

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

**December 7, 2021 at 10:00 AM
Taylor County Courthouse, 300 Oak, Abilene, Texas**

GENERAL INFORMATION REGARDING THE TAX SALE

PLEASE PRINT AND BRING THE COMPLETED BIDDER'S ACKNOWLEDGEMENT 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 for cash 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.
3. The minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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 DECEMBER 7, 2021:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	10891-D	Central Appraisal District of Taylor County v Doris Brown	<p>Lot 9, Block 2, Pasadena Heights Addition, City of Abilene, Taylor County, Texas (Volume. 875, Page 873, of the Deed Records, Taylor County, Texas) Account #24765 Judgment Through Tax Year: 2020</p> <p>*****PULLED*****</p> <p>APPROXIMATE ADDRESS: 1725 Pasadena</p>	\$2,400.00
2	11966-D	Central Appraisal District of Taylor County v Walter Austin et al	<p>Lot 44, Block F, Continuation Section 1, Holiday Hills Addition, City of Abilene, Taylor County, Texas (Volume 973, Page 311, of the Official Public Records, Taylor County, Texas) Account #66035 Judgment Through Tax Year: 2020</p> <p>*****PULLED*****</p> <p>APPROXIMATE ADDRESS: 5533 Congress</p>	\$9,100.00
3	12164-D	Central Appraisal District of Taylor County v David Bates et al	<p>50% Undivided Interest of Lot 4, Block A, Park Plaza Addition, City of Abilene, Taylor County, Texas (Volume 1076, Page 577, of the Official Public Records, Taylor County, Texas) Account #1010576 Judgment Through Tax Year: 2020</p> <p>*****SOLD \$5,500*****</p> <p>APPROXIMATE ADDRESS: 626 N. Crockett</p>	\$2,900.00
4	12178-D	Central Appraisal District of Taylor County v Richard W. Brown et al	<p>All of the West 1/2 of Lots 7 and 8, Block 7, Town of Trent, Taylor County, Texas (Volume 3323, Page 803, of the Official Public Records, Taylor County, Texas) Account #22971 Judgment Through Tax Year: 2020</p> <p>*****BID IN TRUST*****</p> <p>APPROXIMATE ADDRESS: 142 N. W. Third</p>	\$3,600.00
5	12284-D	Central Appraisal District of Taylor County v Samuel Cox	<p>Lot 23, Block P, Section 5, Alameda Addition, City of Abilene, Taylor County, Texas (Volume 1244, Page 892, of the Official Public Records, Taylor County, Texas) Account #68775 Judgment Through Tax Year: 2020</p> <p>*****PULLED*****</p> <p>APPROXIMATE ADDRESS: 5326 Taos</p>	\$3,900.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	12433-D	Central Appraisal District of Taylor County v Terry Martin Stubbs	<p>Lot 1, Maker Subdivision of the North 100' of the West 70' of Block E, Parramore's Subdivision, City of Abilene, Taylor County, Texas (Instrument #2015-00005668, of the Official Public Records, Taylor County, Texas) Account #16094 Judgment Through Tax Year: 2020</p> <p>*****SOLD \$47,000*****</p> <p>APPROXIMATE ADDRESS: 715 Grape</p>	\$6,100.00
7	12466-D	Central Appraisal District of Taylor County v Kerry Kocher et al	<p>A 16' x 76', Manufactured Home, Texan Model, Label #HWC0232933, Serial #CLW007147TX, Taylor County, Texas Account #89168 Judgment Through Tax Year: 2020</p> <p>*****PULLED*****</p> <p>APPROXIMATE ADDRESS: 8 Lariat Tr.</p>	\$2,900.00
8	27965-B	Central Appraisal District of Taylor County v Walter Reese Jones et al	<p>Lots 13 and 14, Block A, Section 1, Tyetowne Mobile Estates, City of Tye, Taylor County, Texas (Volume 1952, Page 582, of the Official Public Records, Taylor County, Texas) Account #57335 Judgment Through Tax Year: 2020</p> <p>*****SOLD \$8,500*****</p> <p>APPROXIMATE ADDRESS: 124 Flamingo</p>	\$3,500.00
9	28092-B	Central Appraisal District of Taylor County v Moses Gonzales	<p>Lot 17, Block 32, Sears Park Addition, City of Abilene, Taylor County, Texas (Volume 3080, Page 632, of the Official Public Records, Taylor County, Texas) Account #44776 Judgment Through Tax Year: 2019</p> <p>*****SOLD \$14,000*****</p> <p>APPROXIMATE ADDRESS: 2108 Sears Blvd.</p>	\$2,800.00
10	28162-B	Central Appraisal District of Taylor County v Rosa M. Rodriguez	<p>Lot 11, Block T, Section 5, Alameda Addition to the City of Abilene, Section 5, Taylor County, Texas (Document #5474-13, of the Official Public Records, Taylor County, Texas) Account #75415 Judgment Through Tax Year: 2020</p> <p>*****SOLD \$38,000*****</p> <p>APPROXIMATE ADDRESS: 5281 Taos Blvd.</p>	\$9,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	28237-B	Central Appraisal District of Taylor County v H.O. Badillo et al	<p>A tract of land in Taylor County being part of the L. Bowerman Survey 83, also referred to as Lot 2, Block 1, City of Impact, Taylor County, Texas (Volume 884, Page 340, of the Deed Records, Taylor County, Texas) Account #63481 Judgment Through Tax Year: 2020</p> <p>*****SOLD \$2,600*****</p> <p>APPROXIMATE ADDRESS: 2166 Birchwood</p>	\$2,600.00
12	28243-B	Central Appraisal District of Taylor County v Thomas Polanco	<p>Lot 15, Block 202, Corrected plat of Hales Subdivision, City of Abilene, Taylor County, Texas (Document 2016-00017520, of the Official Public Records, Taylor County, Texas) Account #17266 Judgment Through Tax Year: 2020</p> <p>*****PULLED*****</p> <p>APPROXIMATE ADDRESS: 1357 Cypress</p>	\$2,100.00
13	28324-B	Central Appraisal District of Taylor County v Elpidio Dominguez Torres	<p>North 33 ' of the East 90' of Lot 9, Block L, Johnston's Subdivision of Lot 1, Block 163, Original Town of Abilene, Taylor County, Texas (Volume 2016, Page 730, of the Official Public Records, Taylor County, Texas) Account #48112 Judgment Through Tax Year: 2020</p> <p>*****SOLD \$12,500*****</p> <p>APPROXIMATE ADDRESS: 758 Cherry</p>	\$2,000.00