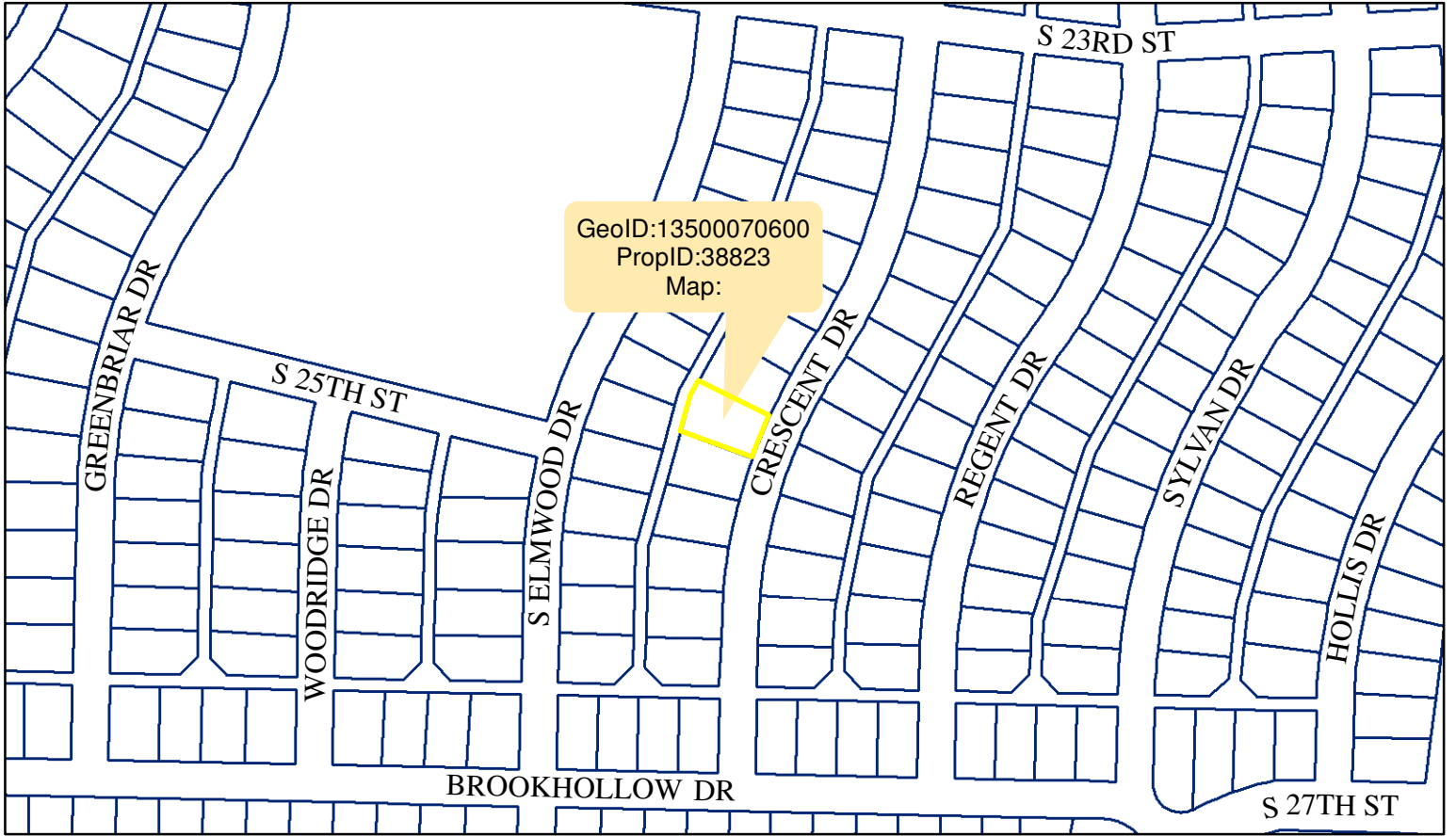
TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
22	27107-B	Central Appraisal District of Taylor County v Jose D. Esmerado	<p>Lot 6, A.F. Willis Subdivision at the South 300' of Block 9, Blvd Heights Addition, City of Abilene, Taylor County, Texas (Vol. 1633, Page 190, Official Public Records) Account #40029 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 1950 Santos</p>	\$1,900.00
23	27121-B	Central Appraisal District of Taylor County v Antonio Aguirre	<p>Lot 12, Block 1, West Freeway Estates Addition to the City of Abilene, Taylor County, Texas (Document #9773-15, Official Public Records) Account #49199 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 4633 State</p>	\$2,300.00
24	27134-B	Central Appraisal District of Taylor County v Linda Kinder	<p>Part of a 10 acre tract of land conveyed to E.D. Coats by A.H. Johnson out of Grimes School Land, League 147, City of Merkel, Taylor County, Texas (Vol. 1990, Page 404, Official Public Records) Account #49994 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 711 Trundy</p>	\$2,100.00
25	27153-B	Central Appraisal District of Taylor County v Elizabeth Morris-Brown	<p>Lot 7 and the South 11' of Lot 8, Block 104, City of Abilene, Taylor County, Texas (Instrument #19655-14, Official Public Records) Account #21091 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 601 Plum</p>	\$2,800.00
26	46717-A	Central Appraisal District of Taylor County v Dois Mildred Collins et al	<p>Lot 7, Block 23, Continuation of Belmont Addition, City of Abilene, Taylor County, Texas (Vol. 898, Page 511, Deed Records) Account #74641 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 2050 Belmont</p>	\$8,500.00
27	48549-A	Central Appraisal District of Taylor County v George A. Sartor et al	<p>A manufactured home only, Serial #TXFLV12A29562SP12, Label #RAD1012633, Taylor County, Texas Account #108745 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 134 County Rd 511</p>	\$2,800.00
28	48772-A	Central Appraisal District of Taylor County v Illa Hughes Rogers et al	<p>the South 34' of Lot 5 and the North 13-1/2' of Lot 6, Block 1, Raymond Thomason Subdivision of Blocks 24 and 25, Campus Addition, City of Abilene, Taylor County, Texas (Vol. 803, Page 62, Deed Records) Account #65898 Judgment Through Tax Year: 2016</p> <p>Approximate Address: 1642 Woodard</p>	\$17,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
29	48849-A	Central Appraisal District of Taylor County v Jennifer Smith	the East part of Lot 1, Block A, Section 5, Mesquite Forest Estates, City of Abilene, Taylor County, Texas (Vol. 2793, Page 192, Official Public Records, Save and Except 9373-08 of the Official Public Records, Taylor County, Texas) Account #68909 Judgment Through Tax Year: 2016 Approximate Address: 7501 White	\$2,900.00
30	49536-A	Central Appraisal District of Taylor County v Kary Anthony	32.14 acres, more or less, of Mud Creek Irrigation Agriculture and Manufacturing Survey #1, Taylor County, Texas (Vol. 2515, Page 519, Official Public Records) Account #66796 Judgment Through Tax Year: 2016 Approximate Address: 3864 Iberis Rd	\$2,200.00
31	49590-A	Central Appraisal District of Taylor County v Daniel Buerger et al	Lot 10, Fielder-Dillingham replat of part of the West 1/2 of Block 5, Fair Park Acres Addition, City of Abilene, Taylor County, Texas (Document #2352-10, Official Public Records) Account #45693 Judgment Through Tax Year: 2016 Approximate Address: 890 Sammons	\$6,500.00
32	49699-A	Central Appraisal District of Taylor County v Natalie Victorino et al	Lot 4, Section C, Vali Hai Estates, City of Tye, Taylor County, Texas (Document #11308-08, Official Public Records) Account #72139 Judgment Through Tax Year: 2016 Approximate Address: 108 Seminole	\$1,300.00
33	49699-A	Central Appraisal District of Taylor County v Natalie Victorino et al	Manufactured Home, Label #NTA0688477 / NTA0688478, Serial #HOTX08806243A / B, 28' x 48', Taylor County, Texas Account #89271 Judgment Through Tax Year: 2016 Approximate Address: 108 Seminole	\$3,200.00
34	49719-A	Central Appraisal District of Taylor County v Leila Elias Fanous et al	50% undivided interest in Lot 20, Block 16, Section 2, Oakwood Addition, City of Abilene, Taylor County, Texas (Document #1007-13, Official Public Records) Account #993227 Judgment Through Tax Year: 2016 Approximate Address: 309 Glenhaven	\$2,800.00
35	49767-A	Central Appraisal District of Taylor County v Javier Rodriguez	Lot 3, and the South 45' of Lot 2, Block 3, Carter's Subdivision of Lot 2, Block 178, Original Townsite of the Town of Abilene, Taylor County, Texas (Instrument #3682-08, Official Public Records) Account #10584/10709 Judgment Through Tax Year: 2016 Approximate Address: 935 Walnut	\$3,200.00

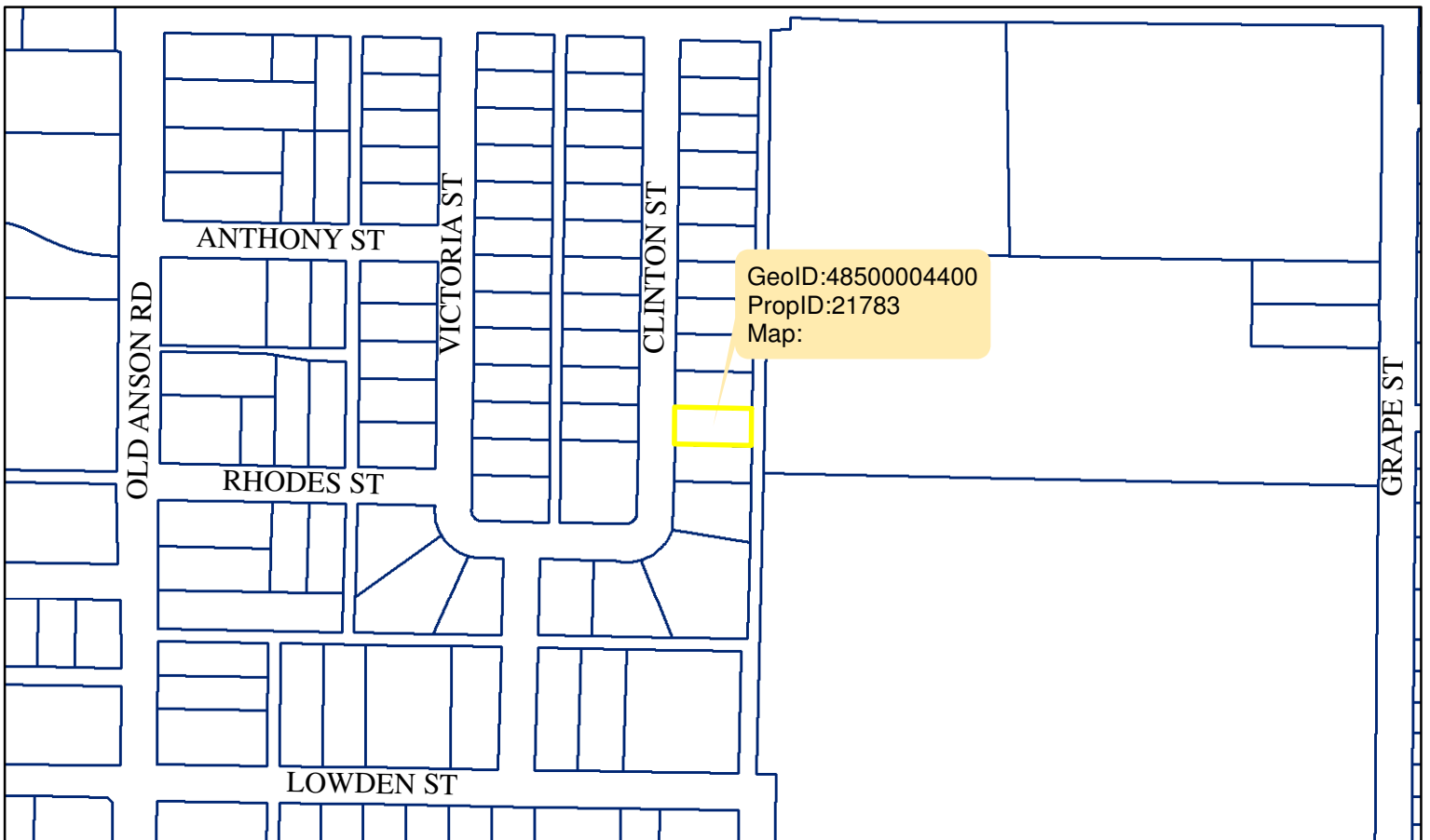
TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
36	49790-A	Central Appraisal District of Taylor County v Nita F. Hindman et al	Lot 1, SAVE and EXCEPT the North 20' and the North 25' of Lot 2, Block B, J.R. Fletchers Subdivision of Lot 1, Block 205, Original Town of Abilene, Taylor County, Texas (Document #2820-14, Official Public Records) Account #63329 Judgment Through Tax Year: 2016 Approximate Address: 540 Merchant	\$6,600.00
37	49793-A	Central Appraisal District of Taylor County v Lyana Jo Lance	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) Account #61492 Judgment Through Tax Year: 2016 Approximate Address: 1118 Orange	\$2,400.00
38	49795-A	Central Appraisal District of Taylor County v Martin Dejesus Cabello Chavez	Lot 11, Block P, Alameda Addition, Section 3, City of Abilene, Taylor County, Texas (Document #13012-14, Official Public Records) Account #57870 Judgment Through Tax Year: 2016 Approximate Address: 5381 Questa	\$4,200.00
39	49823-A	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 (Vol. 2747, Page 161, Official Public Records) Account #18879 Judgment Through Tax Year: 2016 Approximate Address: 5380 Pueblo	\$2,800.00
40	49701-A	Central Appraisal District of Taylor County v Jimmy Derwin Swiney et al	40 acres, more or less, out of the East 1/2 of the North 1/2 of Section 6, Block 9, S.P. RR Co. Lands, out of Abstract 1650, Taylor County, Texas (Vol. 2165, Page 955, Official Public Records) Account #54677/54555 Judgment Through Tax Year: 2016 Approximate Address: 2002 County Rd 360	\$28,000.00

Delinquent Tax Sale

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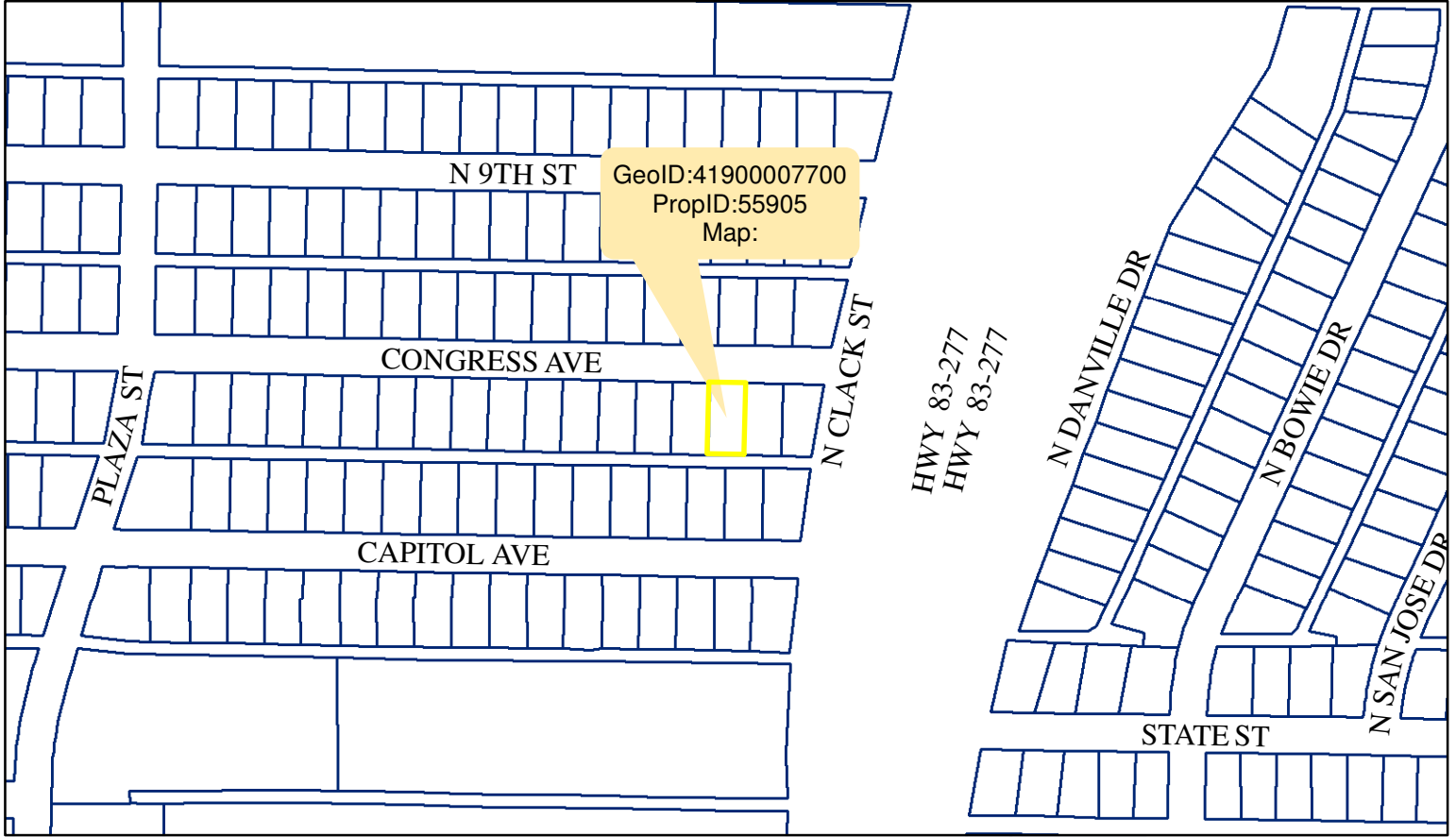


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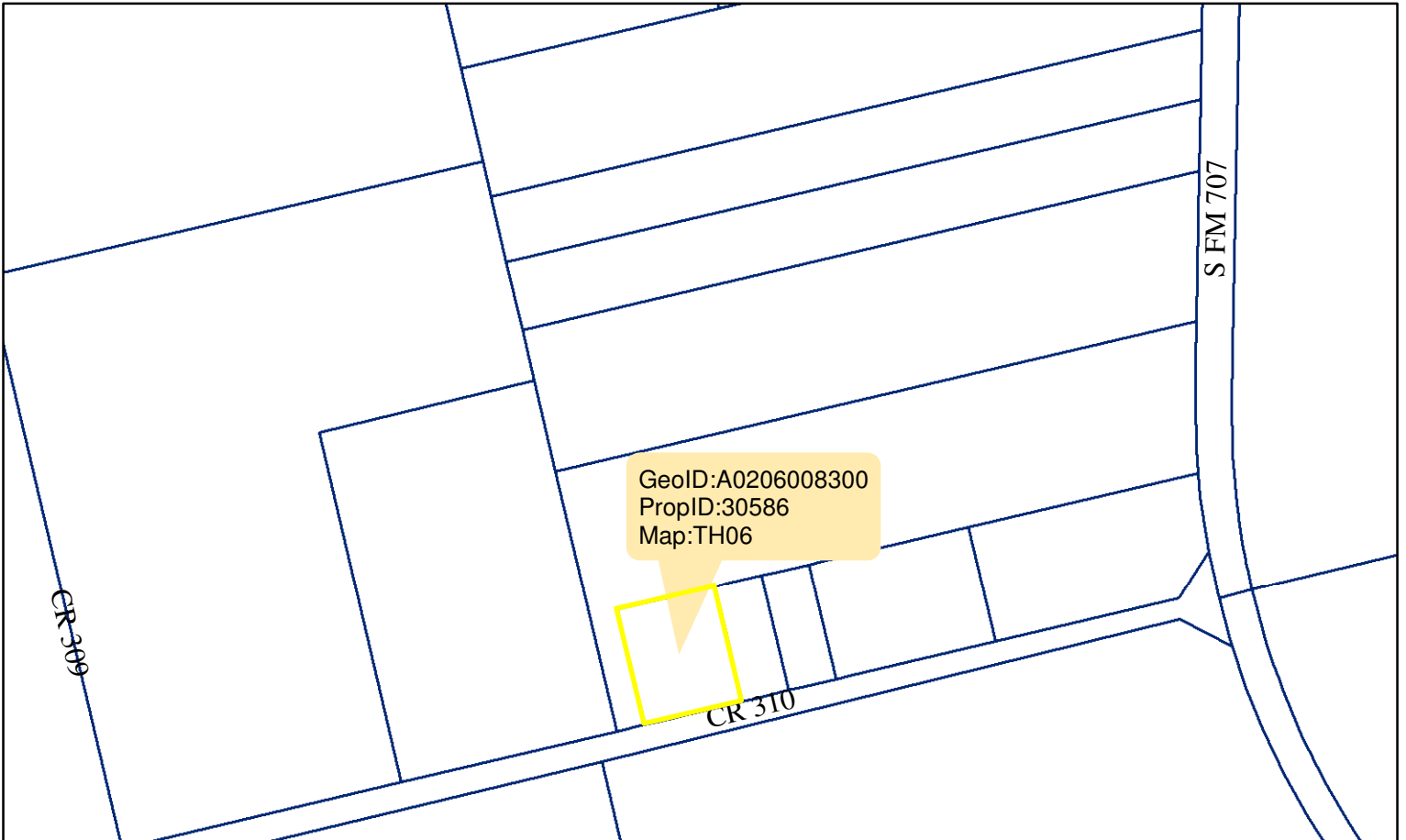


Delinquent Tax Sale

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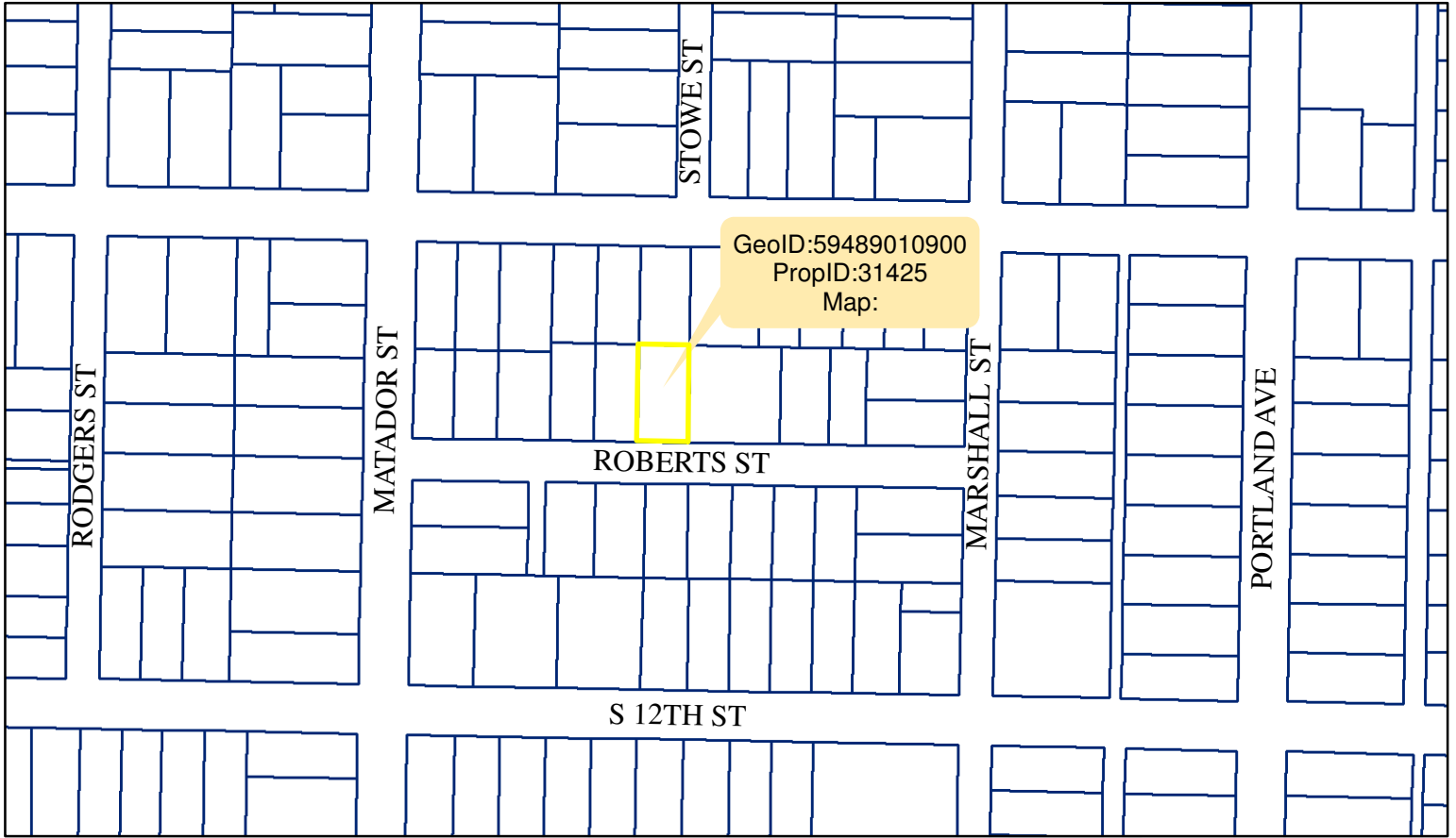


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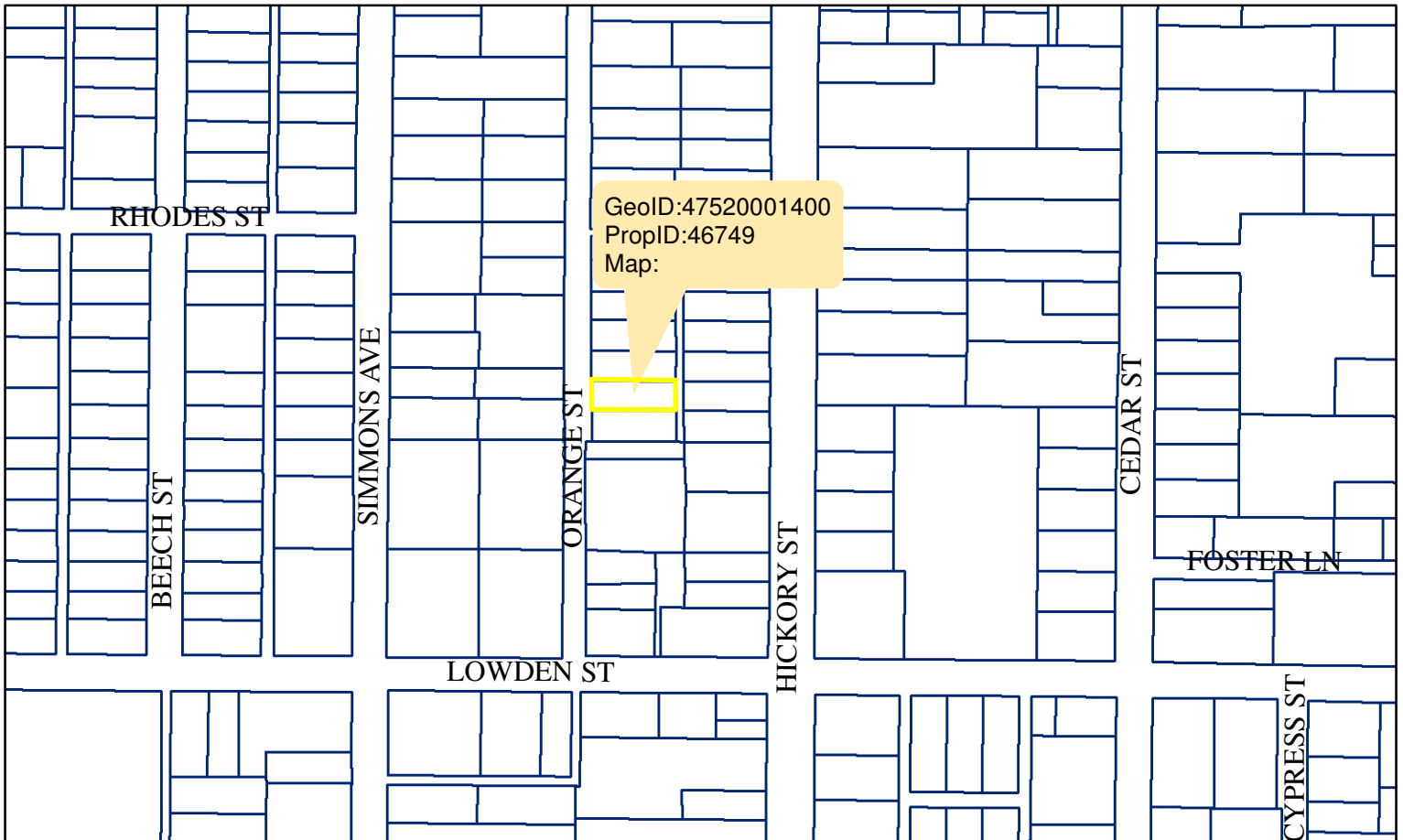


Delinquent Tax Sale

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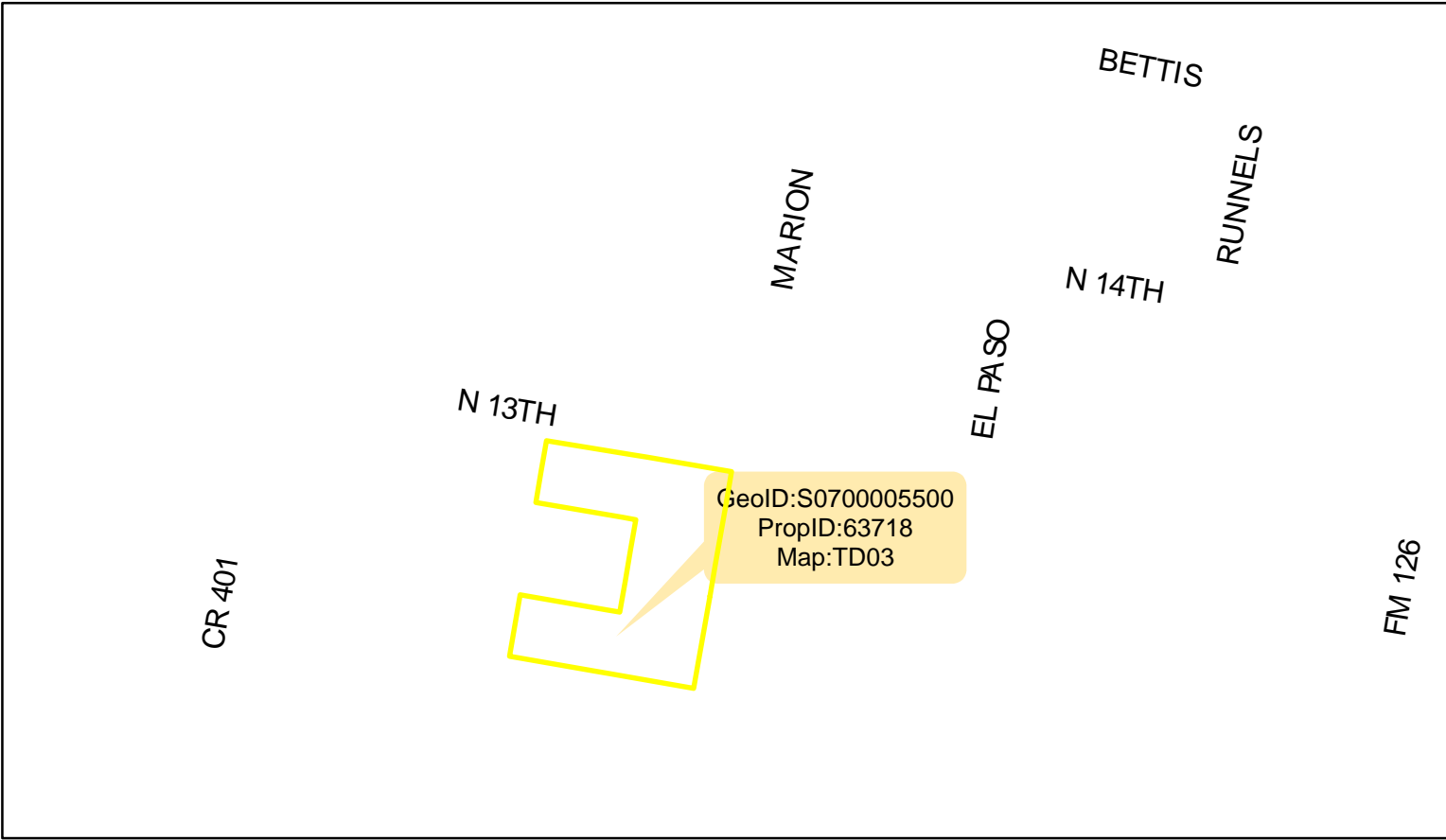


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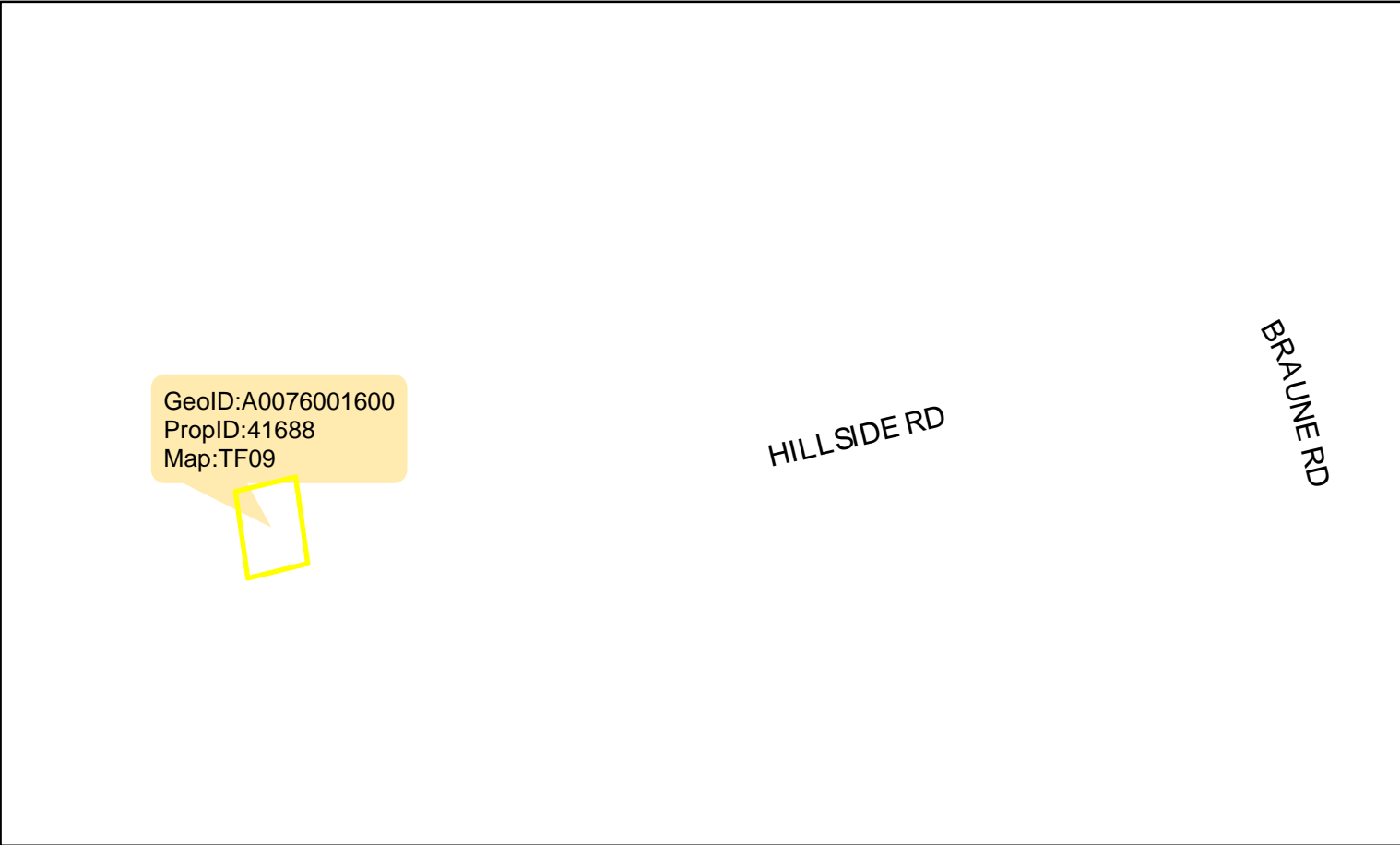


Delinquent Tax Sale

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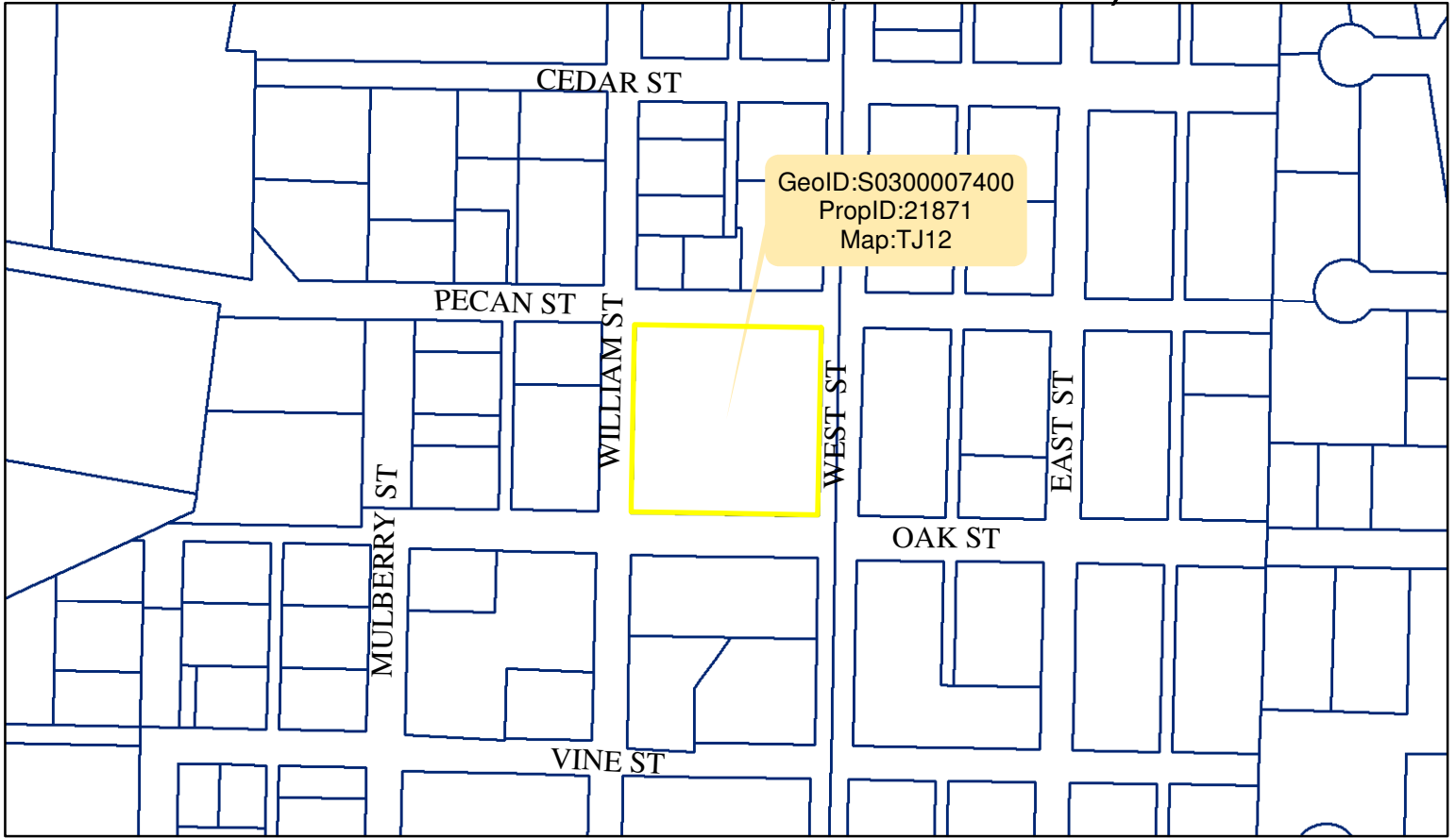


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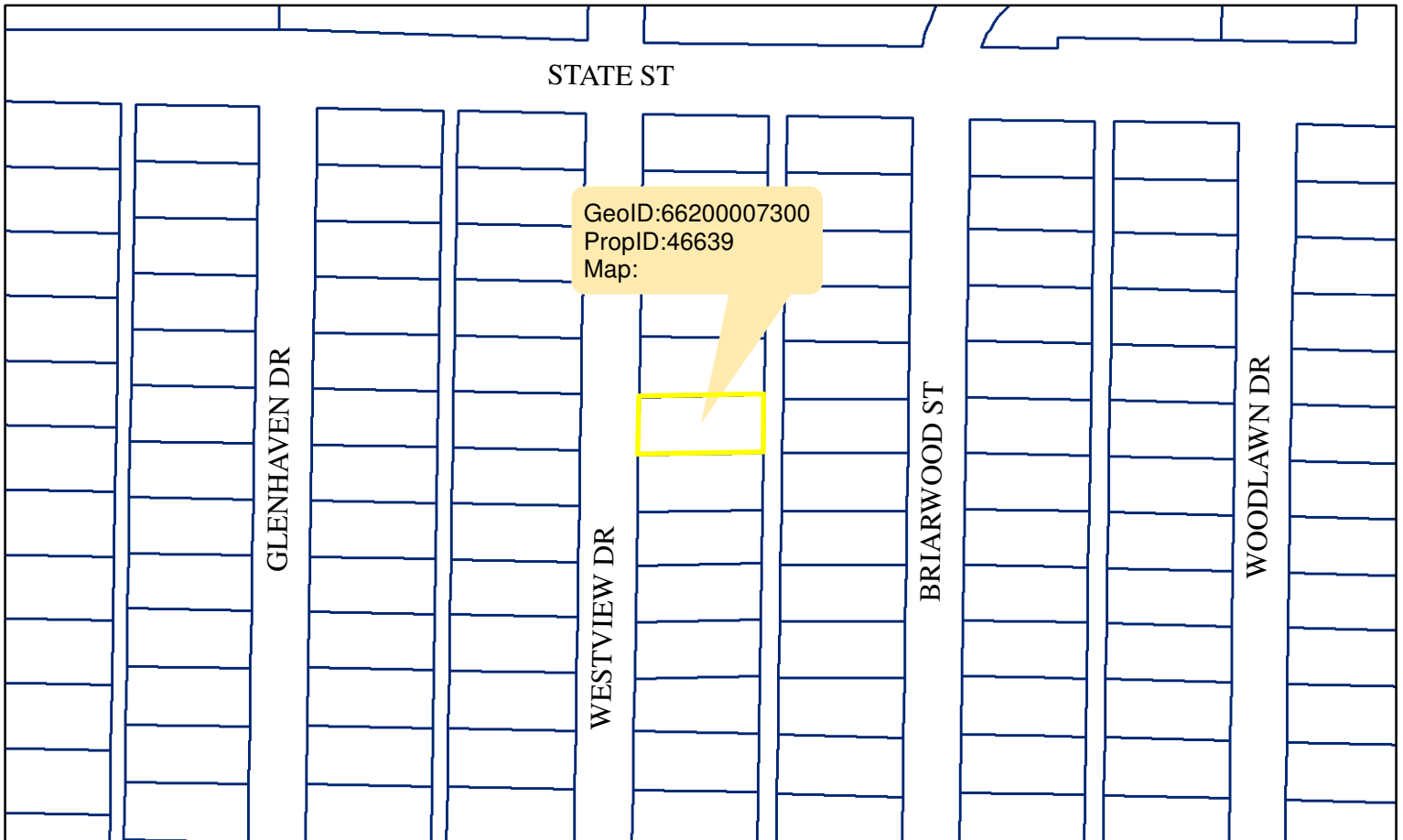


Delinquent Tax Sale

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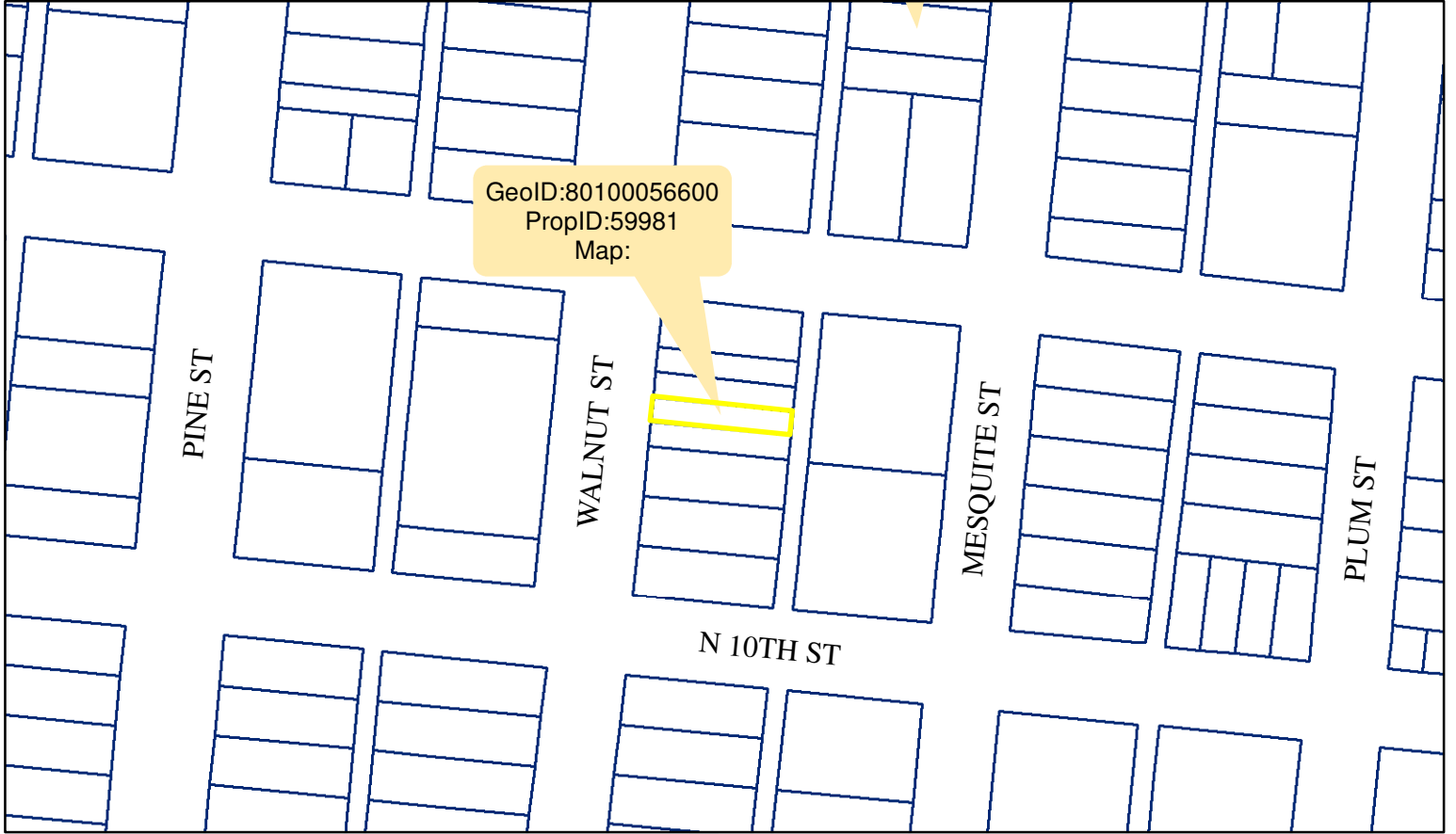


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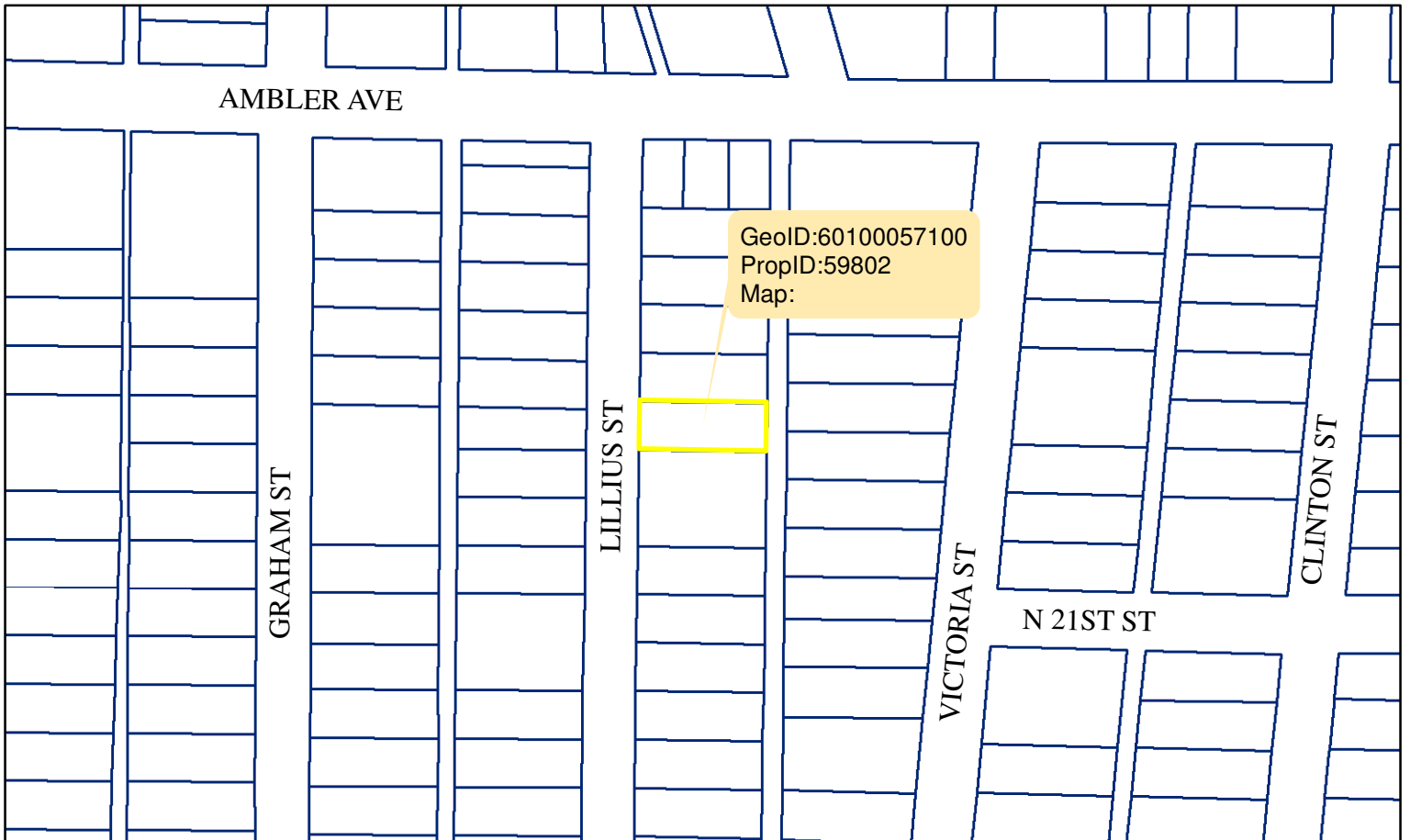


Delinquent Tax Sale

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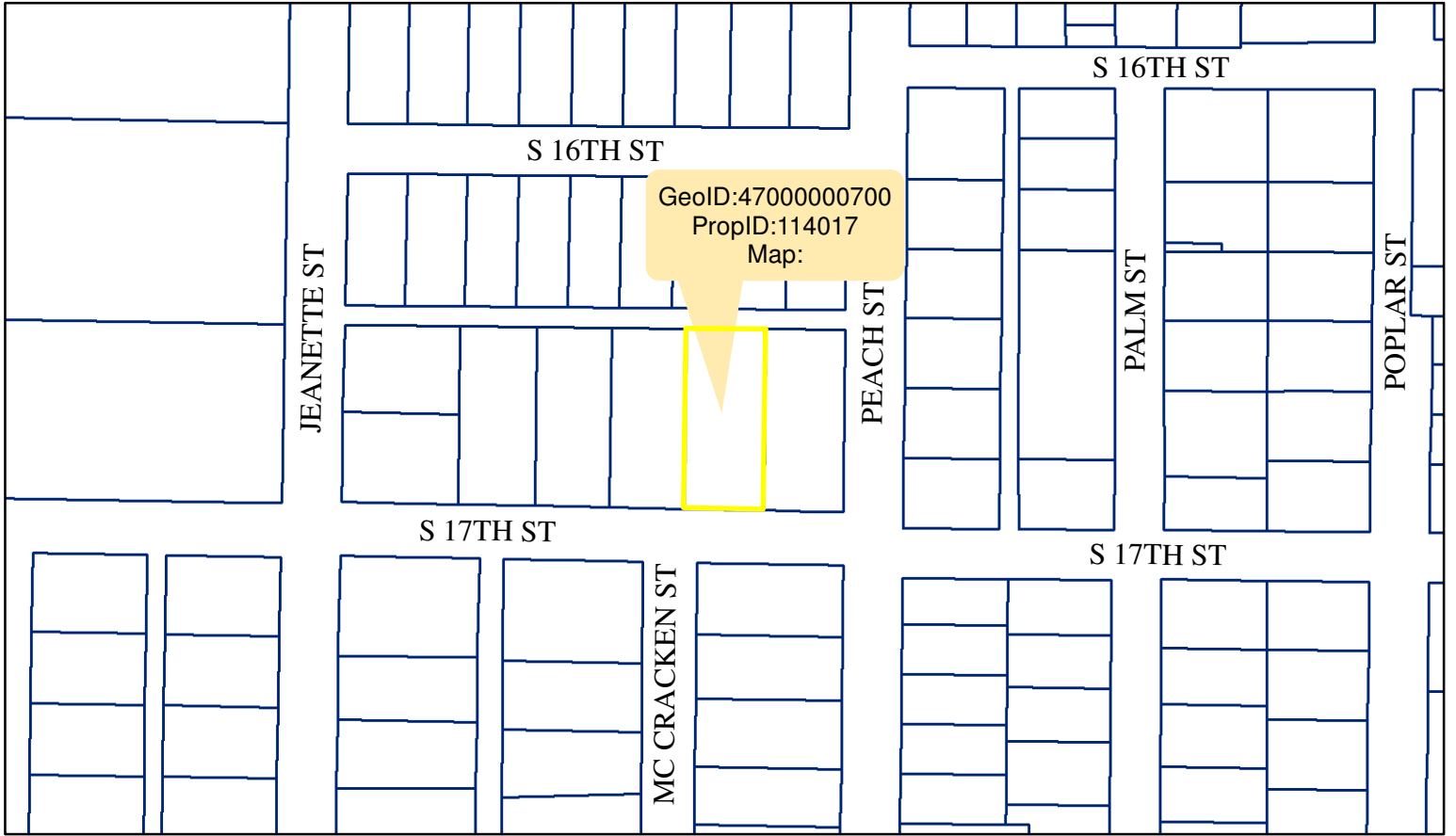


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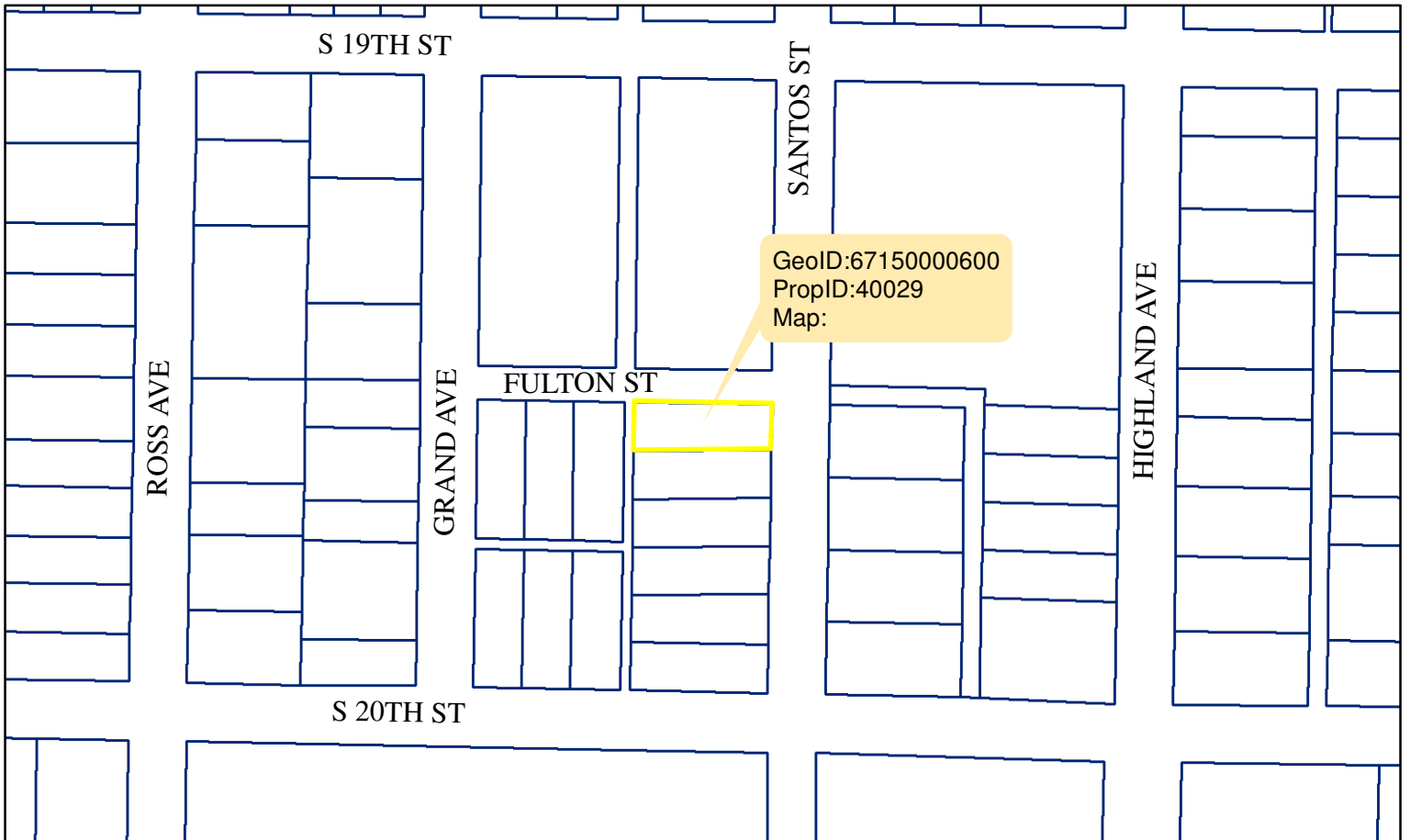


Delinquent Tax Sale

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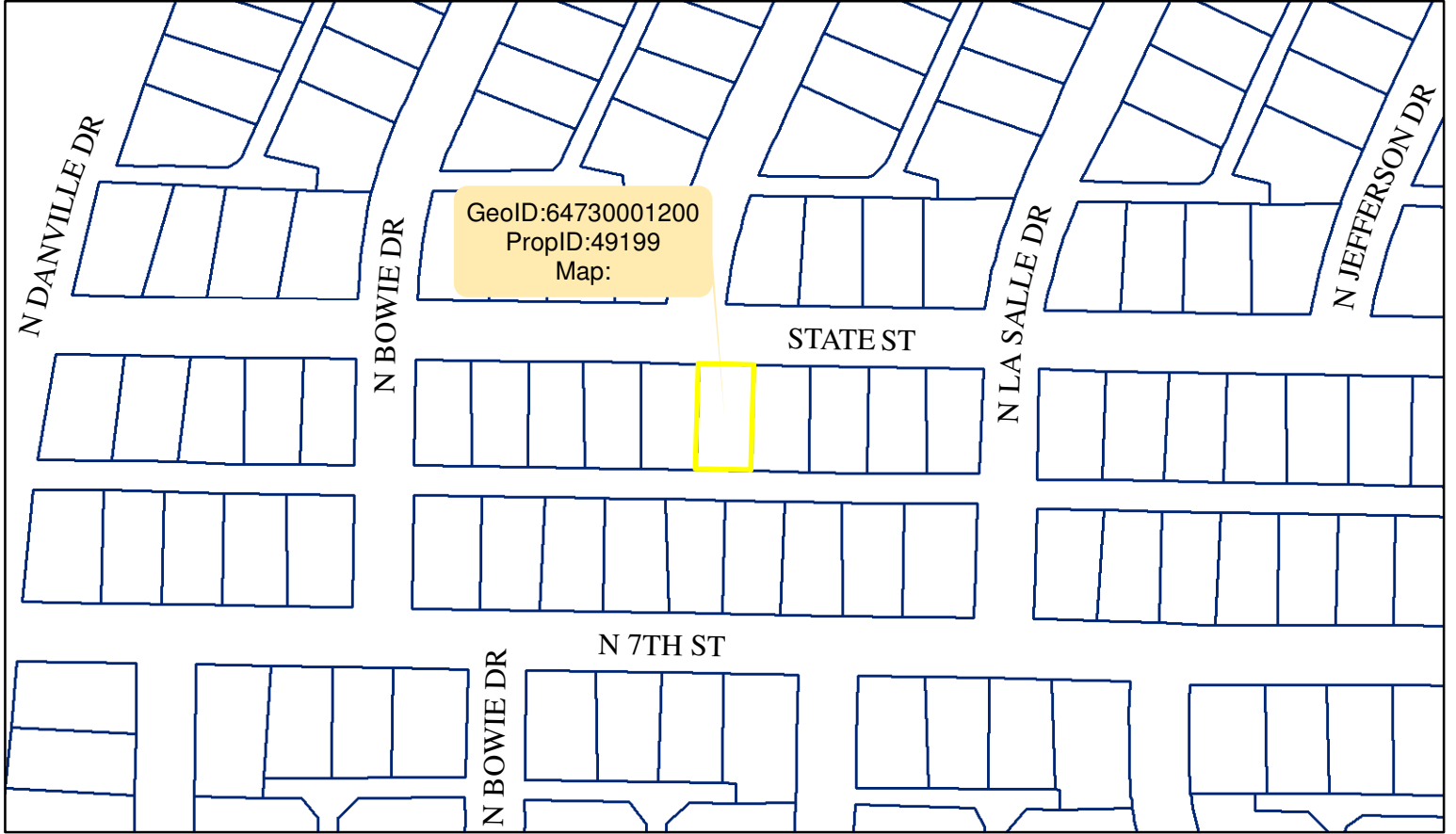


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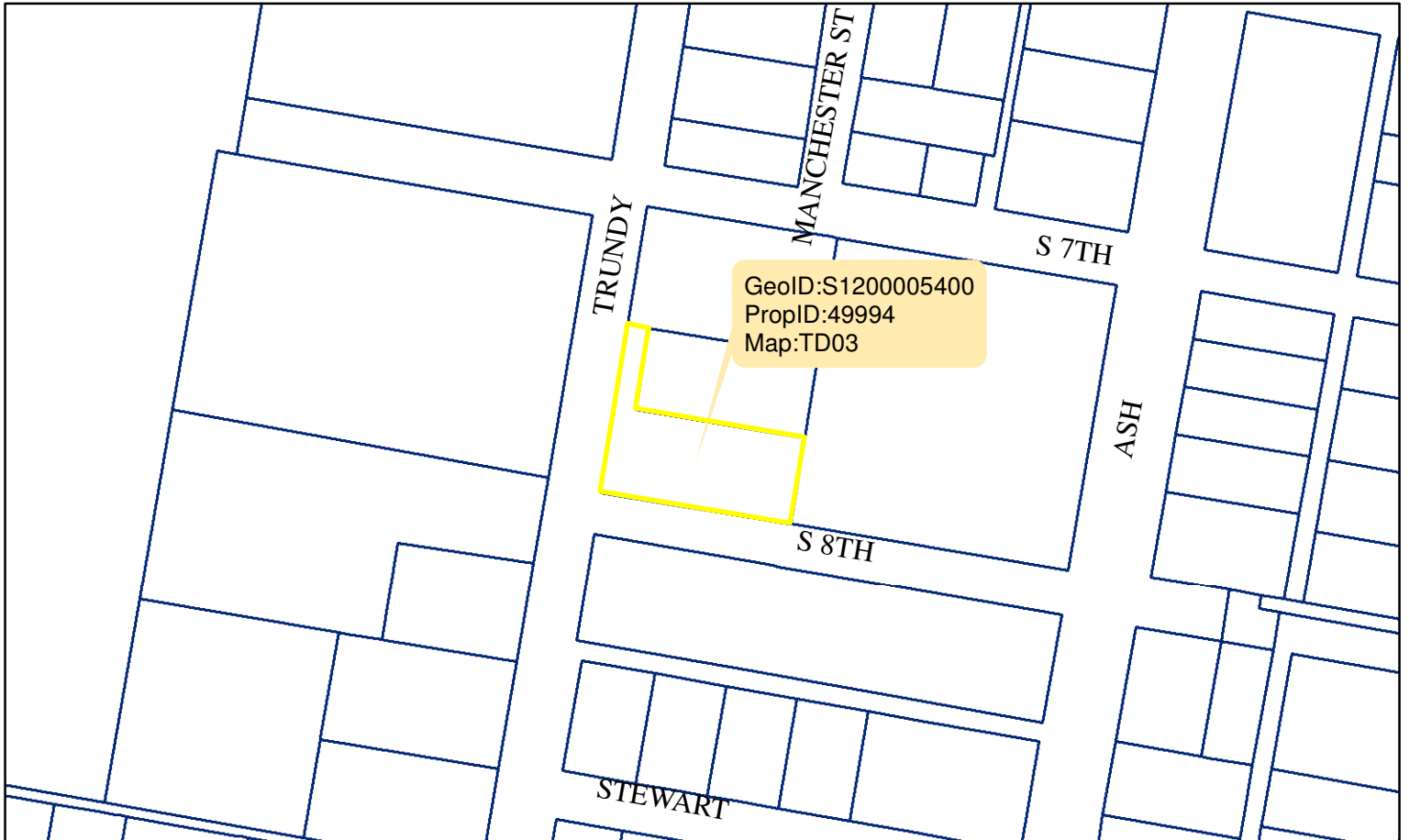


Delinquent Tax Sale

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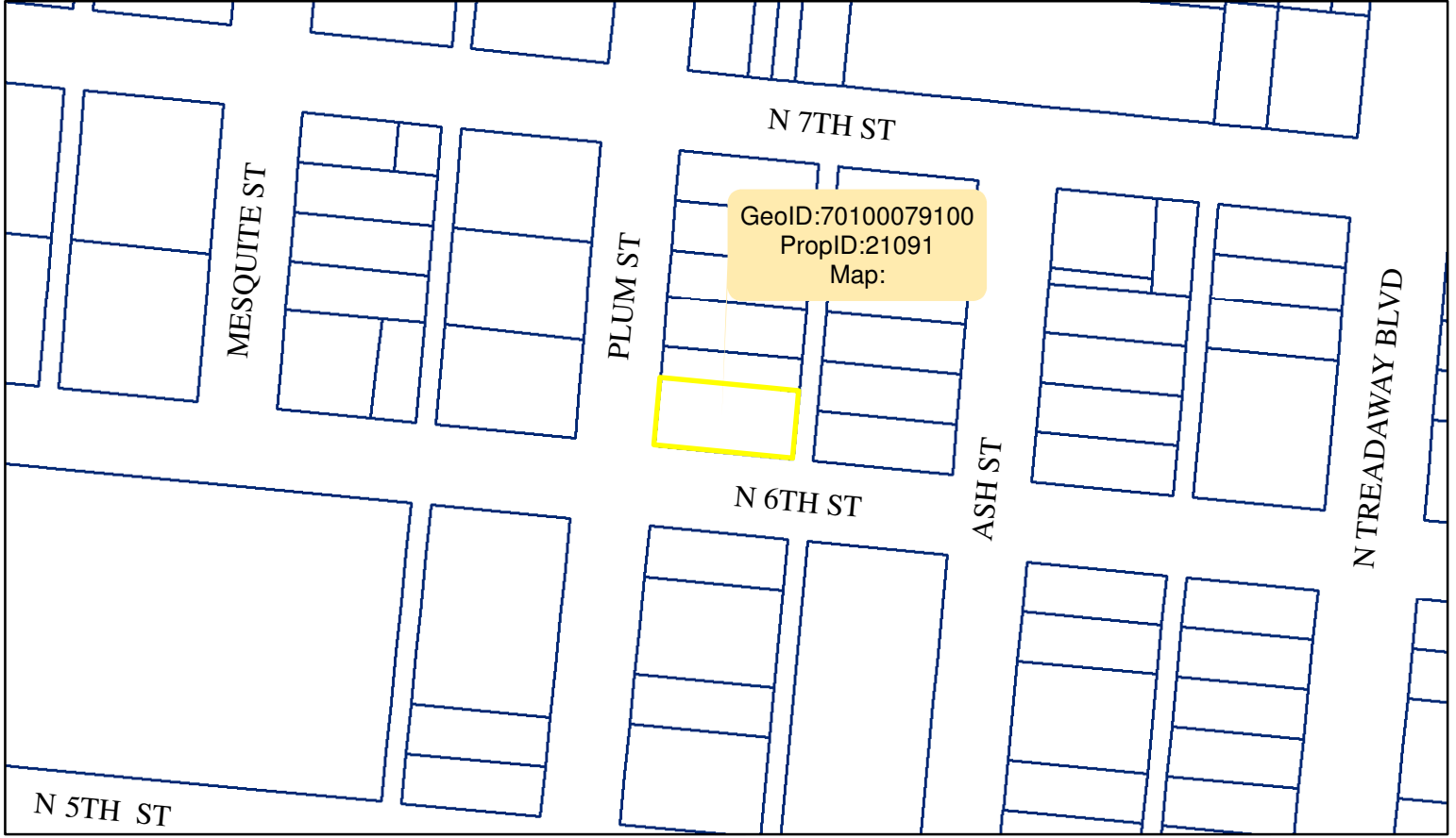


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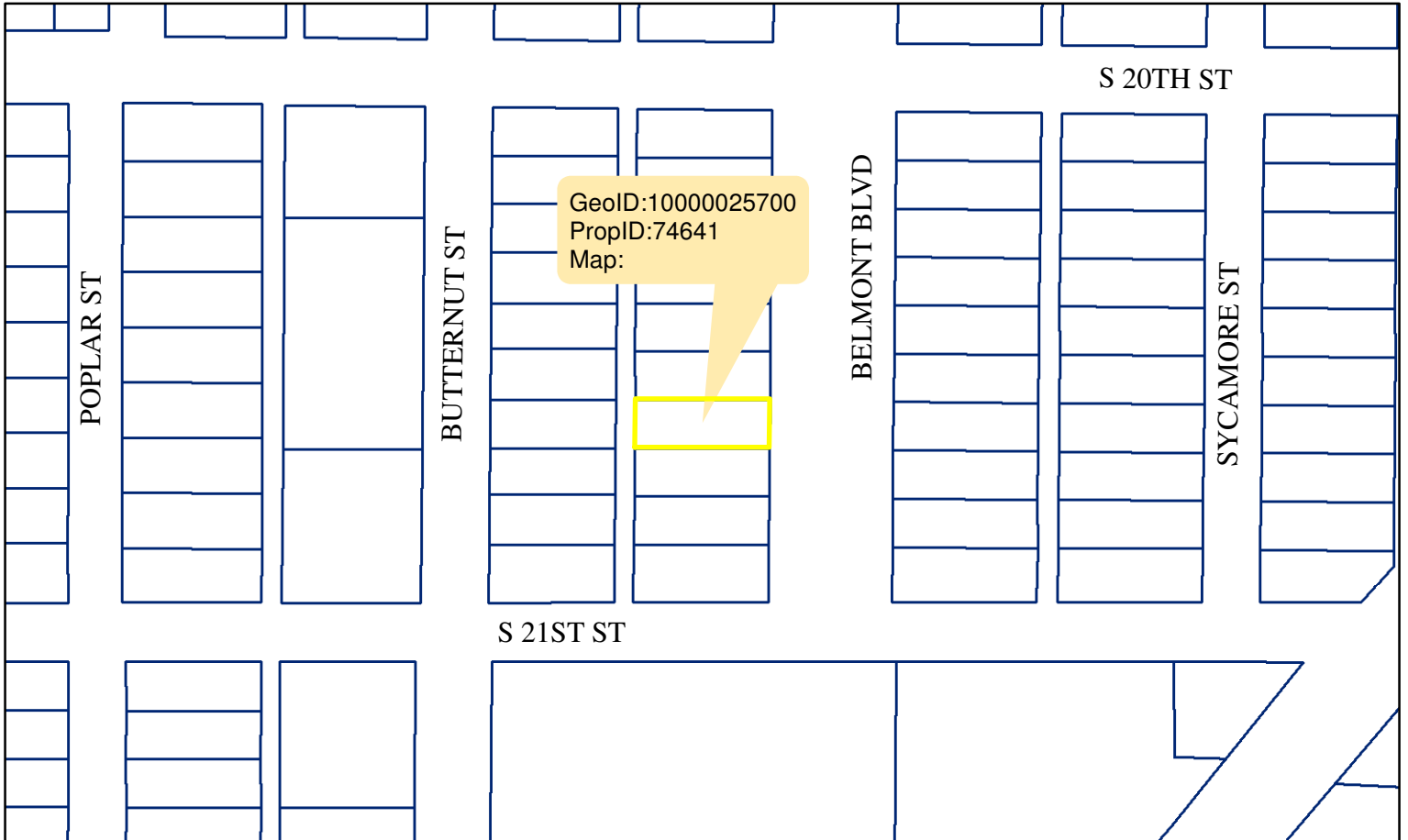


Delinquent Tax Sale

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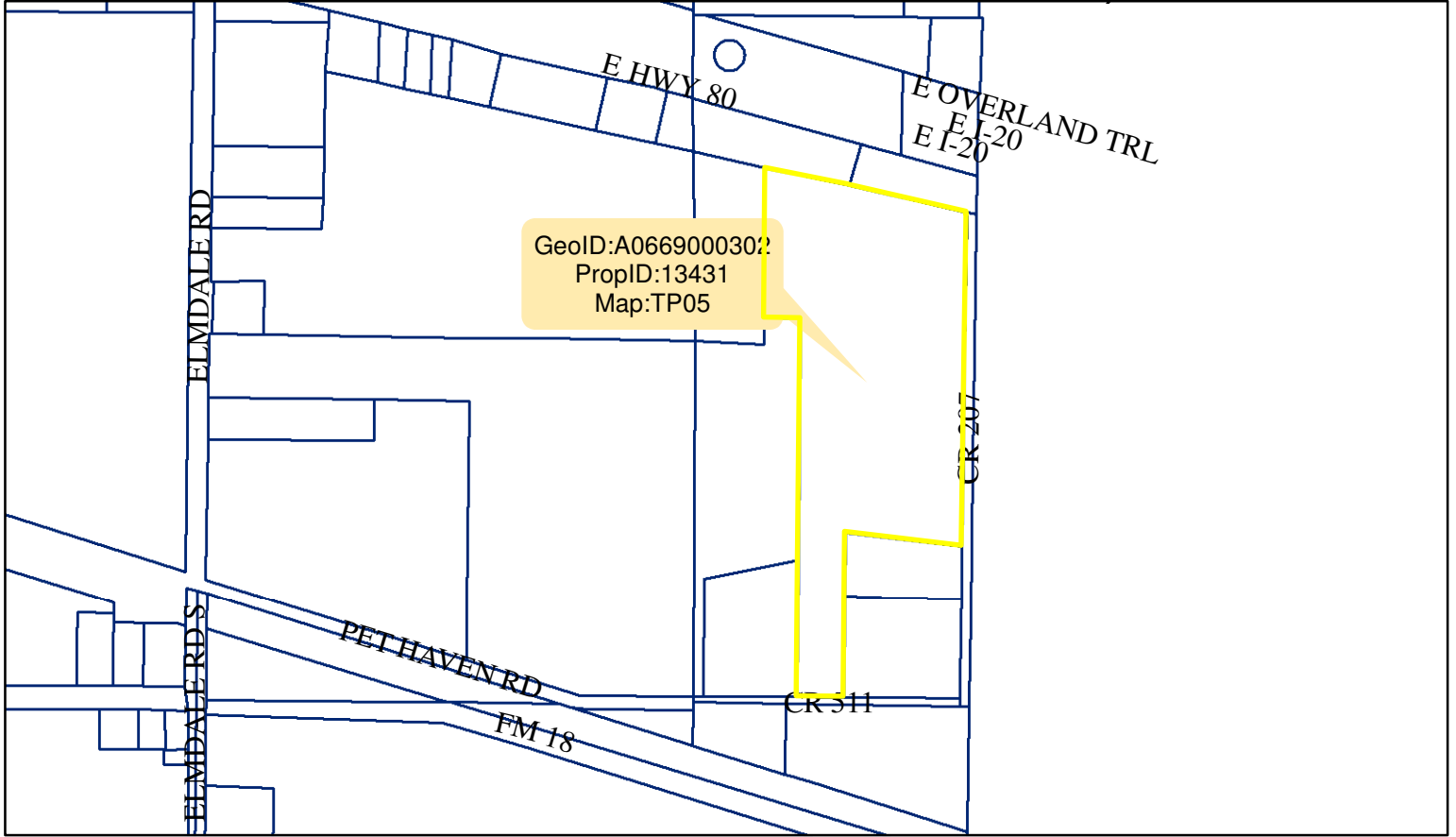


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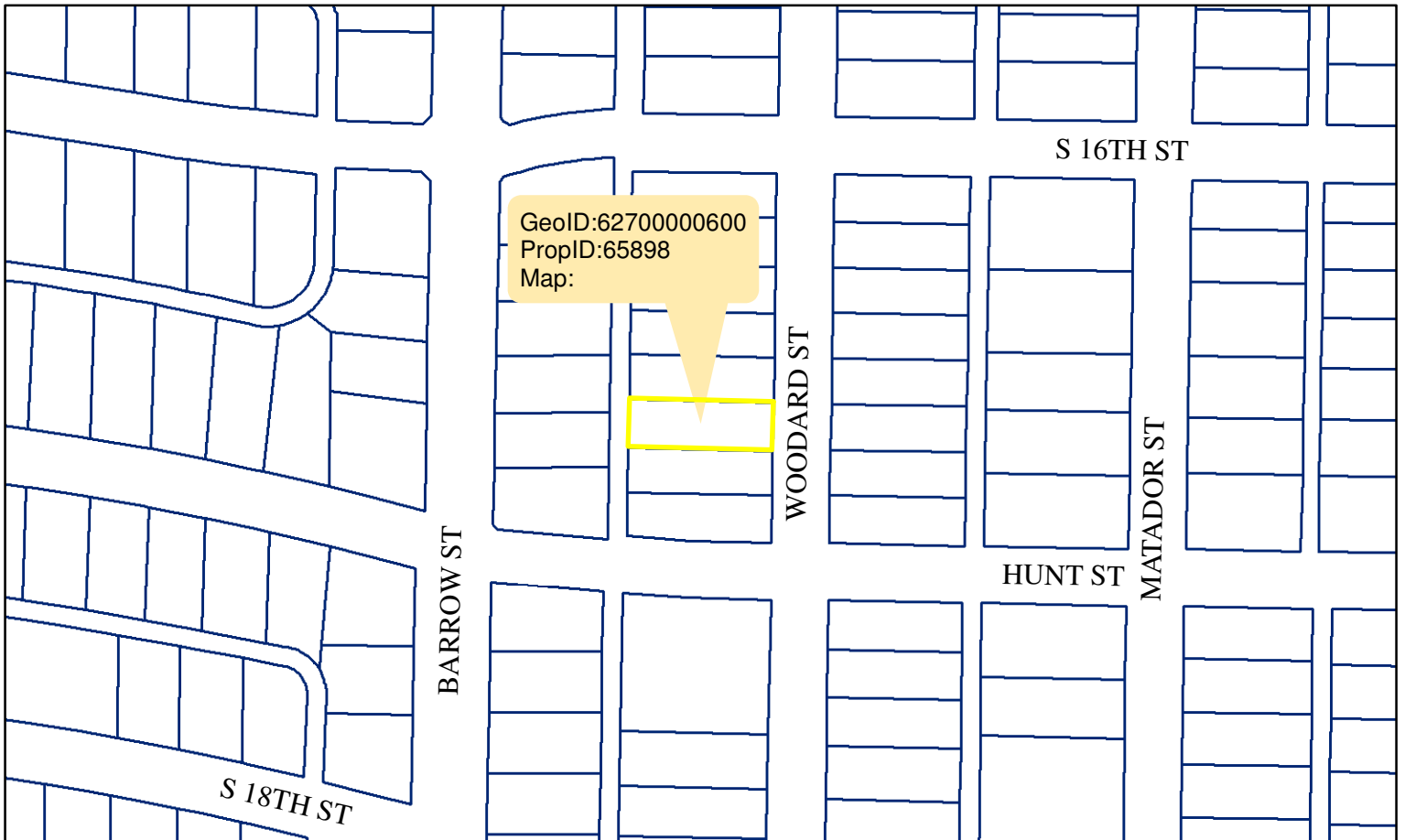


Delinquent Tax Sale

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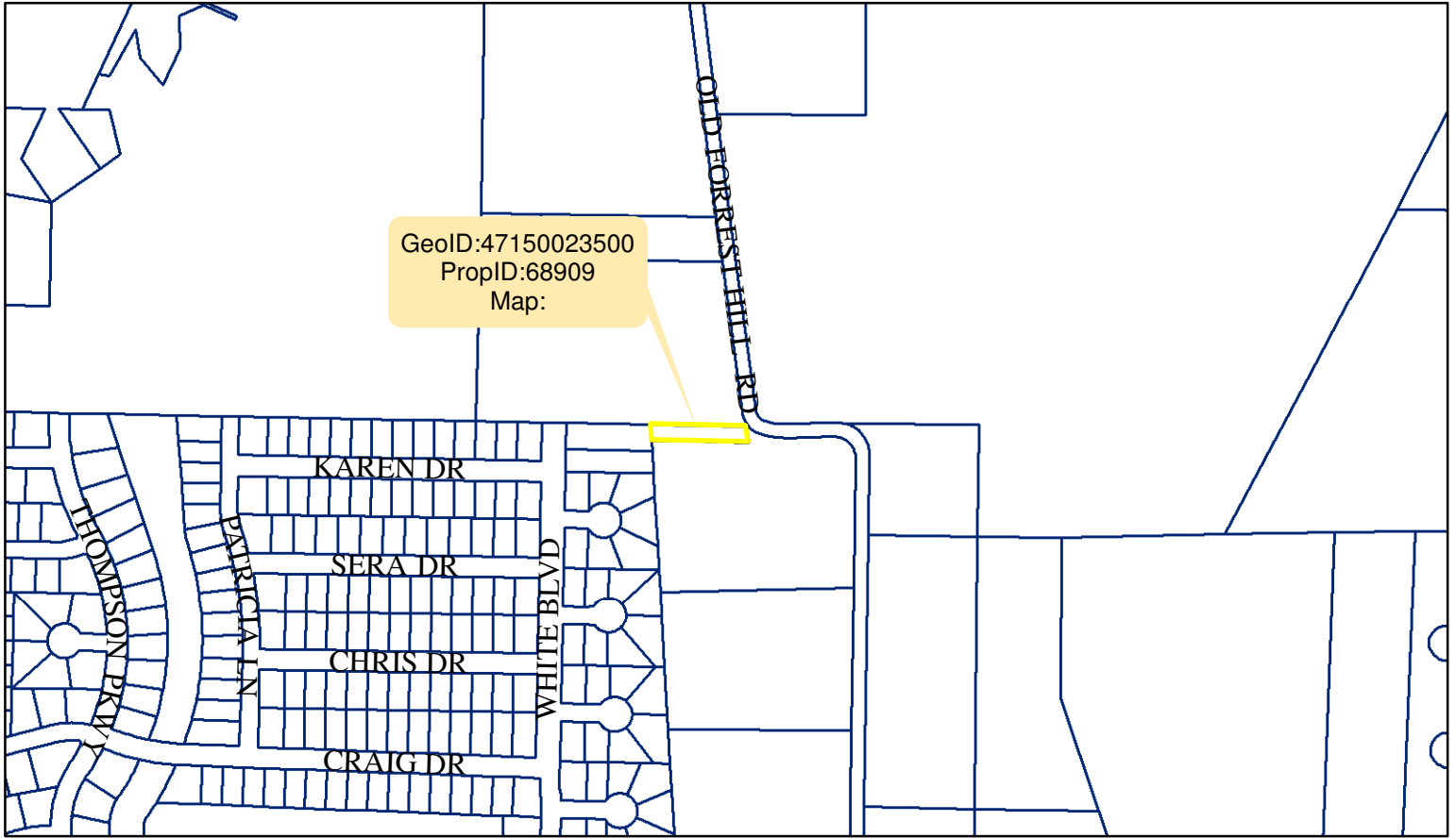


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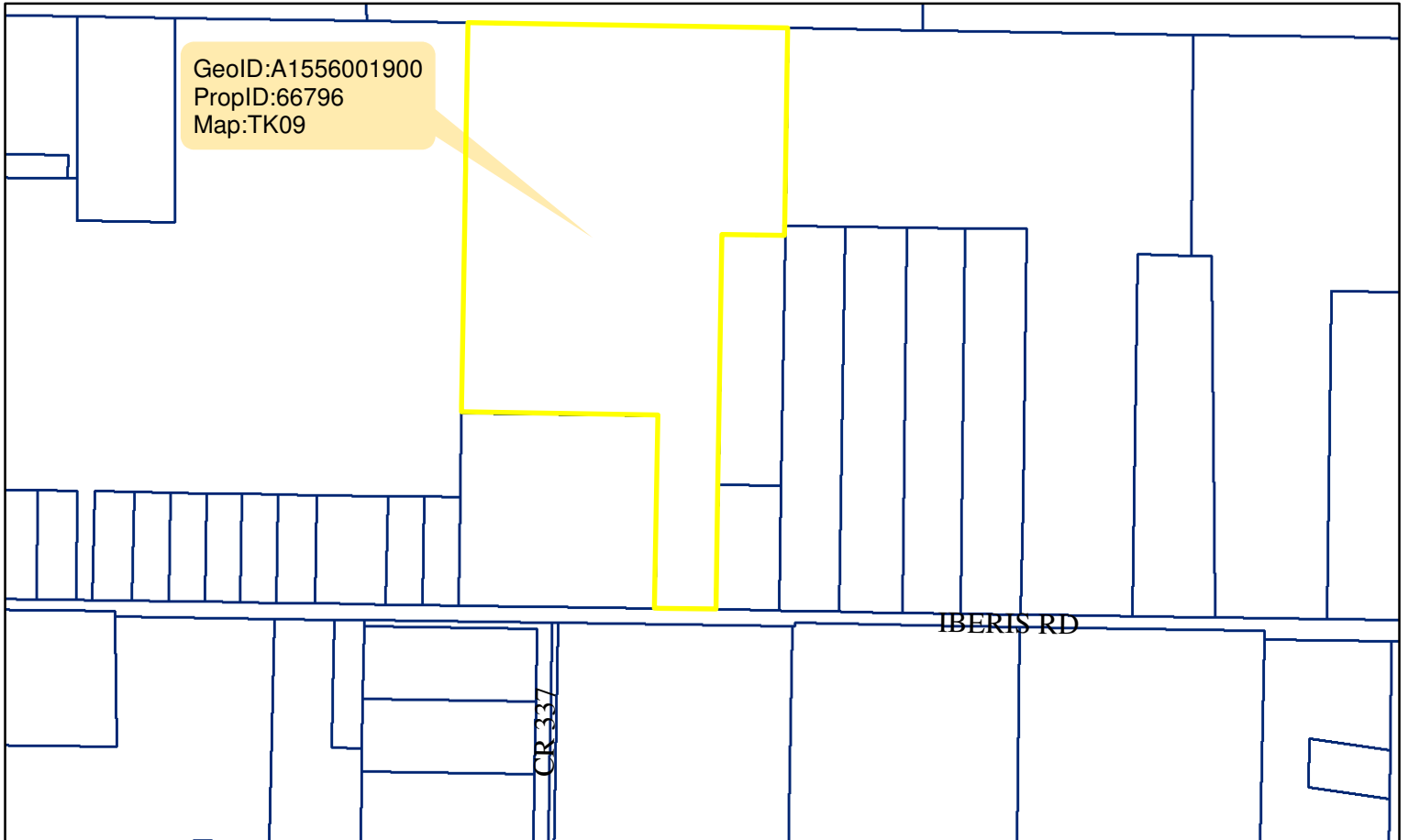


Delinquent Tax Sale

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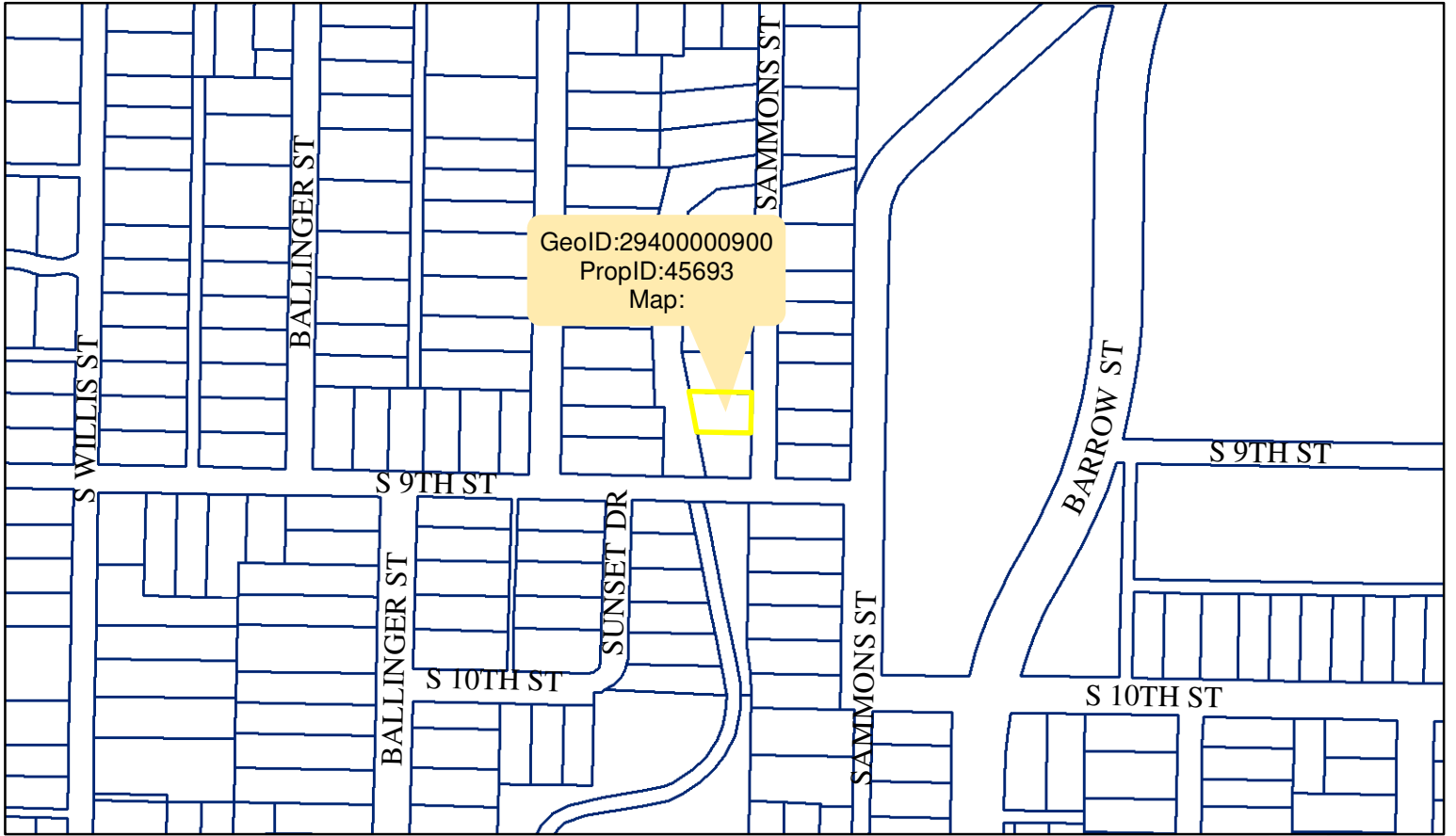


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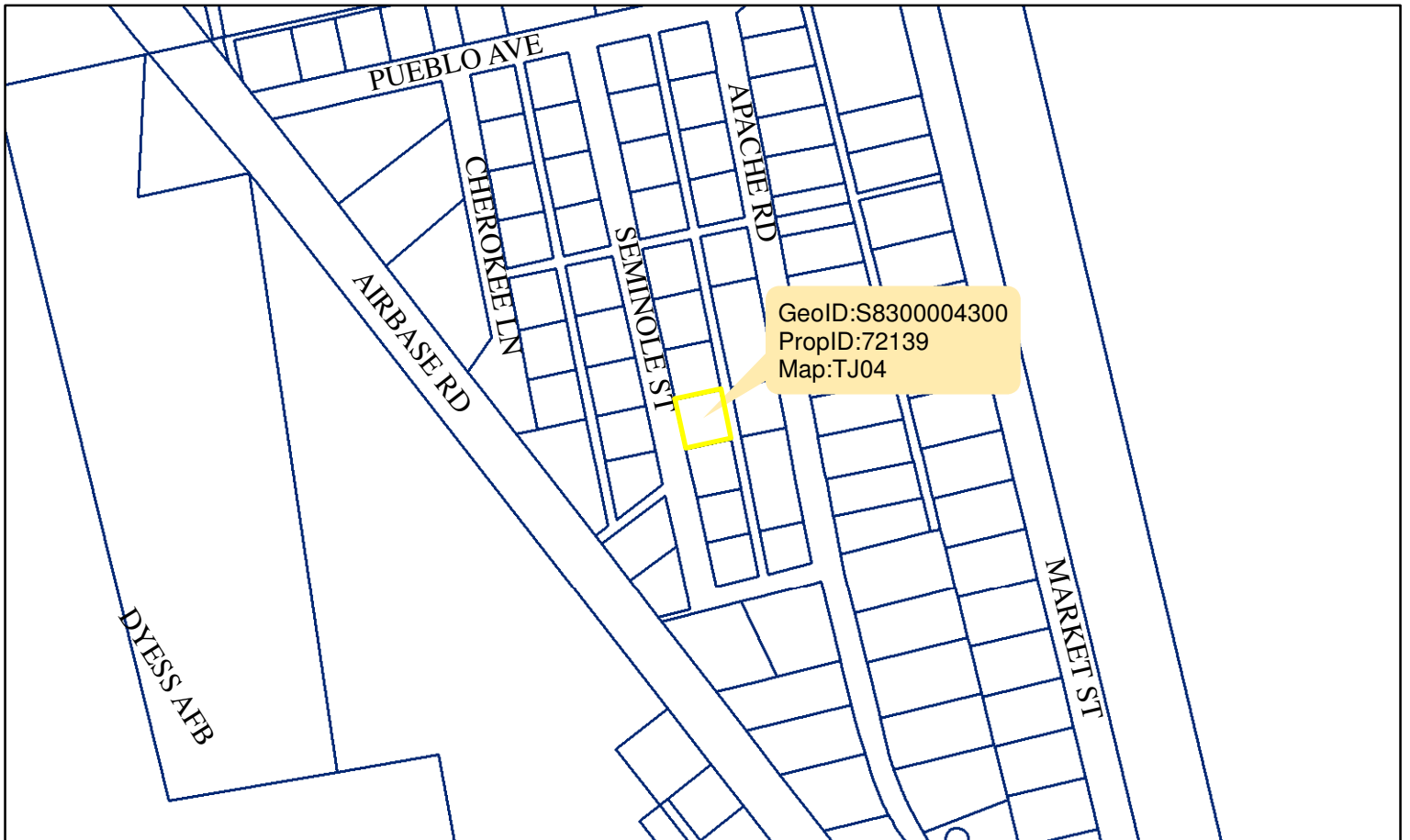


Delinquent Tax Sale

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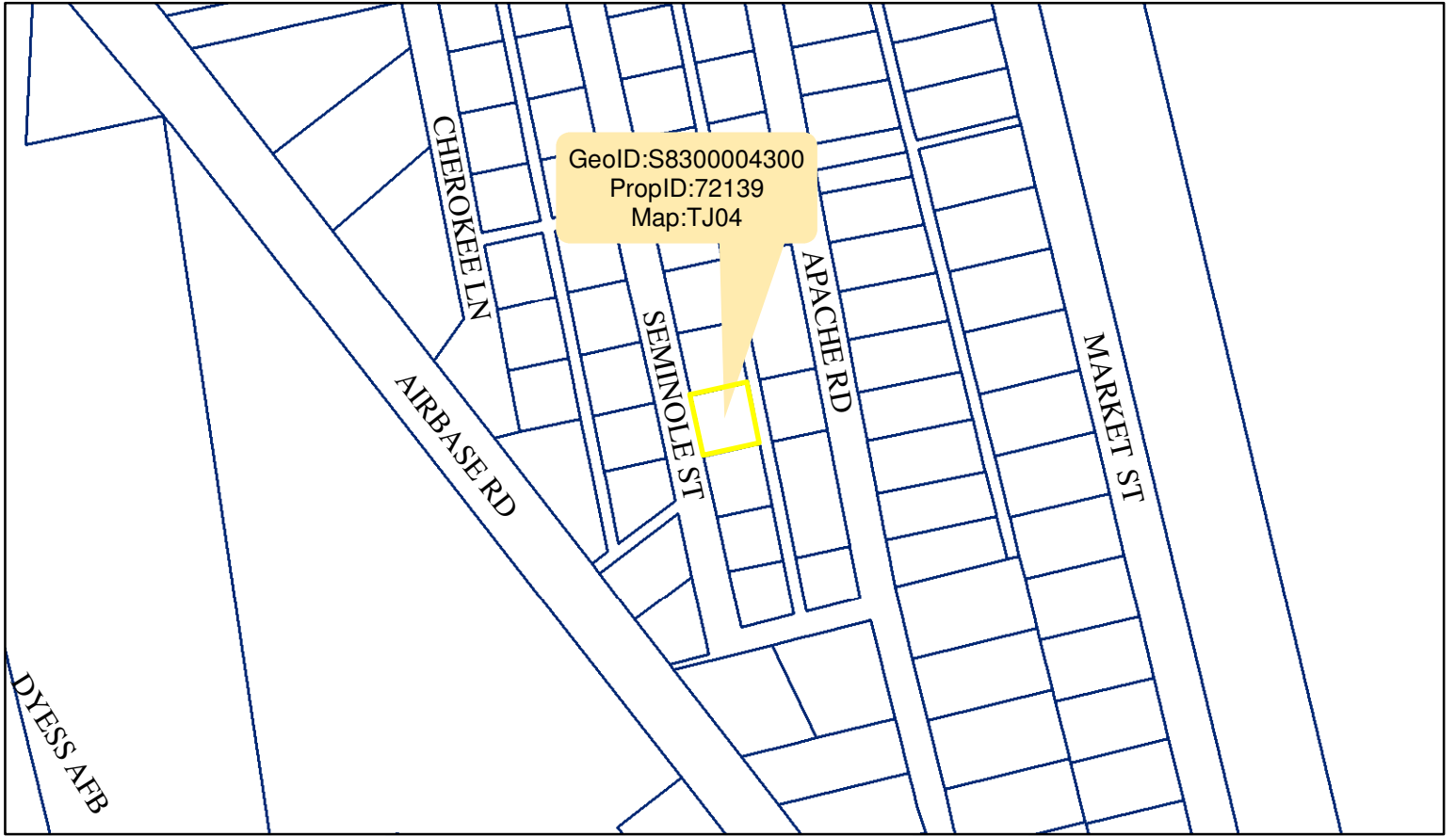


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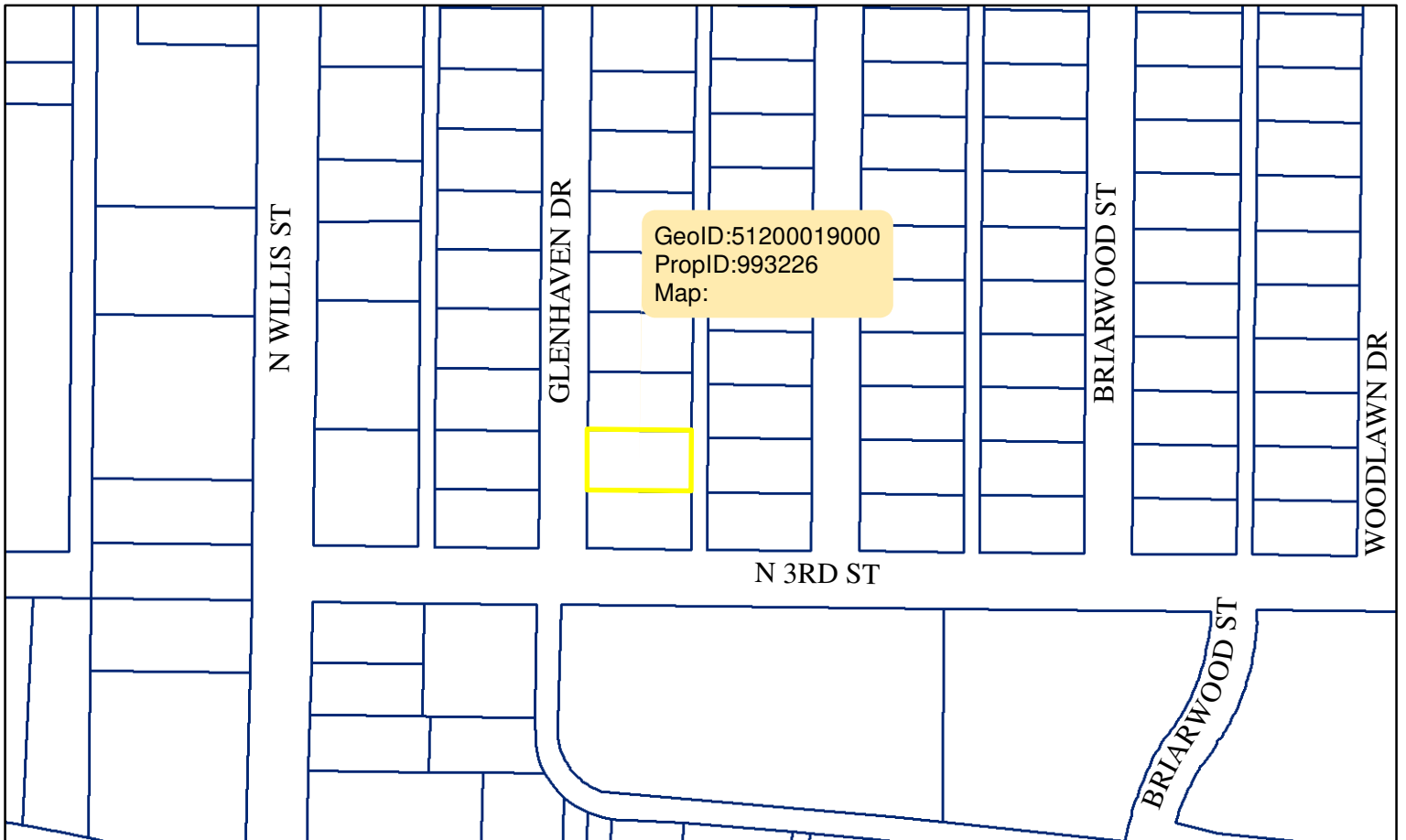


Delinquent Tax Sale

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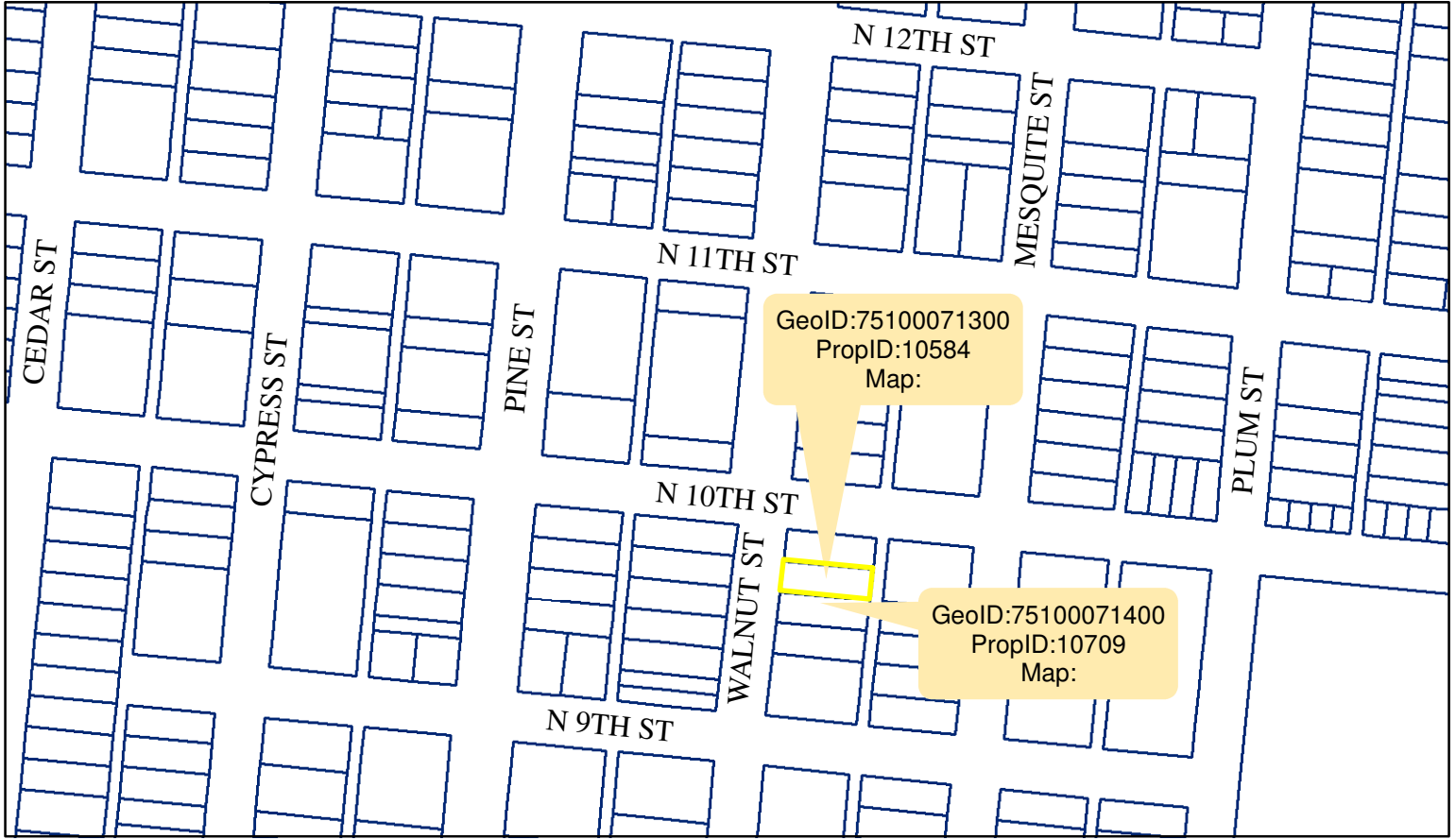


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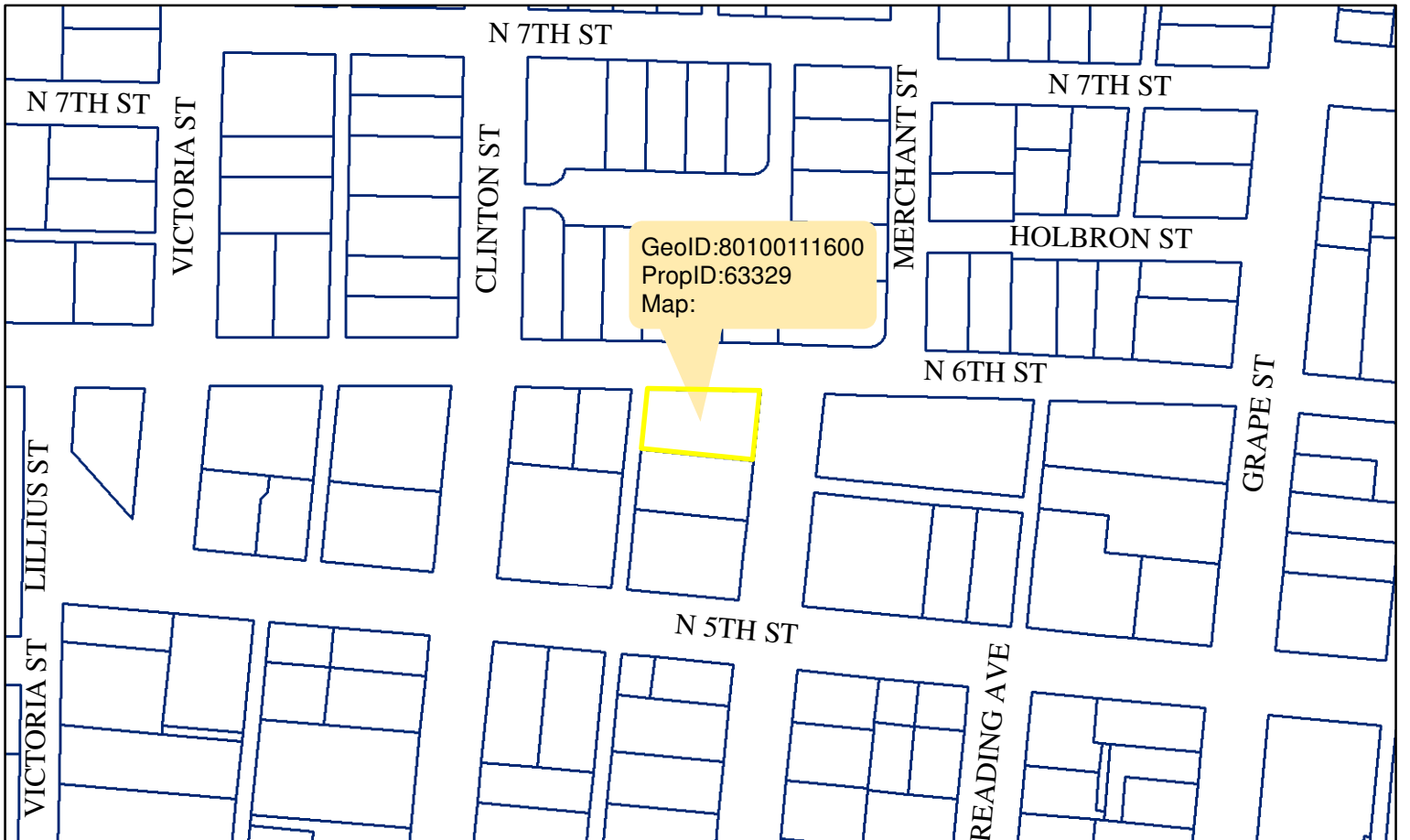


Delinquent Tax Sale

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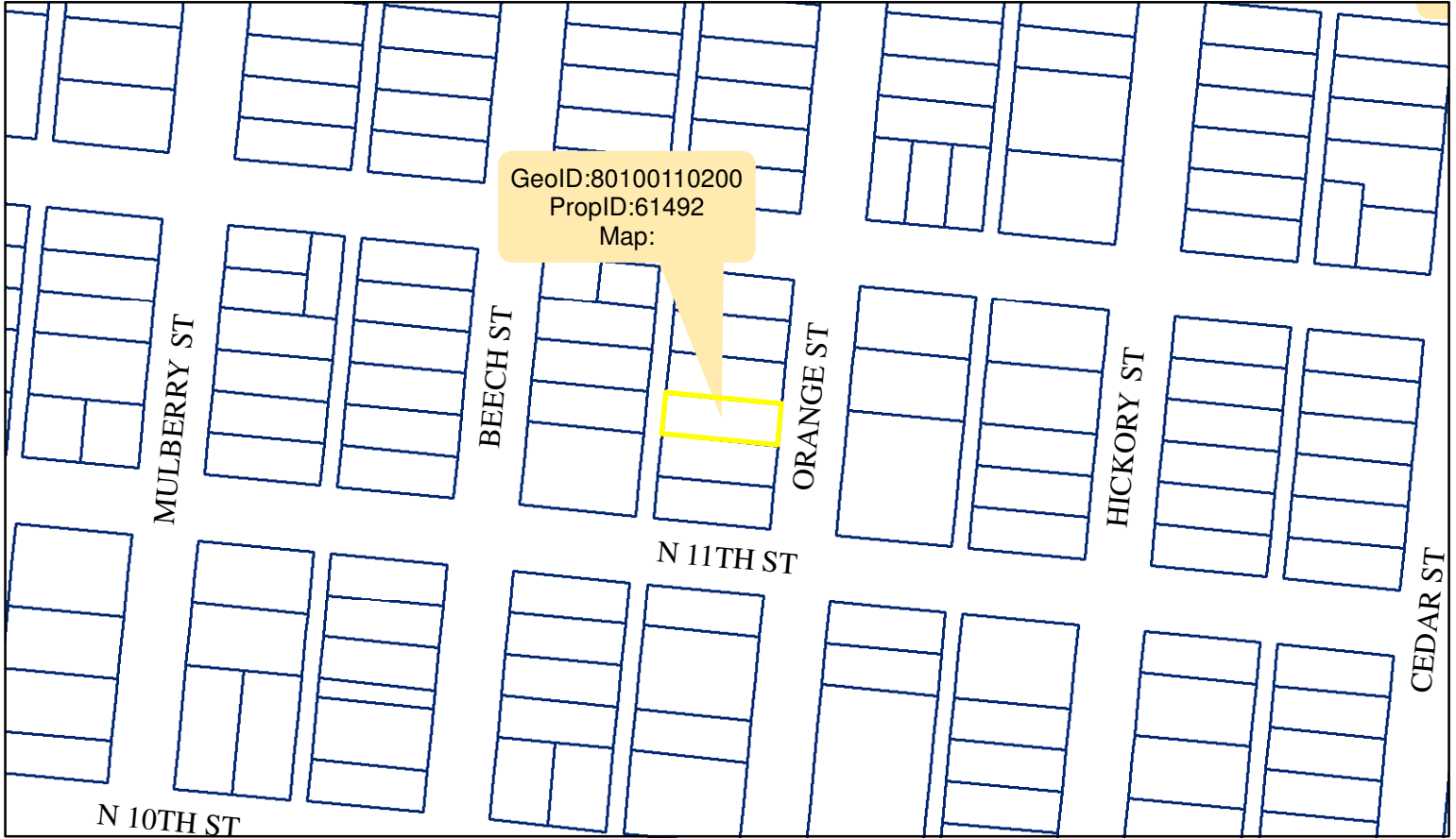


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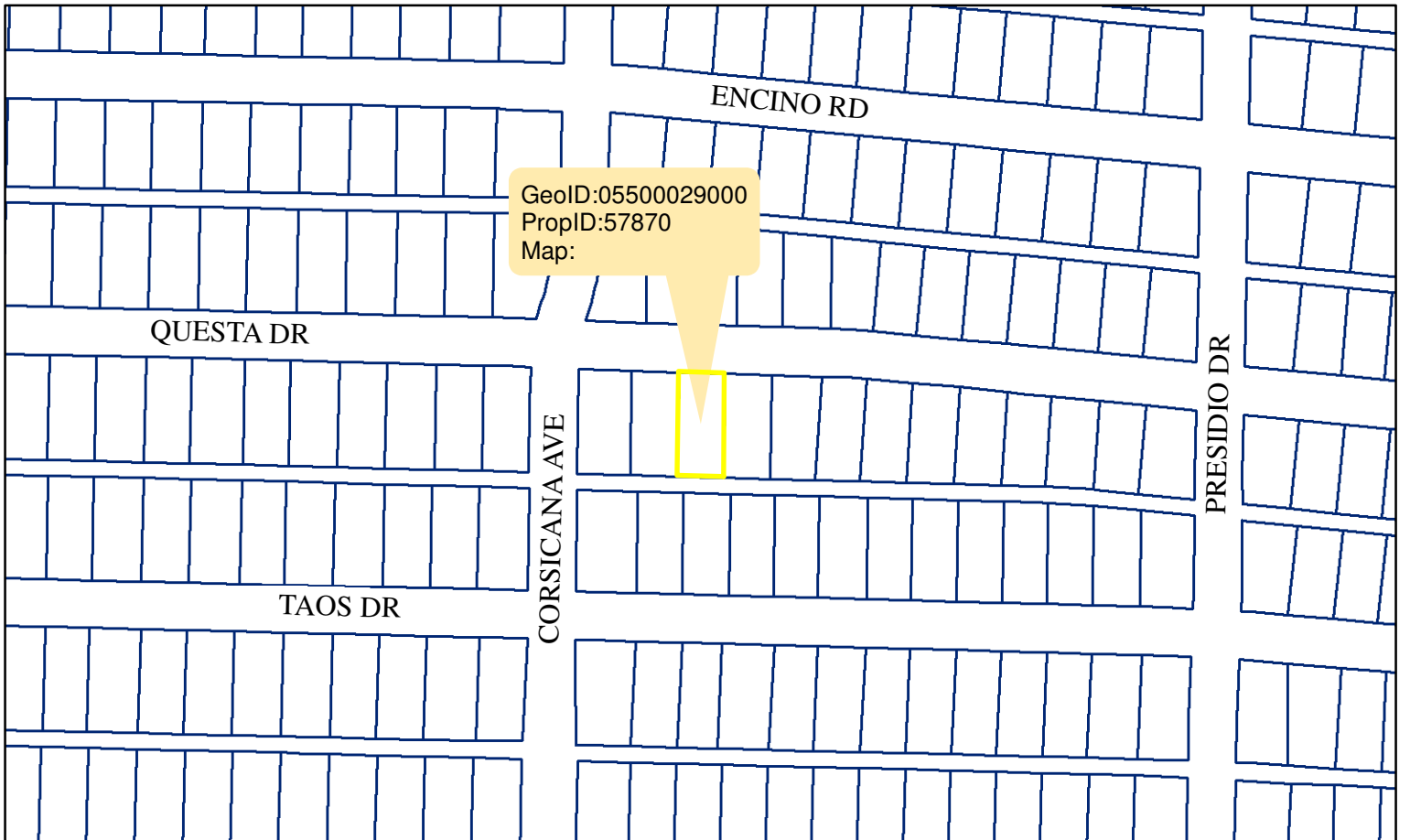


Delinquent Tax Sale

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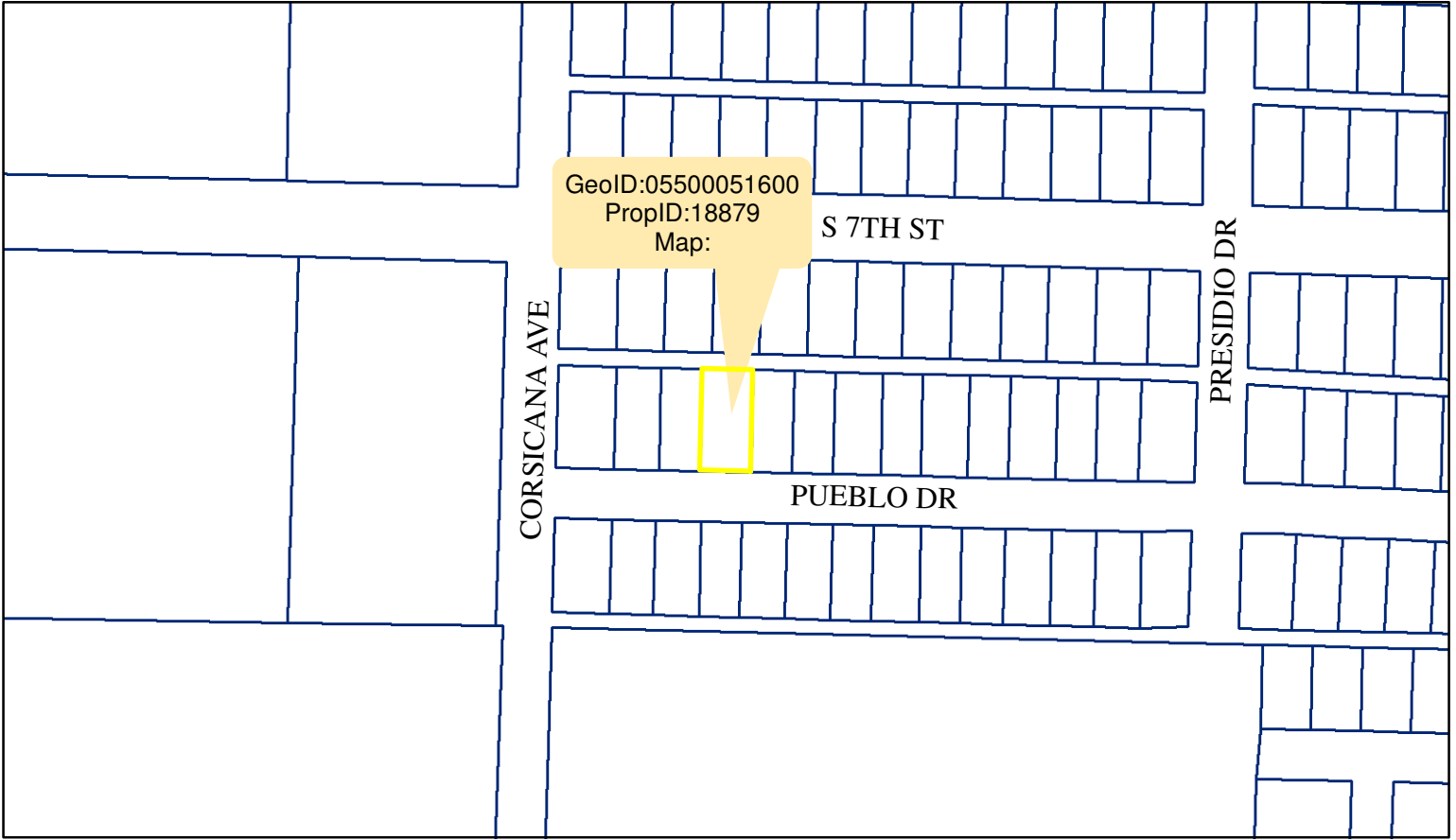


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Delinquent Tax Sale

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