

**RESULTS OF 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	<p>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</p> <p align="center">SOLD \$16,000.00</p> <p>APPROXIMATE ADDRESS: 1725 N. MOCKINGBIRD</p>	\$6,000.00
2	11292-D	Central Appraisal District of Taylor County v Joseph Anthony Adams et al	<p>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</p> <p align="center">BID IN TRUST</p> <p>APPROXIMATE ADDRESS: 602 ROSE</p>	\$9,800.00
3	11776-D	Central Appraisal District of Taylor County v Dale Roys	<p>Lot 12, Section C, Mulberry Creek Estates, Taylor County, Texas (Vol. 2568, Page 434, Official Public Records) Account #14132 Judgment Through Tax Year: 2019</p> <p align="center">PULLED</p> <p>APPROXIMATE ADDRESS: 288 MULBERRY RD</p>	\$3,000.00
4	11776-D	Central Appraisal District of Taylor County v Dale Roys	<p>Manufactured Home, Label #HWC0251037, Serial #CLW009750TX, 16' x 76', Taylor County, Texas Account #88973 Judgment Through Tax Year: 2019</p> <p align="center">PULLED</p> <p>APPROXIMATE ADDRESS: 288 MULBERRY RD</p>	\$4,500.00
5	11882-D	Central Appraisal District of Taylor County v Armando Ramos	<p>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</p> <p align="center">SOLD \$13,000.00</p> <p>APPROXIMATE ADDRESS: SIESTA LANE</p>	\$2,000.00
6	11898-D	Central Appraisal District of Taylor County v Outrider Investments, Inc. et al	<p>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</p> <p align="center">PAID</p> <p>APPROXIMATE ADDRESS: 3517 N. 6TH</p>	\$24,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	11902-D	Central Appraisal District of Taylor County v Rusty Miller	<p>Lot 18, Charles Preslar Subdivision, Taylor County, Texas (Document No. 201511808, Official Public Records, Taylor County, Texas) Account #96707 Judgment Through Tax Year: 2019</p> <p>PAID</p> <p>APPROXIMATE ADDRESS: 625 COUNTY RD 274</p>	\$6,500.00
8	11902-D	Central Appraisal District of Taylor County v Rusty Miller	<p>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</p> <p>PAID</p> <p>APPROXIMATE ADDRESS: N/A</p>	4,000.00
9	11964-D	Central Appraisal District of Taylor County v Kelly Martin	<p>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</p> <p>PAID</p> <p>APPROXIMATE ADDRESS: 134 CEDAR HILLS</p>	\$2,000.00
10	12077-D	Central Appraisal District of Taylor County v Delmer Lott et al	<p>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</p> <p>SOLD \$4,500.00</p> <p>APPROXIMATE ADDRESS: 1525 SYCAMORE</p>	\$2,201.00
11	27569-B	Central Appraisal District of Taylor County v Maricela Garza et al	<p>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</p> <p>PULLED</p> <p>APPROXIMATE ADDRESS: 1634 KIRKWOOD</p>	\$3,200.00
12	27982-B	Central Appraisal District of Taylor County v Guillermo Garza	<p>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</p> <p>PULLED</p> <p>APPROXIMATE ADDRESS: 1250 FANNIN</p>	\$4,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	28033-B	Central Appraisal District of Taylor County v Sue Lynn King	<p>Manufactured Home, 16' x 76', Texan Model, Label #HWC0233036, Serial #CLW007250TX, Taylor County, Texas Account #106929 Judgment Through Tax Year: 2019</p> <p>PULLED</p> <p>APPROXIMATE ADDRESS: 956 HERITAGE</p>	\$3,400.00
14	28033-B	Central Appraisal District of Taylor County v Sue Lynn King	<p>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</p> <p>PULLED</p> <p>APPROXIMATE ADDRESS: 956 HERITAGE</p>	\$1,700.00
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>SOLD \$24,000.00</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>PULLED</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>PULLED</p> <p>APPROXIMATE ADDRESS: 392 PENROSE</p>	\$9,000.00