

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

**December 1, 2020 at 10:00 a.m.
Taylor County Courthouse, 300 Oak, Abilene, Texas**

GENERAL INFORMATION REGARDING THE TAX SALE

SOCIAL DISTANCING WILL BE PRACTICED AND A MASK/FACE COVERING WILL BE REQUIRED

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 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.** 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 and 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 1, 2020:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	9891-D	Central Appraisal District of Taylor County v Jean Paula Savord et al	Lot 2, Block 7, Continuation 2, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Instrument #1674-13, Official Public Records, Taylor County, Texas) Account #18894 Judgment Through Tax Year: 2012 APPROXIMATE ADDRESS: 1725 N. MOCKINGBIRD	\$6,000.00
2	11292-D	Central Appraisal District of Taylor County v Joseph Anthony Adams et al	Lot 10 and the North one- half of Lot 11, Block 3, Miller Addition, City of Merkel, Taylor County, Texas (Vol. 3063, Page 499, Official Public Records) Account #26809 Judgment Through Tax Year: 2017 APPROXIMATE ADDRESS: 602 ROSE	\$9,800.00
3	11776-D	Central Appraisal District of Taylor County v Dale Roys	Lot 12, Section C, Mulberry Creek Estates, Taylor County, Texas (Vol. 2568, Page 434, Official Public Records) Account #14132 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 288 MULBERRY RD	\$3,000.00
4	11776-D	Central Appraisal District of Taylor County v Dale Roys	Manufactured Home, Label #HWC0251037, Serial #CLW009750TX, 16' x 76', Taylor County, Texas Account #88973 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 288 MULBERRY RD	\$4,500.00
5	11882-D	Central Appraisal District of Taylor County v Armando Ramos	1.0 acres, located in Section 1, Block 5, T & P RR Co. Survey, Taylor County, Texas (Document #2016-00012322, Official Public Records) Account #981968 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: SIESTA LANE	\$2,000.00
6	11898-D	Central Appraisal District of Taylor County v Outrider Investments, Inc. et al	all of Zieder Zie Subdivision, a Subdivision of part of Lot 1, Block 1, Westwood Plaza Addition, City of Abilene, Taylor County, Texas (Document #2017-00013833, Official Public Records) Account #61858 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 3517 N. 6TH	\$24,000.00
7	11902-D	Central Appraisal District of Taylor County v Rusty Miller	Lot 18, Charles Preslar Subdivision, Taylor County, Texas (Document No. 201511808, Official Public Records, Taylor County, Texas) Account #96707 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 625 COUNTY RD 274	\$6,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	11902-D	Central Appraisal District of Taylor County v Rusty Miller	1.157 acres, more or less, out of the East one half of the Southeast 1/4 of Section 68, Lunatic Asylum Lands, Taylor County, Texas (Document No. 201604311, Official Public Records, Taylor County, Texas) Account #19676 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: N/A	4,000.00
9	11964-D	Central Appraisal District of Taylor County v Kelly Martin	North 125' of Lot 6 & the South 60' of Lot 7, Section A, Cedar Hills Estates, Taylor County, Texas (Volume 2676, Page 370, Official Public Records) Account #96953 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 134 CEDAR HILLS	\$2,000.00
10	12077-D	Central Appraisal District of Taylor County v Delmer Lott et al	the North 54.1' of the South 108.2' of the West 162.8' of Lot 3, Block "A", Berry Ledbetter Addition, City of Abilene, Taylor County, Texas (Vol. 1025, Page 75, Deed Records) Account #67040 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 1525 SYCAMORE	\$2,201.00
11	27569-B	Central Appraisal District of Taylor County v Maricela Garza et al	Lot 4, Block M, Continuation of Arthel Henson Addition, City of Abilene, Taylor County, Texas (Instrument #2016-00010616, Official Public Records) Account #26676 Judgment Through Tax Year: 2018 APPROXIMATE ADDRESS: 1634 KIRKWOOD	\$3,200.00
12	27982-B	Central Appraisal District of Taylor County v Guillermo Garza	Lot 8, Block A, Continuation 1, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Document #2008-00005013, Official Public Records) Account #73609 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 1250 FANNIN	\$4,000.00
13	28033-B	Central Appraisal District of Taylor County v Sue Lynn King	Manufactured Home, 16' x 76', Texan Model, Label #HWC0233036, Serial #CLW007250TX, Taylor County, Texas Account #106929 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 956 HERITAGE	\$3,400.00
14	28033-B	Central Appraisal District of Taylor County v Sue Lynn King	a 1 acre tract, more or less out of the North 1/2 of Lot 17, Subdivision of League 147, Grimes County School Lands, Taylor County, Texas (Document #2015-9889, Official Public Records) Account #34527 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 956 HERITAGE	\$1,700.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	49809-A	Central Appraisal District of Taylor County v Billy J. Hallford et al	<p>the South 50' of the North 351' of the East 140' of Block C, Northington Addition, City of Abilene, Taylor County, Texas (Vol. 3005, Page 163, Official Public Records) Account #54036 Judgment Through Tax Year: 2019</p> <p>APPROXIMATE ADDRESS: 1250 OAK</p>	\$4,600.00
16	50028-A	Central Appraisal District of Taylor County v Leota Griffin et al	<p>0.719 acres, more or less, out of the Southeast corner, Jose Gabo Survey #128, as more particularly described in Vol. 1743, Page 634, Official Public Records, Taylor County, Texas (Vol. 1743, Page 634, Official Public Records) Account #55928 Judgment Through Tax Year: 2019</p> <p>APPROXIMATE ADDRESS: 118 SCOTT</p>	\$2,500.00
17	50704-A	Central Appraisal District of Taylor County v Tamara Jones	<p>Lot 21, Block 2, Pasadena Heights Addition, City of Abilene, Taylor County, Texas (Vol. 1544, Page 485, Official Public Records) Account #26260 Judgment Through Tax Year: 2019</p> <p>APPROXIMATE ADDRESS: 392 PENROSE</p>	\$9,000.00

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BIDDER'S ACKNOWLEDGEMENT

I DO HEREBY ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand these rules and that it is my responsibility to evaluate these facts in light of my intended use of the property and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER _____

PRINTED NAME OF BIDDER(S): _____

BIDDER'S ADDRESS: _____ CITY: _____ ZIP: _____

BIDDER'S HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

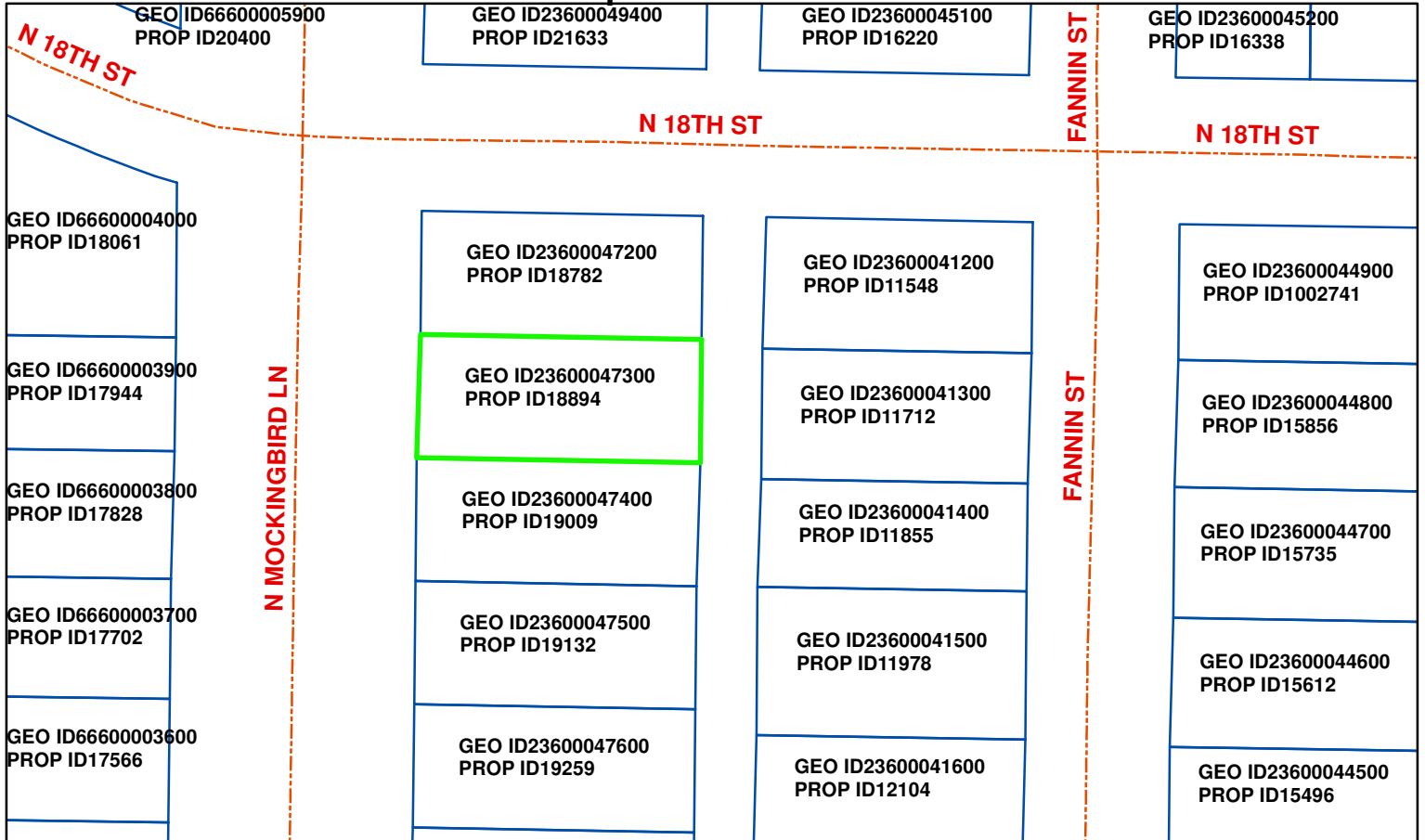
EMAIL: _____

BIDDER'S SIGNATURE: _____

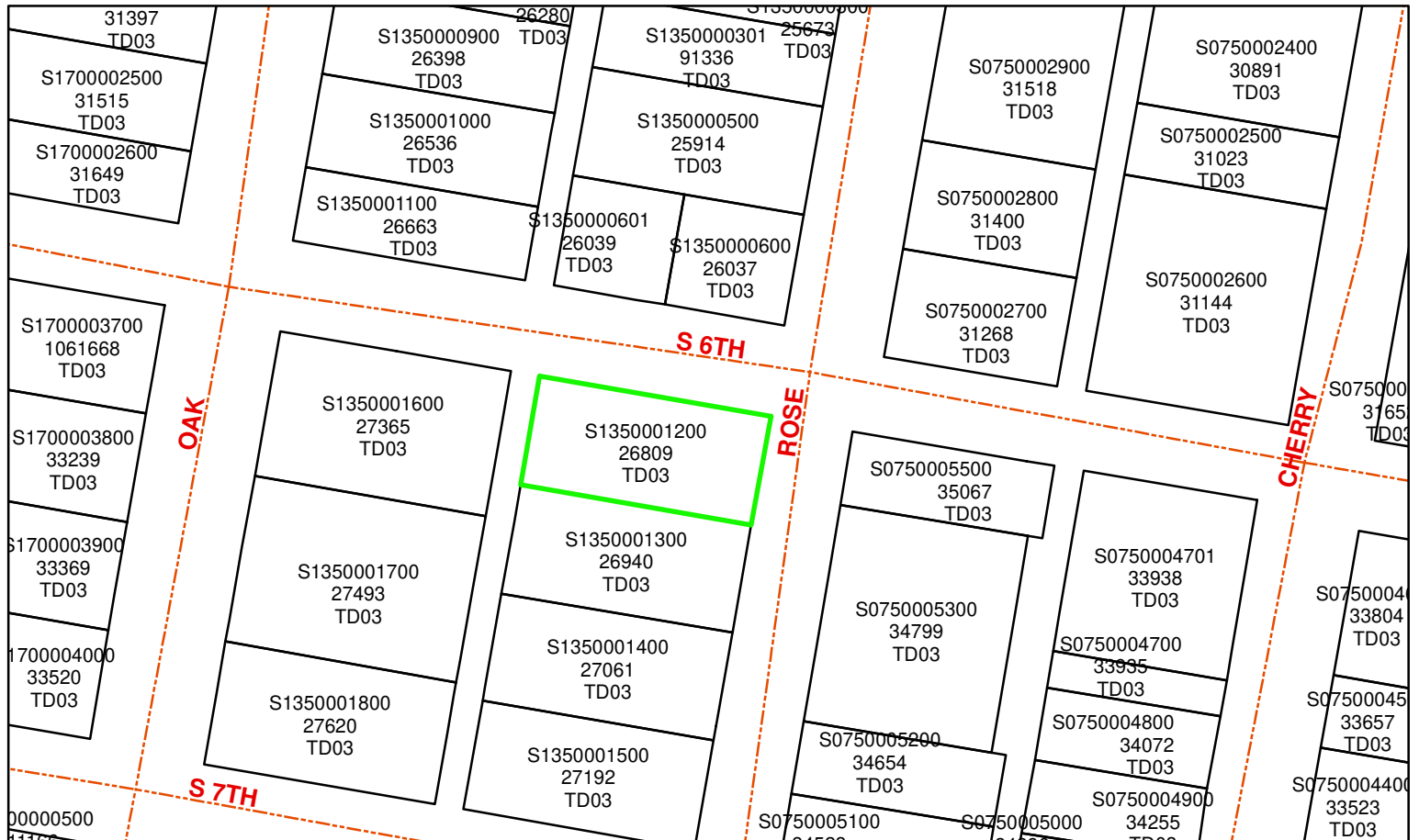
BIDDER'S SIGNATURE: _____

Delinquent Sales Tax

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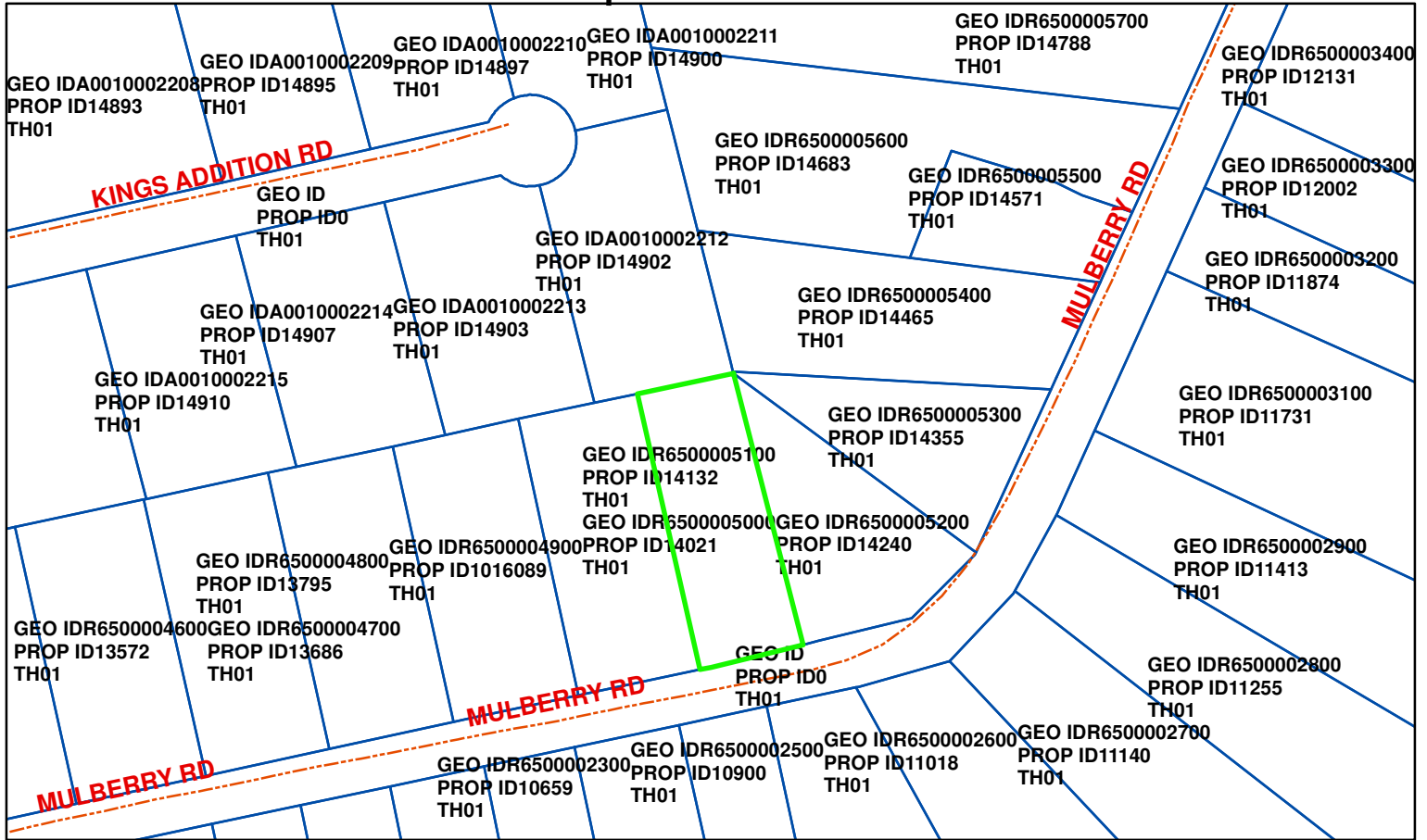


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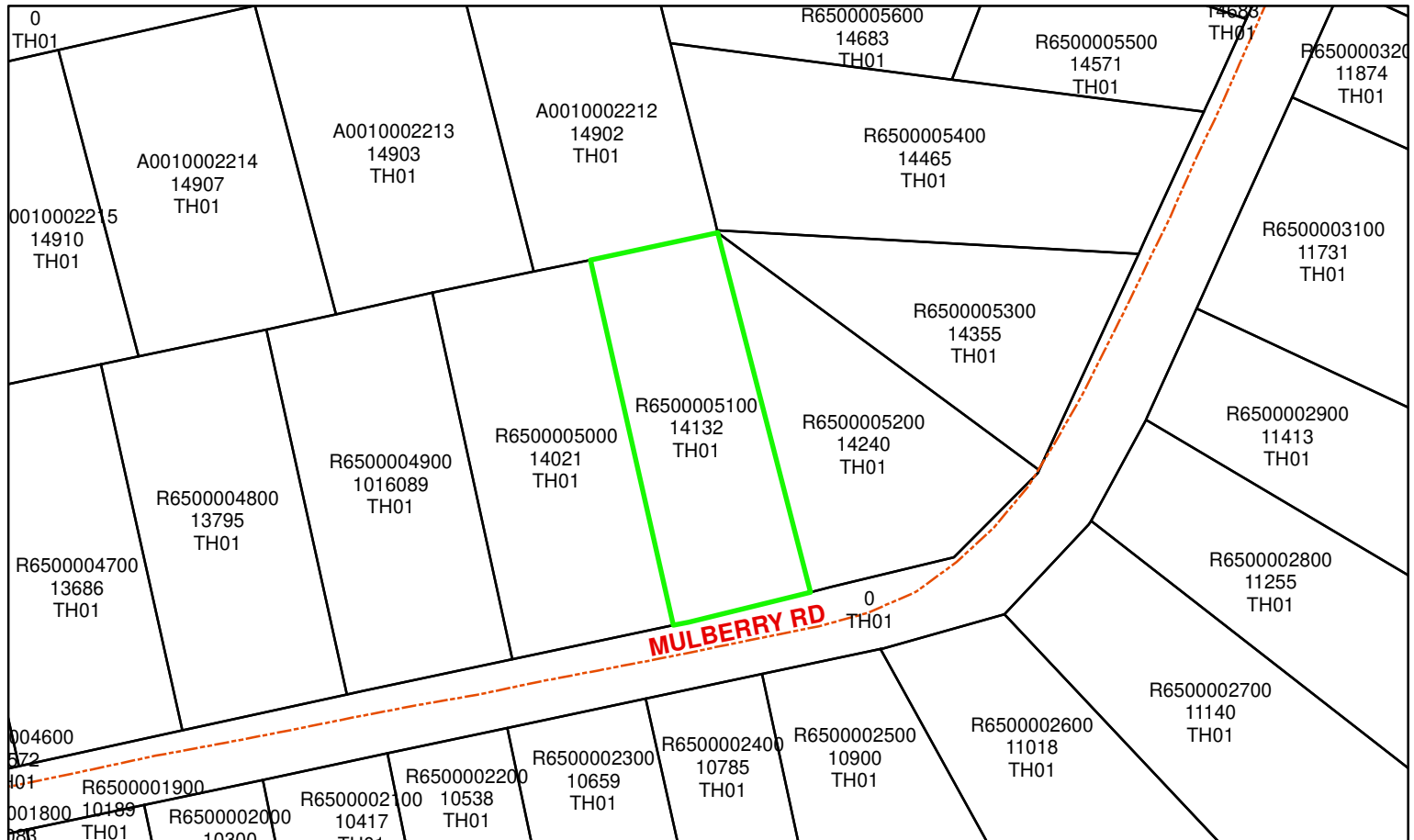


Delinquent Sales Tax

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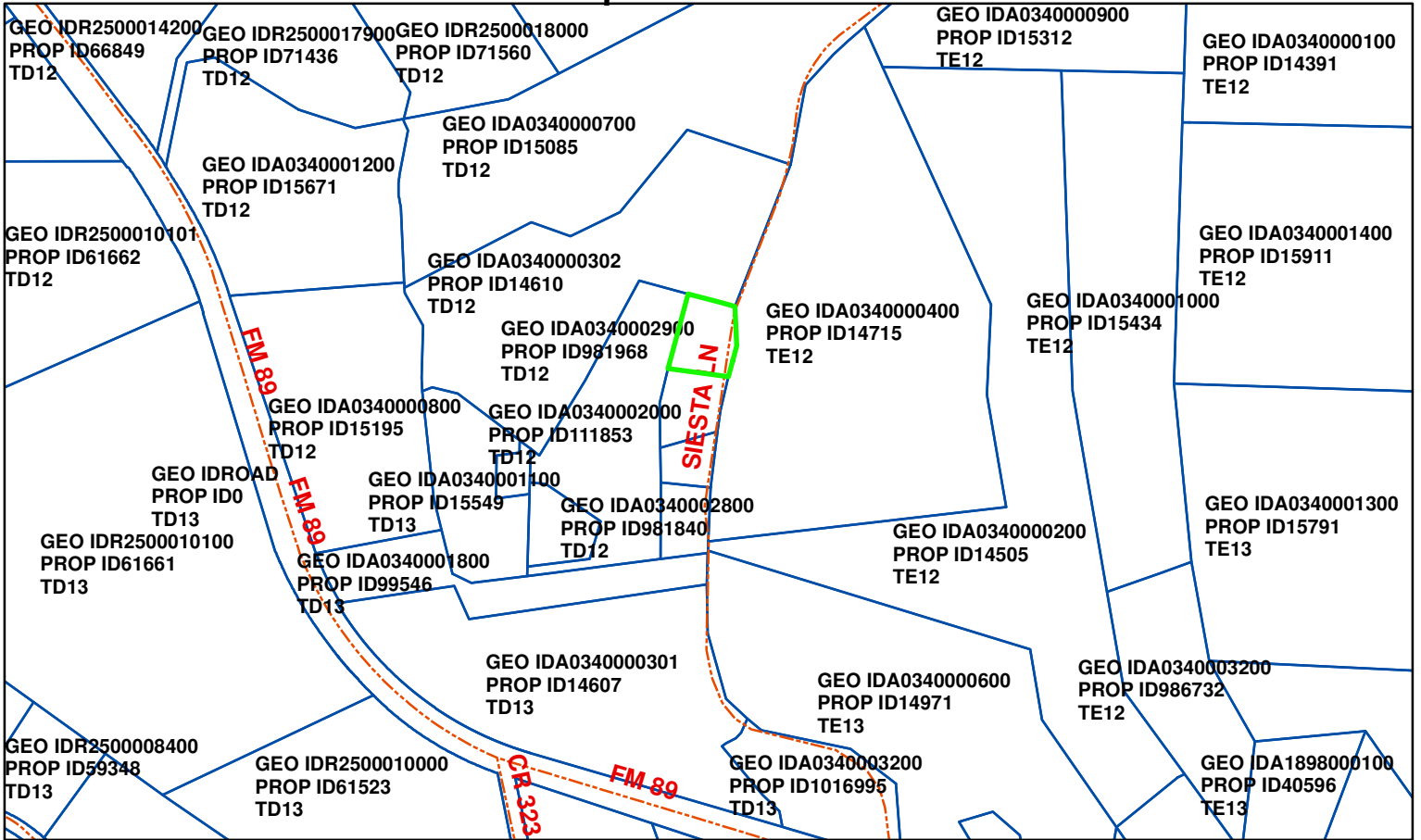


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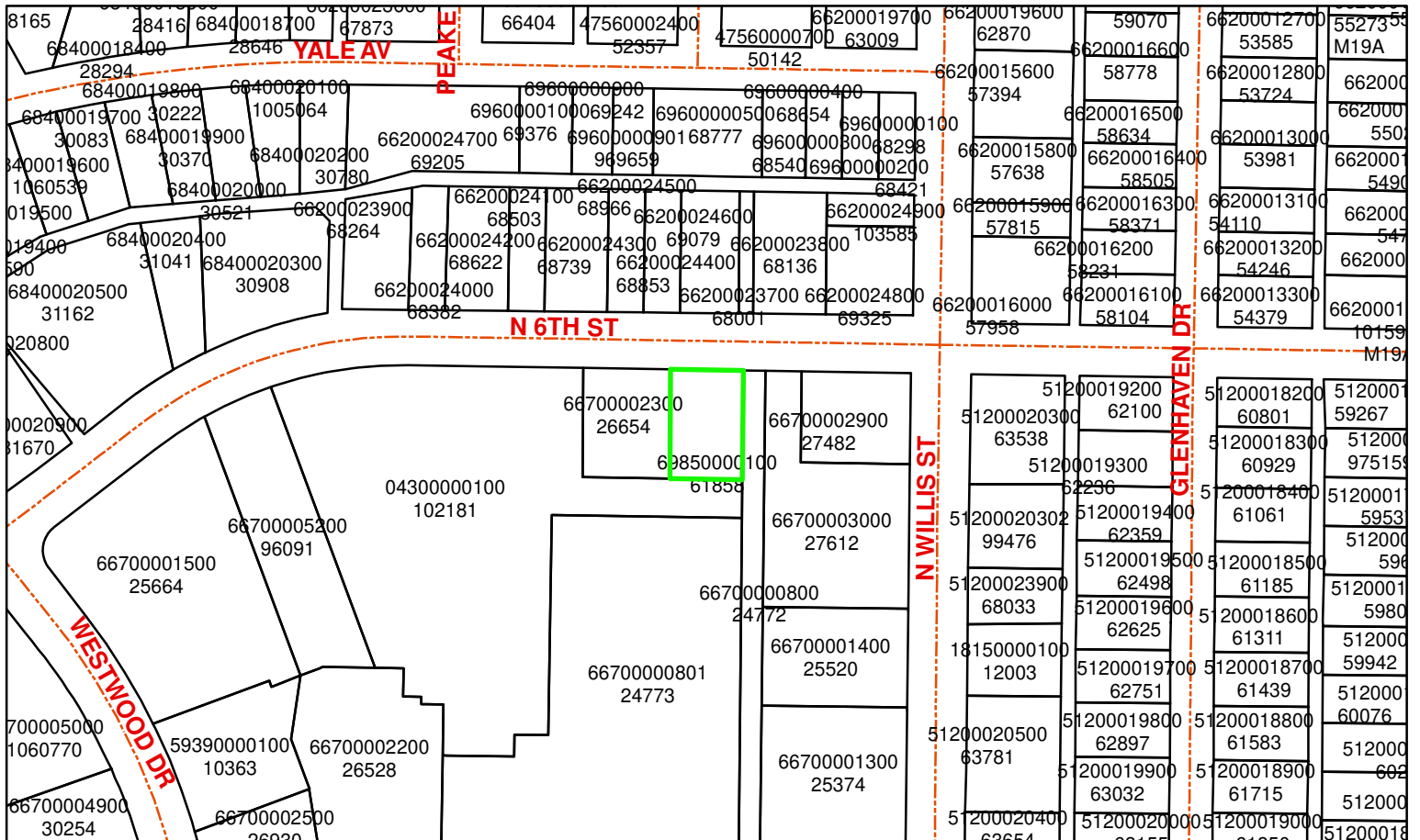


Delinquent Sales Tax

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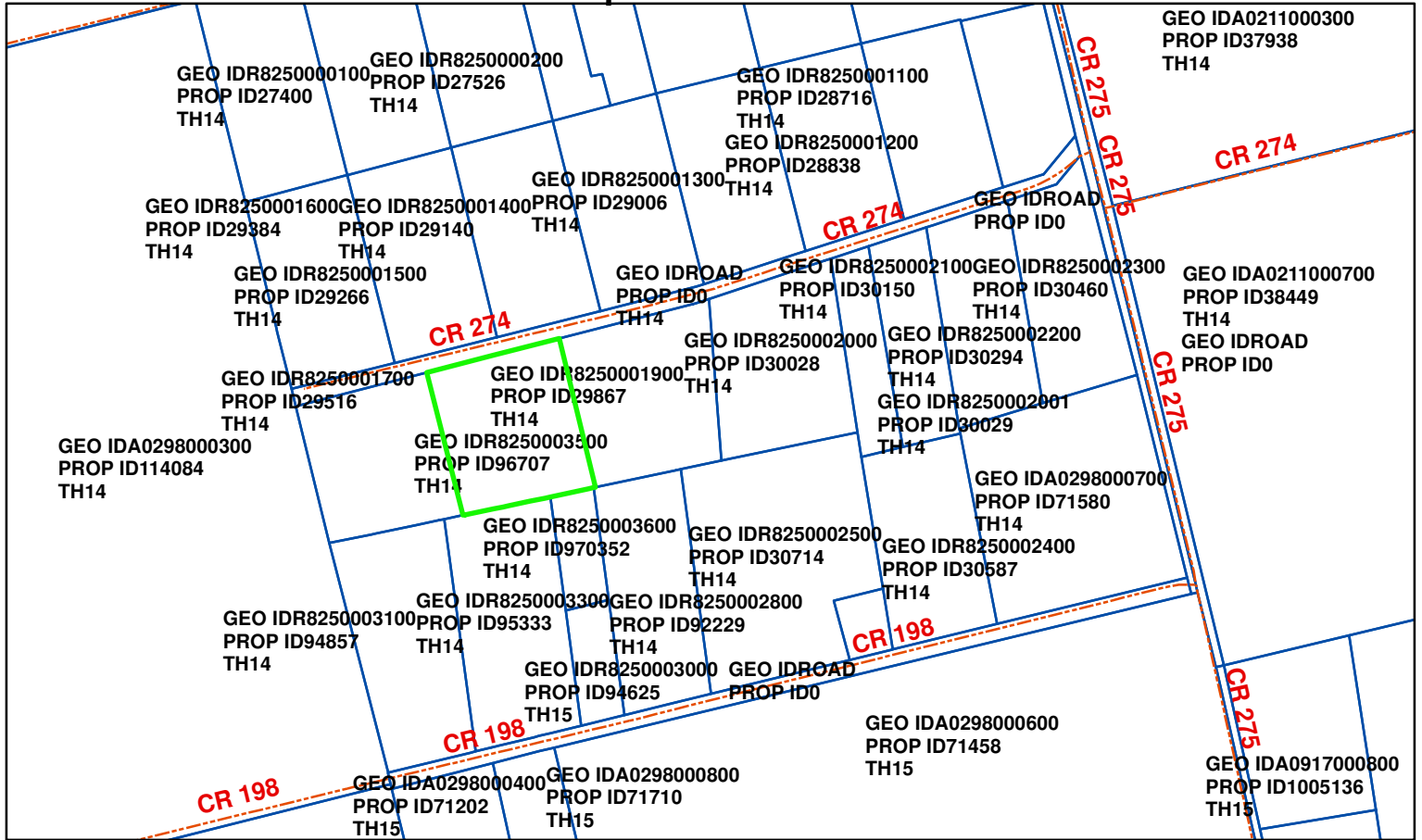


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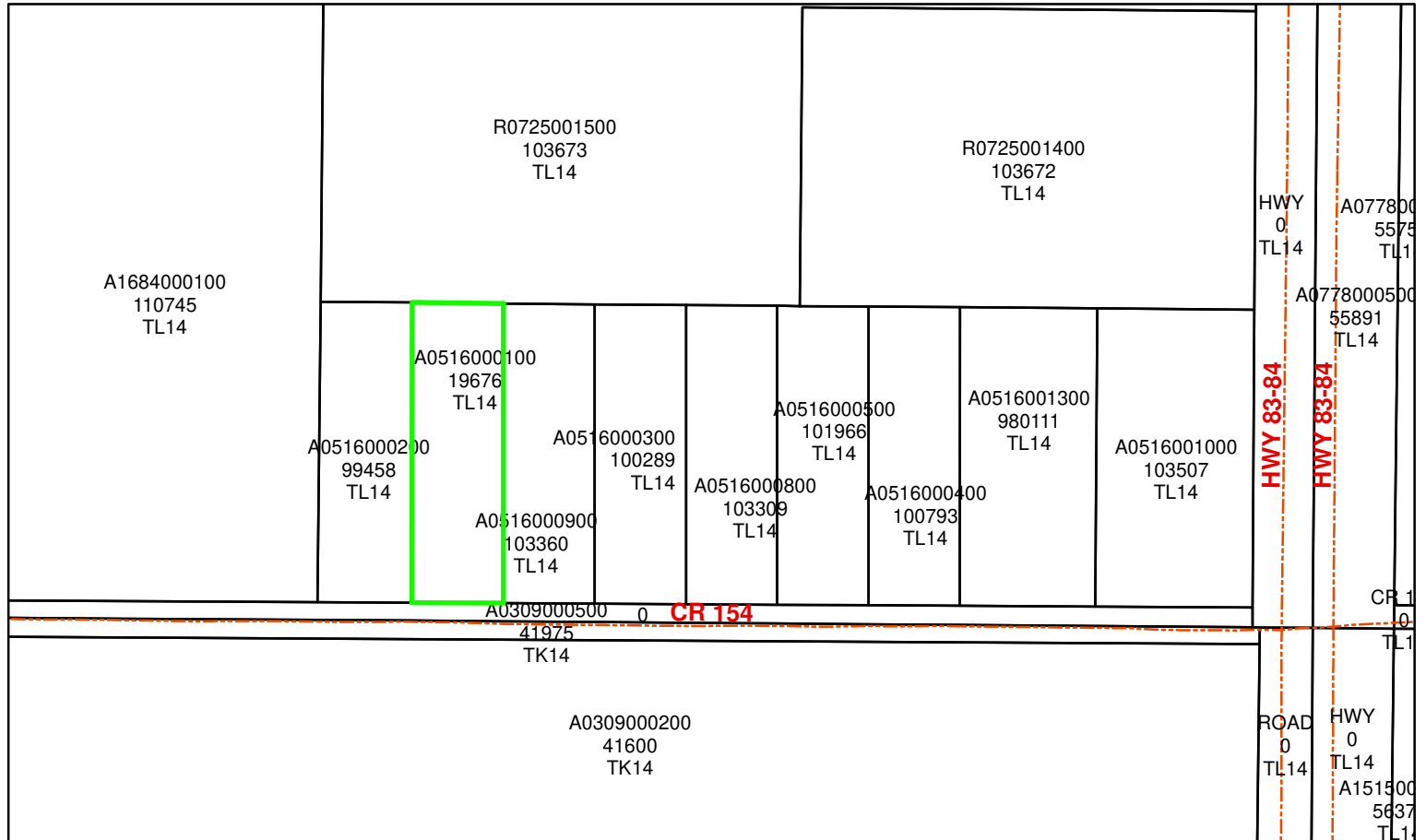


Delinquent Sales Tax

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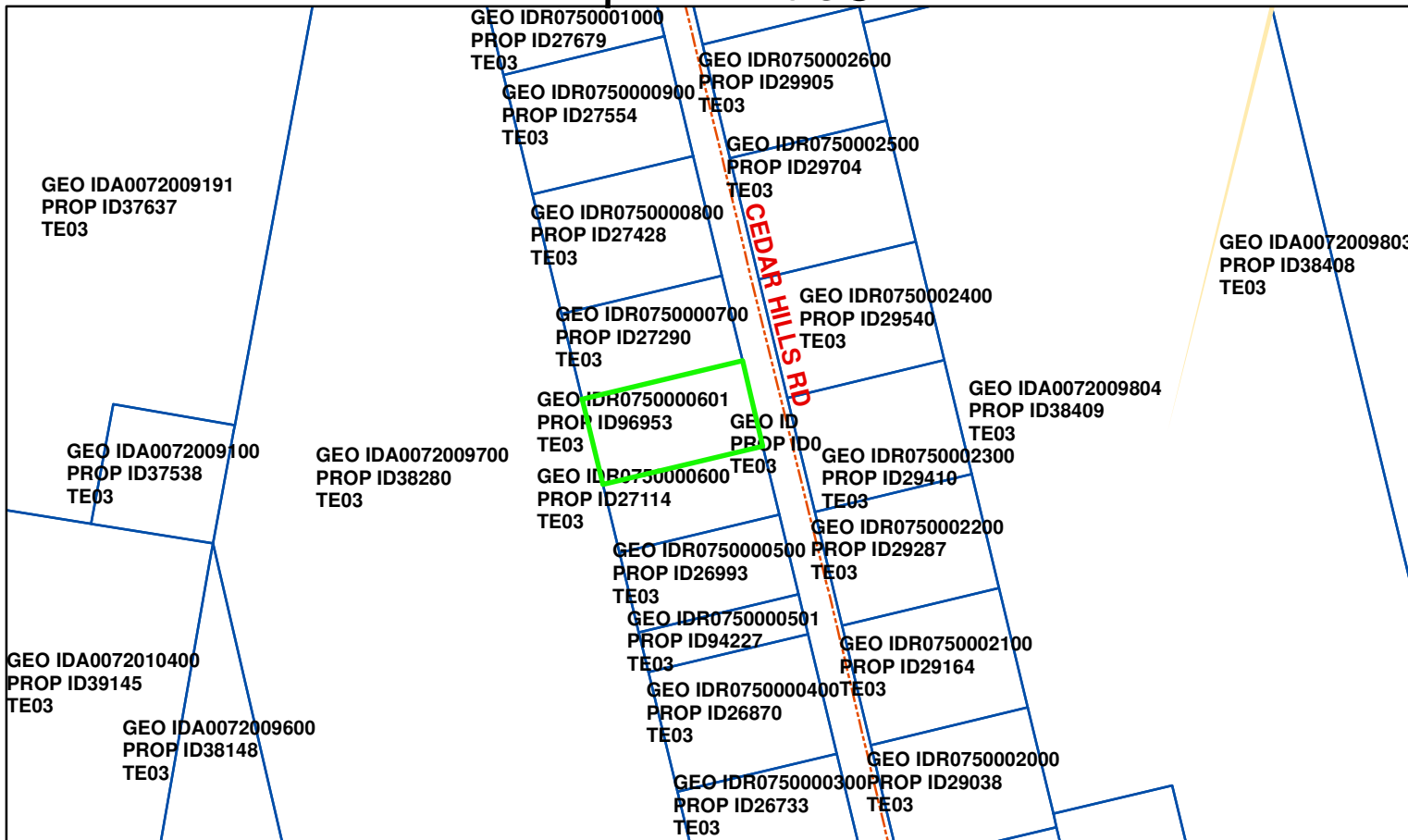


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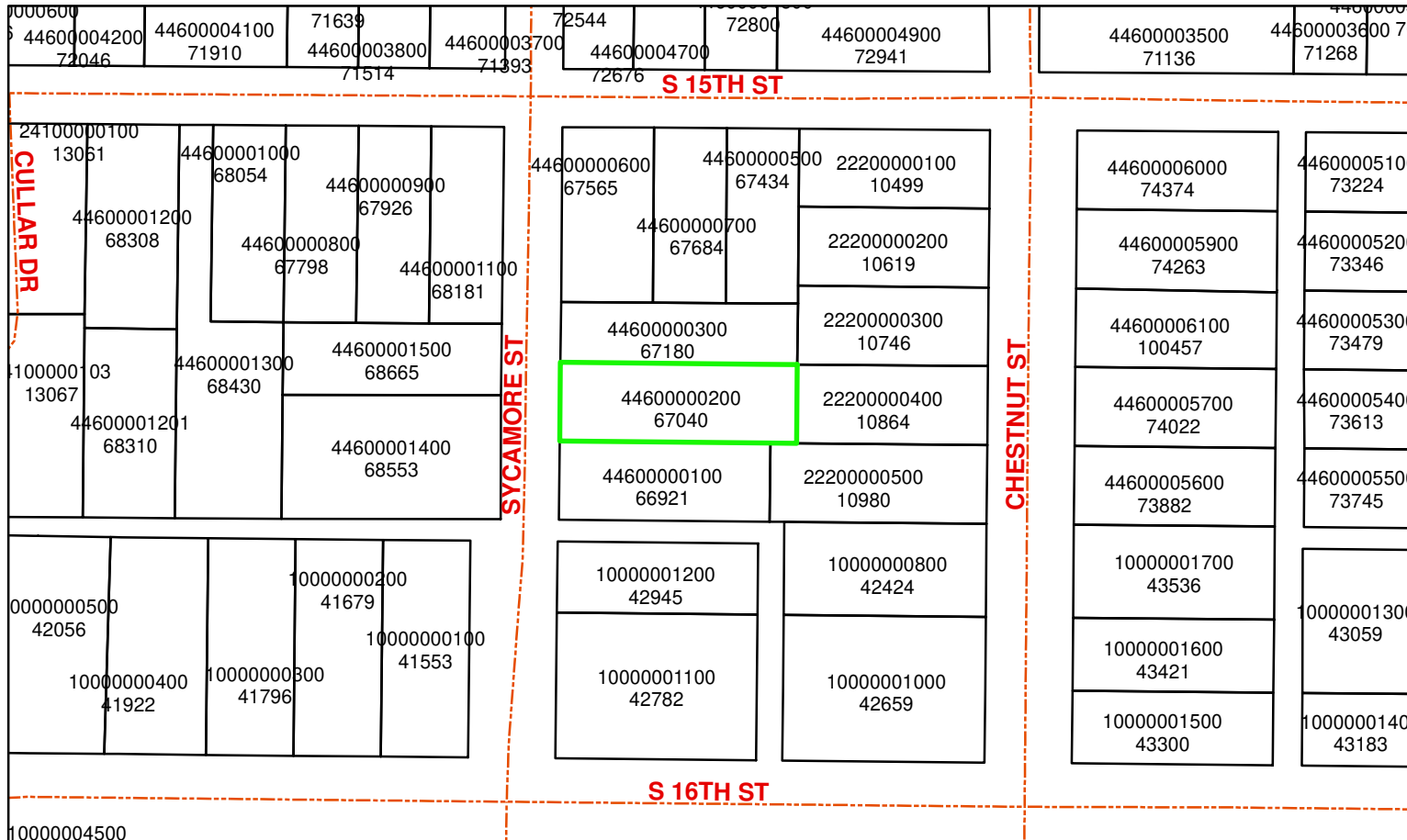


Delinquent Sales Tax

PropID:96953



PropID:67040



Delinquent Sales Tax

PropID:26676

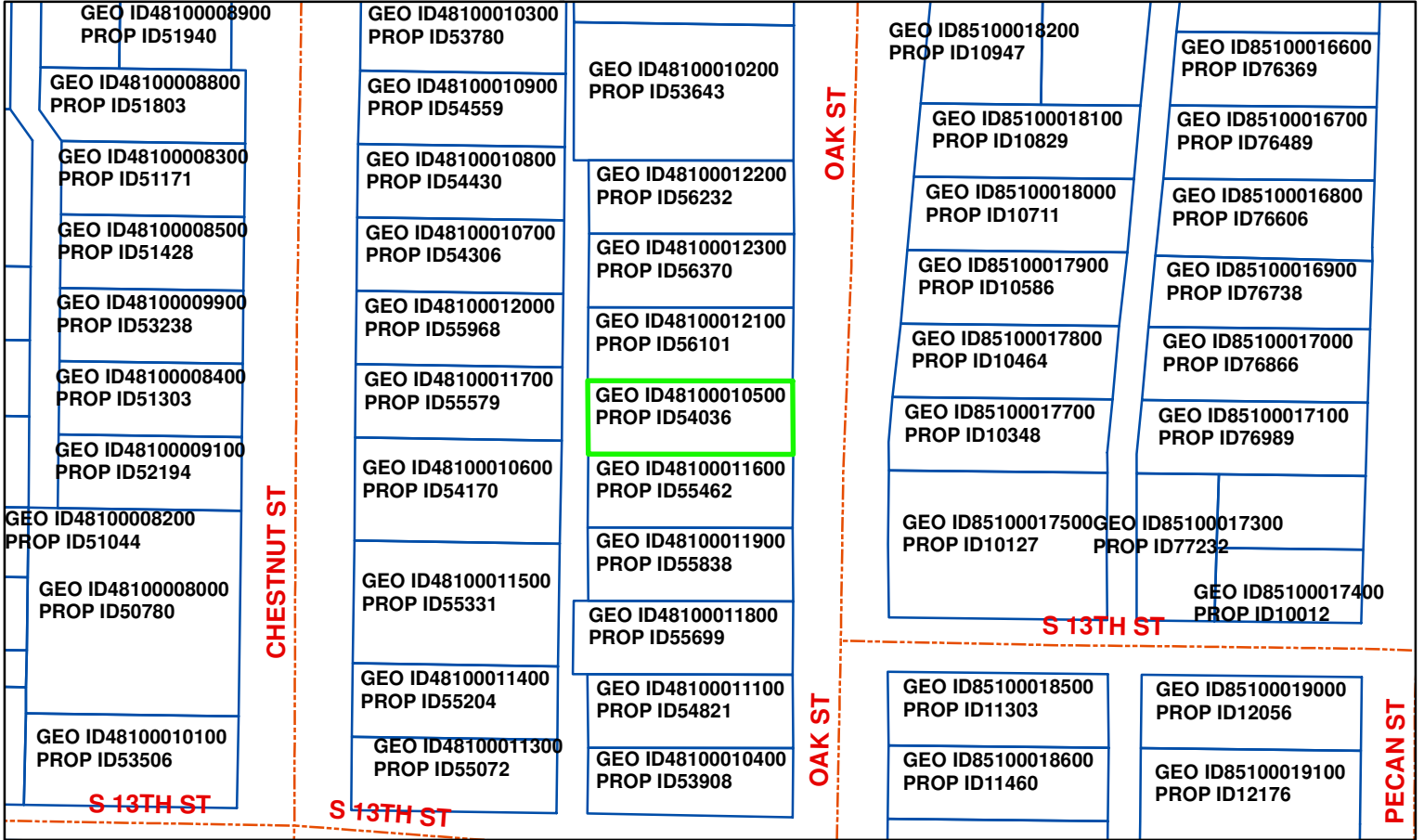
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PARK AV	GEO ID37000032800 PROP ID30829		GEO ID37000029200 PROP ID25932	GEO ID37000024200 PROP ID19448	GEO ID37000021100 PROP ID15673
	GEO ID37000032700 PROP ID994045 N20A		GEO ID37000029500 PROP ID26293	GEO ID37000024100 PROP ID19323	GEO ID37000021200 PROP ID15793
PARK AV	GEO ID37000033500 PROP ID31719	GEO ID37000032600 PROP ID30571	GEO ID37000029700 PROP ID26549	GEO ID37000024000 PROP ID19195	GEO ID37000021300 PROP ID15913
	GEO ID37000033600 PROP ID31850	GEO ID37000032500 PROP ID30444	GEO ID37000029800 PROP ID26676	GEO ID37000023900 PROP ID19066	GEO ID37000021400 PROP ID16038
PARK AV	GEO ID37000033700 PROP ID31976	GEO ID37000032400 PROP ID30275	GEO ID37000029900 PROP ID26821	GEO ID37000023800 PROP ID18948	GEO ID37000021500 PROP ID16160
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	GEO ID37000032000 PROP ID29663		GEO ID37000030400 PROP ID27505	GEO ID37000023400 PROP ID18501	GEO ID37000021900 PROP ID16640
PARK AV					GRAHAM ST
			KIRKWOOD ST		

PropID:73609

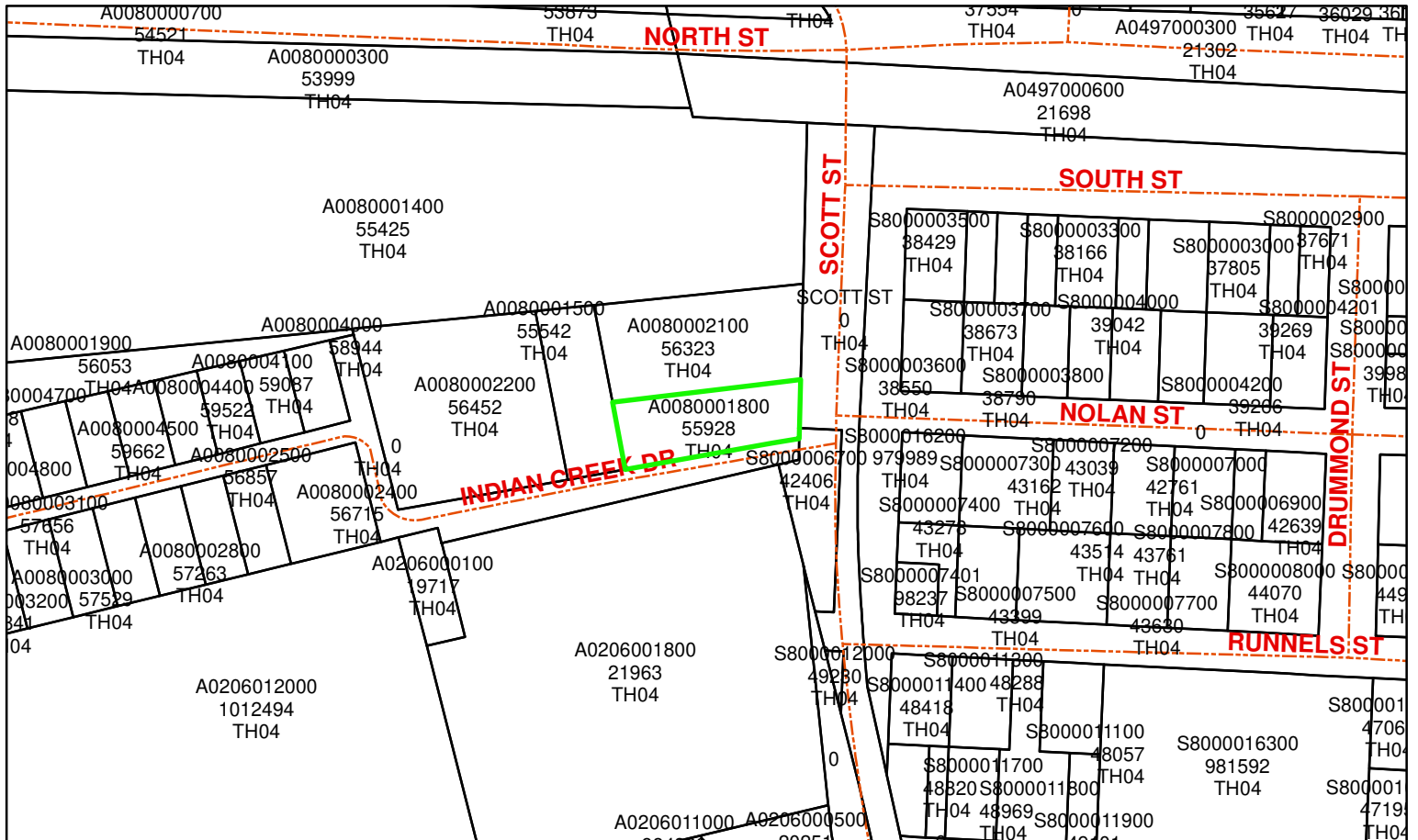
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Delinquent Sales Tax

PropID:54036



PropID:55928



Delinquent Sales Tax

PropID:26260

