

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

**December 6, 2022 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 date 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 6, 2022:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	28279-B	Central Appraisal District of Taylor County v Janey Evelyn Copeland Tedford et al	Lot 4, Block 5, Scott Highway Place Addition, City of Abilene, Taylor County, Texas (Volume 448, Page 199 of the Deed Records, Taylor County, Texas) Account #16135 Judgment Through Tax Year: 2021 Approximate Address: 2829 S 2nd ***SOLD \$4,700.00***	\$2,900.00
2	28317-B	Central Appraisal District of Taylor County v Jaime Marrero et al	1.50 Acres, more or less, being Lot 5, out of Moses Evans Survey 111, Taylor County, Texas (Instrument #2008-00019508 & Instrument #2008-00020892 of the Official Public Records, Taylor County, Texas) Account #97517 Judgment Through Tax Year: 2021 Approximate Address: 1174 Dan Moody	\$1,500.00
3	28607-B	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 (Volume 2673, Page 476 of the Official Public Records, Taylor County, Texas), Account #46749 Judgment Through Tax Year: 2021 Approximate Address: 2765 Orange ***SOLD \$39,000.00***	\$6,300.00
4	50738-A	Central Appraisal District of Taylor County v Robert Marshall et al	Lot 5, Block A, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Document #2017-00011970 of the Official Public Records, Taylor County, Texas) Account #26216 Judgment Through Tax Year: 2021 Approximate Address: 1318 Burger ***SOLD \$39,000.00***	\$9,200.00
5	50738-A	Central Appraisal District of Taylor County v Robert Marshall et al	Lot 4, Block A, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Instrument No. 201817811 of the Official Public Records, Taylor County, Texas) Account #26099 Judgment Through Tax Year: 2021 Approximate Address: 1326 Burger ***BID IN-TRUST***	\$6,800.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	50963-A	Central Appraisal District of Taylor County v Juan De Los Santos	Lot 17, Block B, Continuation 1, Crescent Heights Addition, City of Abilene, Taylor County, Texas (Document #2018-00009313 of the Official Public Records, Taylor County, Texas), Account #74713 Judgment Through Tax Year: 2020 Approximate Address: 1217 Fannin	\$3,500.00
7	51303-A	Central Appraisal District of Taylor County v Texas Tandem Trucking, LTD et al	Five Acres, more or less, out of a certain 58.24 Acre tract in Abstract 231, James R. Shipman 85, Taylor County, Texas (Document #201205030 of the Official Public Records, Taylor County, Texas), Account #46328 Judgment Through Tax Year: 2021 Approximate Address: 4172 W I -20	\$14,000.00
8	10728-D	Central Appraisal District of Taylor County v Dee Mangum et al	Lot 5, Reese Subdivision, City of Abilene, Taylor County, Texas (Volume 2505 Page 208 of the Official Public Records, Taylor County, Texas) Account #75731 Judgment Through Tax Year: 2015 Approximate Address: 1073 T & P Lane	\$1,500.00
9	11708-D	Central Appraisal District of Taylor County v Kenneth Mitchell et al	Lot 10 and 11, Block 3, Riverside Addition, City of Abilene, Taylor County, Texas (Volume 1751, Page 535 and Volume 2398, Page 829 of the Official Public Records, Taylor County, Texas) Account #75715/74296 Judgment Through Tax Year: 2021 Approximate Address: 3133 S 3rd & 3125 S 3rd	\$3,000.00
10	11733-D	Central Appraisal District of Taylor County v Laura Sue Mitchell	Lots 3 and 5, Lonesome Dove Subdivision, as shown by Plat recorded in Cabinet 3, Slide 545, Plat Records, Taylor County, Texas (Document #2011-08092 of the Official Public Records, Taylor County, Texas) Account #10412 Judgment Through Tax Year: 2021 Approximate Address: 126 Lonesome Dove	\$4,200.00
11	11966-D	Central Appraisal District of Taylor County v Walter Austin et al	50.00% Undivided Interest in Lot 45, Block F, Continuation of Section 1, Holiday Hills Addition, City of Abilene, Taylor County, Texas (Volume 852 Page 119, of the Deed Records, Taylor County, Texas) Account #1016536 Judgment Through Tax Year: 2020 Approximate Address: 5541 Congress	\$4,900.00
12	12299-D	Central Appraisal District of Taylor County v Shelby Scott et al	Lot 7 and 8, Block B, G.F. West's Addition, City of Merkel and a 28' x 44' Manufactured Home, Label #HWC0228281 & HWC0228282, Serial #CW2002287TX & CW2002287TX, Taylor County, Texas (Document #2012-00011270, Official Public Records) Account #102070 & #89013 Judgment Through Tax Year: 2021 Approximate Address: 233 Haynes	\$3,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	12387-D	Central Appraisal District of Taylor County v Tabitha Walker	The Northwest 1/4 of Lot 4, Block B, Lytle Lake Gardens Addition, City of Abilene, Taylor County, Texas (Instrument #2019-07348 of the Official Public Records, Taylor County, Texas) Account #21431 Judgment Through Tax Year: 2020 Approximate Address: 1417 Griggs	\$1,900.00
14	12701-D	Central Appraisal District of Taylor County v Reyes Sanchez III	Lot 32 & 33, Block 5, Western Hills Addition, City of Abilene and a 1978 Celtic Manufactured Home Only, Label #TXS0598640/41, City of Abilene Taylor County, Texas (Document #202013951 of the Deed Records, Taylor County, Texas) Account #57797, #57800 & #59666 Judgment Through Tax Year: 2021 Approximate Address: 426 Western Hills ***SOLD \$16,000.00***	\$3,500.00
15	12725-D	Central Appraisal District of Taylor County v Teresa Kay Bagwell	The South 30' of the East 1/2 of Lot 10, and the East 1/2 of Lots 8 and 9, Block 3, Theo Heycks Subdivision of Lot 1, Block 25, Harris Addition, City of Abilene, Taylor County, Texas (Document #201900757 of the Deed Records, Taylor County, Texas) Account #73733 Judgment Through Tax Year: 2021 Approximate Address: 1930 N 6th	\$2,100.00
16	12730-D	Central Appraisal District of Taylor County v Adair Hanley et al	Lot 9, Block J, So. Treadaway and Industrial Blvd. Plaza Addition, City of Abilene, Taylor County, Texas (Volume 3319, Page 209 of the Official Public Records, Taylor County, Texas), Account #75950 Judgment Through Tax Year: 2021 Approximate Address: 1201 Ben Richey Dr	\$8,200.00
17	12730-D	Central Appraisal District of Taylor County v Adair Hanley et al	Lot 15, Block 2, Elmwood, a subdivision of a part of the B. Austin Survey 91, City of Abilene, Taylor County, Texas (Volume 1174, Page 561 of the Official Public Records, Taylor County, Texas), Account #41324 Judgment Through Tax Year: 2021 Approximate Address: 1126 Blair	\$7,000.00
18	12596-D	Central Appraisal District of Taylor County v Martin Chavez	Lot 11, Block P, Alameda Addition, Section 3, City of Abilene, Taylor County, Texas (Document #2014-00013012 of the Deed Records, Taylor County, Texas) Account #57870 Judgment Through Tax Year: 2021 Approximate Address: 5381 Questa ***SOLD \$40,000.00***	\$1,800.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
19	12617-D	Central Appraisal District of Taylor County v Lupe G. Sanchez et al	<p>Lot 3, Block 21, Sears Park Addition, City of Abilene, Taylor County, Texas (Instrument #2015-0001930 of the Official Public Records, Taylor County, Texas) Account #22467 Judgment Through Tax Year: 2021</p> <p>Approximate Address: 2142 Shelton</p>	\$2,300.00
20	12617-D	Central Appraisal District of Taylor County v Lupe G. Sanchez et al	<p>Lot 5, Block 21, Sears Park Addition, City of Abilene, Taylor County, Texas (Instrument #2016-00010834 of the Official Public Records, Taylor County, Texas) Account #22715 Judgment Through Tax Year: 2021</p> <p>Approximate Address: 2126 Shelton</p>	\$4,000.00
21	12617-D	Central Appraisal District of Taylor County v Lupe G. Sanchez et al	<p>Lot 4, Block 21, Arthur Sears Park Addition, City of Abilene, Taylor County, Texas (Instrument #2009-00008077 of the Official Public Records, Taylor County, Texas) Account #22591 Judgment Through Tax Year: 2021</p> <p>Approximate Address: 2134 Shelton</p>	\$2,400.00
22	12617-D	Central Appraisal District of Taylor County v Lupe G. Sanchez et al	<p>Lot 6, Block 20, Arthur Sears Park Addition, City of Abilene, Taylor County, Texas (Volume 1596, Page 375 of the Official Public Records, Taylor County, Texas) Account #19207 Judgment Through Tax Year: 2021</p> <p>Approximate Address: 2126 Westmoreland</p>	\$1,300.00
23	12617-D	Central Appraisal District of Taylor County v Lupe G. Sanchez et al	<p>Lot 1, Block 28, Sears Park Addition, City of Abilene, Taylor County, Texas (Instrument #2010-00001440 of the Official Public Records, Taylor County, Texas) Account #37015 Judgment Through Tax Year: 2021</p> <p>Approximate Address: 1966 Park Ave</p>	\$1,300.00
24	12617-D	Central Appraisal District of Taylor County v Lupe G. Sanchez et al	<p>Lot 2, Block 28, Sears Park Addition, City of Abilene, Taylor County, Texas (Instrument #2010-00001440 of the Official Public Records, Taylor County, Texas) Account #37145 Judgment Through Tax Year: 2021</p> <p>Approximate Address: 1958 Park Ave</p>	\$1,300.00