

**DELINQUENT TAX SALE**  
**CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY AND OVATION SERVICES, LLC, TAYLOR COUNTY, TEXAS**  
**March 7, 2023 at 10:00 AM**  
**Taylor County Courthouse, 300 Oak, Abilene, Texas**

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 to the highest bidder based on oral bids. Successful bidders must pay for their property 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Abilene at (325) 672-4870.

**\*\*This list is subject to change. Please check with Appraisal District prior to sale for any changes in availability.**

**PROPERTIES TO BE SOLD ON MARCH 7, 2023:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	11544-D	Central Appraisal District of Taylor County v W.E. Burton et al	<p align="center"><b>WITHDRAWN</b></p> <p>Lot 10, Block B, Hughes Subdivision of Outlot Number 4, Block 204, City of Abilene, Taylor County, Texas (Volume 170, Page 388 of the Deed Records, Taylor County, Texas) Account #56653 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 1017 Beech</b></p>	\$1,800.00
2	11998-D	Ovation Services, LLC v Carla Ellison	<p align="center"><b>WITHDRAWN</b></p> <p>0.96 Acres, more or less, Tract 24, Grimes County School Land Survey 147, out of Abstract 73, City of Merkel, Taylor County, Texas Account #38919 Judgment Through Tax Year: 2019</p> <p><b>Approximate Address: 564 N 1<sup>st</sup></b></p>	\$17,263.00
3	12285-D	Central Appraisal District of Taylor County v Alvin Clifford Andrews	<p align="center"><b>WITHDRAWN</b></p> <p>Lot 20, Block H, Section 2, Hunters Creek Addition, City of Abilene, Taylor County, Texas (Volume 188, Page 91 of the Official Public Records, Taylor County, Texas) Account #25864 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 2997 Chimney Rock</b></p>	\$12,600.00
4	12363-D	Central Appraisal District of Taylor County v Concepcion Ramon Rocha et al	<p>3.52 Acres, more or less, being Lot 2, Oldham South, Block A, Lunatic Asylum Lands, Taylor County, Texas (Volume 2388, Page 329 of the Official Public Records, Taylor County, Texas) Account #99469 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 3421 FM 1750</b></p> <p><b>***SOLD \$30,000.00***</b></p>	\$10,000.00
5	12679-D	Central Appraisal District of Taylor County v McKinley L. Ritchie et al	<p>Lot 1, Block E, Section 1, Alameda Addition, City of Abilene, Taylor County, Texas (Volume 1022, Page 194 of the Official Public Records, Taylor County, Texas) Account #29526 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 5301 Durango</b></p> <p><b>***SOLD \$40,000.00***</b></p>	\$5,000.00
6	12685-D	Central Appraisal District of Taylor County v Andrew J. Mendez et al	<p align="center"><b>WITHDRAWN</b></p> <p>A 1997 Oakwood Manufactured Home, Label #NTA0688477/78, Serial # HQT08806243A/B, Taylor County, Texas Account #89271 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 108 Seminole</b></p>	\$2,000.00
7	12692-D	Central Appraisal District of Taylor County v Jack Louis Johnson Jr. et al	<p>Lot 2, Block L, Richland Acres Addition, City of Abilene, Taylor County, Texas (Volume 1157, Page 884 of the Deed Records, Taylor County, Texas) Account #15577 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 1410 Yorktown</b></p> <p><b>***SOLD \$79,000.00***</b></p>	\$8,800.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	12700-D	Central Appraisal District of Taylor County v Lorie Butler	<p>Lot 21, Block 6, Original Townsite of Tye, Taylor County, Texas (Document #202011398 of the Deed Records, Taylor County, Texas) Account #40636 Judgment Through Tax Year: 2021</p> <p><b>WITHDRAWN</b></p> <p><b>Approximate Address: 239 Nolan</b></p>	\$2,000.00
9	12700-D	Central Appraisal District of Taylor County v Lorie Butler	<p>Lots 22 and 23, Block 6, Town of Tye, Taylor County, Texas (Document #202011398 of the Deed Records, Taylor County, Texas) Account #40761 Judgment Through Tax Year: 2021</p> <p><b>WITHDRAWN</b></p> <p><b>Approximate Address: 243 Nolan</b></p>	\$3,600.00
10	27212-B	Central Appraisal District of Taylor County v Harriet Rebecca Smith et al	<p>Lot 3 and the North 40' of Lot 4, Block 3, Willis Place Addition, SAME &amp; EXCEPT 5' of such property conveyed to Taylor County, City of Abilene, Taylor County, Texas (Volume 2875, Page 146 of the Official Public Records, Taylor County, Texas) Account #13531 Judgment Through Tax Year: 2021</p> <p><b>WITHDRAWN</b></p> <p><b>Approximate Address: 1918 Butternut</b></p>	\$3,000.00
11	27212-B	Central Appraisal District of Taylor County v Harriet Rebecca Smith et al	<p>6.09 Acres, more or less, out of a 193.61 Acre tract out of the W.E. Vaughn Co. Survey 107 and the MCLA &amp; Mfg. Co. Survey, Taylor County, Texas (Volume 2949, Page 563, Official Public Records, Taylor County, Texas) Account #971181 Judgment Through Tax Year: 2021</p> <p><b>WITHDRAWN</b></p> <p><b>Approximate Address: 425 CR 337</b></p>	\$4,500.00
12	28120-B	Central Appraisal District of Taylor County v Justin R. Pace	<p>Lot 22, Block 11, Riverside Drive Addition, City of Abilene, Taylor County, Texas (Document #2017-00010134 of the Official Public Records, Taylor County, Texas) Account #26269 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 3158 S 7<sup>th</sup> St</b></p> <p><b>***SOLD \$9,000.00***</b></p>	3,200.00
13	28378-B	Central Appraisal District of Taylor County v Maria Guadalupe Quintero	<p>All of Lot 12 &amp; North 1/2 of Lot 11, Block 11, Original Town of Merkel, Taylor County, Texas (Volume 2540, Page 142 of the Official Public Records, Taylor County, Texas) Account #55426 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 212 El Paso</b></p> <p><b>***BID IN-TRUST***</b></p>	\$3,500.00
14	28378-B	Central Appraisal District of Taylor County v Maria Guadalupe Quintero	<p>A manufactured home only, 24' X 48' Titan, Label # TEX0242596/97, Serial #4338525878A/B, Taylor County, Texas Account #63264 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: N 3<sup>rd</sup></b></p> <p><b>***BID IN-TRUST***</b></p>	\$4,200.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
15	28522-B	Central Appraisal District of Taylor County v Juan Villareal et al	Lot 32, Block 13, Section 2, Northwood Addition, City of Abilene, Taylor County, Texas (Volume 3255, Page 145 of the Official Public Records, Taylor County, Texas) Account #18575 Judgment Through Tax Year: 2021  <b>Approximate Address: 3666 Ambler</b>	\$4,200.00
16	28570-B	Central Appraisal District of Taylor County v Emilio C Flores, Jr et al	Lot 8, corrected plat of G.E. Risley Subdivision of Lots 1,2,3,14 and 15, Block 6, North Park Addition and the South 20' of Lynn Avenue Lying immediately North of Lot 8 of G.E. Risley Subdivision, City of Abilene, Taylor County, Texas (Volume 2344, Page 238 of the Deed Records, Taylor County, Texas) Account #16515 Judgment Through Tax Year: 2021  <b>Approximate Address: 2442 N Treadaway</b>	\$1,300.00
17	28570-B	Central Appraisal District of Taylor County v Emilio C. Flores, Jr. et al	The North 36' of Lots 1 and 2 and part of Lot 3, West of Hwy, Block E, extension of Morningside Addition, City of Abilene, Taylor County, Texas (Volume 2344, Page 238 of the Deed Records, Taylor County, Texas) Account # 17771 Judgment Through Tax Year: 2021  <b>Approximate Address: Hardy</b>	\$1,300.00
18	28570-B	Central Appraisal District of Taylor County v Emilio C. Flores, Jr. et al	Part of Lot 3, and part of alley, West of Hwy, Block 6, North Park Addition, City of Abilene, Taylor County, Texas (Volume 2344, Page 238 of the Deed Records, Taylor County, Texas) Account #62070 Judgment Through Tax Year: 2021  <b>Approximate Address: 2418 N Treadaway</b>	\$2,600.00
19	28571-B	Central Appraisal District of Taylor County v Misty Michele Marsh Sears	Lot 1, Block C, Western Heights Addition, City of Abilene, Taylor County, Texas (Document #201905392 of the Official Public Records, Taylor County, Texas) Account #44076 Judgment Through Tax Year: 2021  <b>Approximate Address: 865 Westmoreland</b>	\$6,000.00
20	28601-B	Central Appraisal District of Taylor County v Darrell Hanley	1.29 Acres, more or less, out of Southeast part of Block 16 of J.N. Ferguson Subdivision of the William Bell Survey #425 Taylor County, Texas (Volume 2651, Page 591 of the Official Public Records, Taylor County, Texas) Account #31191 Judgment Through Tax Year: 2021  <b>Approximate Address: 2110 FM 604</b>	\$2,200.00
21	50693-A	Central Appraisal District of Taylor County v Stephen Bates et al	A Westchester Manufactured Home, Label # TXS0532237, Serial #170142BS217825, 14' x 66', Taylor County, Texas Account #64808 Judgment Through Tax Year: 2021  <b>Approximate Address: 135 Meadowlark</b>	\$2,600.00
22	51081-A	Central Appraisal District of Taylor County v Ameriland USA, LLC	Lot 14 and 15, Block 20, College Drive Replat, Taylor County, Texas (Volume 3361, Page 337 of the Official Public Records, Taylor County, Texas) Account #10575 Judgment Through Tax Year: 2021  <b>Approximate Address: 1102 Houston</b>  <b>***SOLD \$6,500.00***</b>	\$1,500.00

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23	51081-A	Central Appraisal District of Taylor County v Ameriland USA, LLC	<p>Lot 5, Block 1, Steffens &amp; Lowden Subdivision of Outlot 3, Block 204, Original Townsite of the City of Abilene, Taylor County, Texas (Volume 3354, Page 514 of the Official Public Records, Taylor County, Texas)</p> <p>Account #52091 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 1134 Mulberry</b></p> <p><b>****SOLD \$6,000.00****</b></p>	\$900.00
24	51081-A	Central Appraisal District of Taylor County v Ameriland USA, LLC	<p>Lot 36, Block 26, Section 2, Green Acres Addition, City of Abilene, Taylor County, Texas (Volume 3354, Page 522 of the Official Public Records, Taylor County, Texas)</p> <p>Account #65098 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 1902 Bridge</b></p> <p><b>****SOLD \$3,100.00****</b></p>	\$1,800.00
25	51208-A	Central Appraisal District of Taylor County v Nassau Wilson	<p>Lot 11, Block B, Crown Place Addition, Section 1, City of Abilene, Taylor County, Texas (Document #2014-00003946 of the Deed Records, Taylor County, Texas)</p> <p>Account #61291 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 5834 Atlantic</b></p>	\$1,800.00
26	51208-A	Central Appraisal District of Taylor County v Nassau Wilson	<p>Lot 6, Block D, Crown Place Addition, Section 2, City of Abilene, Taylor County, Texas (Document #2015-00010444 of the Deed of Records, Taylor County, Texas)</p> <p>Account #69984 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 5857 Conestoga</b></p>	\$1,200.00
27	51208-A	Central Appraisal District of Taylor County v Nassau Wilson	<p>Lot 7, Block D, Crown Place Addition, Section 2, City of Abilene, Taylor County, Texas (Document #2009-00015521 of the Deed Records, Taylor County, Texas)</p> <p>Account #70099 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 5849 Conestoga</b></p>	\$2,000.00
28	51208-A	Central Appraisal District of Taylor County v Nassau Wilson	<p>Lot 8, Block D, Crown Place Addition, Section 2, City of Abilene, Taylor County, Texas (Document #2009-00015521 of the Deed Records, Taylor County, Texas)</p> <p>Account #70221 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 5841 Conestoga</b></p>	\$1,300.00
29	51210-A	Central Appraisal District of Taylor County v April L. Drummond et al	<p>Lots 6 and 7, Block 7, Campus Addition, City of Abilene, Taylor County, Texas (Document #2015-00008993 of the Deed of Records, Taylor County, Texas)</p> <p>Account #24903 Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 2434 S 19<sup>th</sup></b></p> <p><b>****SOLD \$31,000.00****</b></p>	\$3,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
30	51283-A	Central Appraisal District of Taylor County v Big Tree M, LLC AKA Big Tree Mobile Park, LLC	<p>A 2016 Manufactured Home, Label #NTA1716491, Serial #BEL005391TX, City of Abilene Taylor County, Texas  Account #1011232  Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 225 Arnold Blvd Lot #6</b></p>	\$3,100.00
31	51288-A	Central Appraisal District of Taylor County v Monica Denise Mayes et al	<p>Lot 3 and the East 1/2 of Lot 4, Block 1, C.W. Kenner Addition of J. Warfield Survey, City of Abilene, Taylor County, Texas (Volume 2223, Page 603 of the Official Public Records, Taylor County, Texas)  Account #40688  Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 2017 N 16<sup>th</sup></b></p>	\$3,800.00
32	51320-A	Central Appraisal District of Taylor County v Melissa Harris-Kue et al	<p>Lots 11 &amp; 12, Block 15, Peter Noble of College, City of Merkel, Taylor County, Texas (Document #2015-8623 of the Deed Records, Taylor County, Texas)  Account #74940  Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 201 Thornton</b></p>	\$32,536.00
33	51332-A	Central Appraisal District of Taylor County v Elton Donewald Garus-Oab	<p>Lot 5, Less 10' off the East side, Block 66, Original Townsite, City of Abilene, Taylor County, Texas (Document #2014-00003691 of the Official Public Records, Taylor County, Texas)  Account #48791  Judgment Through Tax Year: 2021</p> <p><b>Approximate Address: 510 N Treadaway Blvd</b></p> <p><b>***SOLD \$7,500.00***</b></p>	\$2,300.00