

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

**September 6, 2022 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 check payable to Taylor County Appraisal District, 1534 S. 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. 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.

**BIDDER'S ACKNOWLEDGEMENT**

**\*\*\*COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE\*\*\***

**I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION.** I understand that it is my responsibility to evaluate this information 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 GRANTEE: \_\_\_\_\_

GRANTEE'S ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

PRINTED NAME OF BIDDER: \_\_\_\_\_

BIDDERS HOME/OFFICE TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

BIDDER'S DRIVER LICENSE NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

BIDDER'S SIGNATURE: \_\_\_\_\_

**PROPERTIES TO BE SOLD ON SEPTEMBER 6, 2022:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	12423-D	Central Appraisal District of Taylor County v James E. Davis	Lot 7, Block 12, Park Heights Addition, City of Abilene, Taylor County, Texas (Instrument #2014-00014524, Official Public Records) Account #45818 Judgment Through Tax Year: 2021  <b>Approximate Address: 442 Portland</b>  <b>****SOLD \$3,400.00****</b>	\$3,100.00
2	12423-D	Central Appraisal District of Taylor County v James E. Davis	Lot 1 and the North 1/2 of Lot 2, Block 13, Park Heights Addition, City of Abilene, Taylor County, Texas (Document #2007-00017338, Official Public Records) Account #45947 Judgment Through Tax Year: 2021  <b>Approximate Address: 502 Portland</b>  <b>****BID IN-TRUST****</b>	\$14,500.00
3	12515-D	Central Appraisal District of Taylor County v Colette Cook et al	Manufactured Home, Label # DLS0100883, Serial # 077314812042, 14' x 76', Taylor County, Texas Account #88615 Judgment Through Tax Year: 2021  <b>Approximate Address: 133 Trailway</b>  <b>****SOLD \$3,900.00****</b>	\$3,900.00
4	12537-D	Central Appraisal District of Taylor County v John Martinez et al	Lot 32, Block 5, Woodland Addition, Second Filing, City of Abilene, Taylor County, Texas (Volume 3003, Page 268 of the Official Public Records, Taylor County, Texas) Account #46425 Judgment Through Tax Year: 2021  <b>Approximate Address: 2457 N. Mockingbird</b>  <b>****SOLD \$43,000.00****</b>	\$6,800.00
5	12537-D	Central Appraisal District of Taylor County v John Martinez et al	WEST VOGEL UNIT 70032054-000 R .0009210000 1 SCHKADE BROS. /CARL WORSHAM CA TCLAW (0.00092100 R AB 231 SEC 85 /SHIPMAN J R SUR 594164 Use: G1, Taylor County, Texas Account #1012646 Judgment Through Tax Year: 2021  <b>Approximate Address: N/A</b>  <b>****BID IN-TRUST****</b>	\$1,800.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	12665-D	Central Appraisal District of Taylor County v Big Tree Mobile Park, LLC	A 1998 Silver Ridge Manufactured Home Only, Label #NTA0826157, Serial #SCH01993037, City of Abilene, Taylor County, Texas Account #206252 Judgment Through Tax Year: 2021 <b>Approximate Address: 225 Arnold Blvd. Lot 4</b>	\$3,200.00
7	12674-D	Central Appraisal District of Taylor County v William Kody Hogan et al	Lot 28, Mountain View Estates, Taylor County, Texas (Volume 2237, Page 734 of the Official Public Records, Taylor County, Texas) Account #24007 Judgment Through Tax Year: 2021 <b>Approximate Address: 463 Twin County</b> <b>***BID IN-TRUST***</b>	\$1,600.00
8	28211-B	Central Appraisal District of Taylor County v Roberto D. Torres	1.36 acres, more or less, being Lot 122, Block 21, Bowyer Subdivision, City of Abilene, Taylor County, Texas (Vol. 2619, Page 287, Official Public Records, Vol. 11, Page 666, Plat Records) Account #95175 Judgment Through Tax Year: 2020 <b>Approximate Address: 2126 Oak</b>	\$9,000.00
9	28424-B	Central Appraisal District of Taylor County v Jay Graham	2.12 Acres, more or less, out of the Northwest 1/4 of Section 24, Blind Asylum Lands, City of Abilene, Taylor County, Texas (Instrument #2012-00015527 of the Official Public Records, Taylor County, Texas) Account #65637 Judgment Through Tax Year: 2021 <b>Approximate Address: E. Lowden</b> <b>***BID IN-TRUST***</b>	\$4,800.00
10	28491-B	Central Appraisal District of Taylor County v Albert Narvaez et al	Part of Lots 7, 8 and 9, Block 32, Continuation of College Heights Addition, City of Abilene, Taylor County, Texas (Instrument #2015-00010633 of the Official Public Records, Taylor County, Texas) Account #59331 Judgment Through Tax Year: 2021 <b>Approximate Address: 1734 N. 15<sup>th</sup></b>	\$5,000.00
11	51145-A	Central Appraisal District of Taylor County v Jeffrey Abbott, Individually & DBA Abbott Floor Company et al	0.3164 Acre, more or less, of the North part of a 1.0 Acre tract out of a 5.08 Acre tract of the B.S. & F. Survey No. 1, Taylor County, Texas, and described on the tax roll as The North 173 feet of Lot 2, Block A, Harris & Harris Addition, City of Abilene, Taylor County, Texas (Volume 1964, Page 289 of the Official Public Records, Taylor County, Texas) Account #59001 Judgment Through Tax Year: 2021 <b>Approximate Address: 5457 S. 1<sup>st</sup></b> <b>Bidder No. _____</b> <b>Bid Amount: \$ _____</b>	\$33,500.00