

RESULTS OF IN-TRUST PROPERTIES SALE

CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY
TAYLOR COUNTY, TEXAS

Jury Assembly Room / First Floor of Taylor County Courthouse / 300 Oak St / Abilene, Texas

September 1, 2020 ----- 10:00 A.M.

Due to security measures at the courthouse, please arrive 30 minutes prior to the time of the sale to go thru the security equipment.

GENERAL INFORMATION REGARDING THE TAX SALE

The following is important information regarding the property to be offered for sale. You must carefully read this information and evaluate these facts in light of your anticipated use of the property.

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

1. The property will be offered at public auction and the highest bid, based on oral bids will be submitted to the taxing units for approval. The rules covering auctions generally will apply. **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.** A \$38.00 fee for recording your deed will be added to each bid.

2. The amount of the opening bid is set out below each tract, and the bidding must start at that figure or higher, and sums less than the given figure cannot be accepted.

3. This sale is based on the judicial foreclosure of the statutory property tax liens on the property.

4. Liens on the property due to municipal liens including, but not limited to mowing, demolition, & etc., may or may not be released. Check with the County Clerk's Office and/or the City Hall where the property is located for this information.

5. Purchasers at this sale will receive a deed which is without warranty, express or implied.

6. All property purchased at this sale may be subject to a statutory right of redemption. This redemption period began on the date the Sheriff's deed was filed for record in the County Clerk's office. Purchasers have the right of possession during the redemption period. There is a two year right of redemption for homestead property and property appraised as agricultural land. There is a 180 days right of redemption for all other property.

7. Anyone having a legal interest in the property at the time of this sale may redeem the property from the purchaser during the redemption period. The redemption price is set by the Property Tax Code.

8. Since purchasers will have a deed without warranty, a policy of title insurance may be difficult to obtain.

9. It will be necessary for the bidders to satisfy themselves concerning location of the property on the ground prior to the sale. Maps and plats of these properties are on file in the office of the County Clerk and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. **The approximate property address reflected herein is the address on the tax records and may or may not be completely accurate.**

10. A bidder at the sale must be registered at the time the sale begins with the person conducting the sale.

If you have questions or need additional information, you may contact our Abilene office at 325-672-4870 or the Central Appraisal District of Taylor County. From the taylor-cad.org website buyers may access the Abilene Map Server to locate the properties.

TAYLOR COUNTY IN-TRUST PROPERTIES SALE

September 1, 2020

PROPERTY TO BE SOLD

1	50051-A	Central Appraisal District of Taylor County v Cleo Lang et al	<p>Lot 3, Block 189, Lambeth & Porter Subdivision, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 244, Page 365, Deed Records)</p> <p>Account #75788 Judgment Through Tax Year: 2017</p> <p>SOLD FOR \$1,500.00</p> <p>APPROXIMATE ADDRESS: 1001 PECAN</p>	\$750.00
2	49389-A	Central Appraisal District of Taylor County v Rosa Sims et al	<p>the West 100' of the East 578.33' of the North 100' of a 2.3 acre tract of Block 26, North Park Addition, City of Abilene, Taylor County, Texas (Vol. 1734, Page 439, Official Public Records)</p> <p>Account #43834 Judgment Through Tax Year: 2018</p> <p>SOLD FOR \$3,000.00</p> <p>APPROXIMATE ADDRESS: 1818 JEFFERIES</p>	\$2,000.00
3	11482-D	Central Appraisal District of Taylor County v John Sellers et al	<p>Manufactured Home, Label # TXS0571747, Serial # LM7335, 14' x 76', Taylor County, Texas</p> <p>Account #63514 Judgment Through Tax Year: 2018</p> <p>NO BID</p> <p>APPROXIMATE ADDRESS: 5174 TWYLIGHT TR</p>	\$3,000.00
4	11556-D	Central Appraisal District of Taylor County v Margaret Griffin	<p>14' x 46', Festival Ltd., Manufactured Home, Label #TEX0559601, Serial #TXFLS12A74197FD11, Taylor County, Texas</p> <p>Account #88856 Judgment Through Tax Year: 2018</p> <p>NO BID</p> <p>APPROXIMATE ADDRESS: 210 DYESS FARMS LN</p>	\$2,000.00

5	27533-B	Central Appraisal District of Taylor County v James Tully et al	<p>Lot 5, Block G, J.R. Hughes Subdivision of Lot 4, Block 204, Original Townsite of the Town of Abilene, Taylor County, Texas (Instrument #10989-10, Official Public Records) Account #60981 Judgment Through Tax Year: 2018</p> <p>SOLD FOR \$2,500.00</p> <p>APPROXIMATE ADDRESS: 1109 MULBERRY</p>	\$2,500.00
6	50232-A	Central Appraisal District of Taylor County v Theodore R. Hughes et al	<p>Lot 12, Block 3, C.B. Webb's Subdivision of Lots 3 and 4, Block C, Anderson's Addition, City of Abilene, Taylor County, Texas (Vol. 855, Page 854, Deed Records) Account #18433 Judgment Through Tax Year: 2018</p> <p>SOLD FOR \$2,500.00</p> <p>APPROXIMATE ADDRESS: 1417 S. 17TH</p>	\$2,000.00
7	27412-B	Central Appraisal District of Taylor County v Jed Beasley	<p>Lot 6, Block 21, a Replat of Outlot 2, of Blocks 21, 22 and 23, Continuation of Belmont Addition, City of Abilene, Taylor County, Texas (Document No. 2010-00003606, Official Public Records) Account #70424 Judgment Through Tax Year: 2018</p> <p>SOLD FOR \$2,070.00</p> <p>APPROXIMATE ADDRESS: 2033 SYCAMORE</p>	\$2,070.00
8	50391-A	Central Appraisal District of Taylor County v Bill Peacock et a5	<p>Lots 23 and 24, Replat of Block 1, Stevenson Park Addition, City of Abilene, Taylor County, Texas (Vol. 858, Page 379, Deed Records) Account #46804 Judgment Through Tax Year: 2018</p> <p>SOLD FOR \$2,500.00</p> <p>APPROXIMATE ADDRESS: 517 E. WASHINGTON</p>	\$1,018.00
9	11340-D	Central Appraisal District of Taylor County v M.V. Thomas et al	<p>Lot 8 and the South 8' of Lot 9, Block 34, College Drive Addition Replat, City of Abilene, Taylor County, Texas (Vol. 1430, Page 396, Deed Records) Account #23620 Judgment Through Tax Year: 2018</p> <p>SOLD FOR \$700.00</p> <p>APPROXIMATE ADDRESS: PLUM</p>	\$700.00

