

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

September 5, 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 the Appraisal District prior to sale for any changes in availability.**

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 5, 2023:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	12594-D	Central Appraisal District of Taylor County v Sarah Vernice Stine et al	Lot 3, Block 8, Christian College Subdivision, City of Abilene, Taylor County, Texas (Volume 1795, Page 9, of the Official Public Records, Taylor County, Texas) Account #13050 Judgment Through Tax Year: 2022 Approximate Address: 2518 Russell Ave ***SOLD \$8,500.00***	\$5,200.00
2	12666-D	Central Appraisal District of Taylor County v Melinda Alvarez Cura	Lot 19, Walsh Subdivision of the West 380' of Lot 7, Block E, Gilbert & Barry's Subdivision of Lot 1, Block 203, Original Townsite of the Town of Abilene, Taylor County, Texas (Document #2021-05692 of the Official Public Records, Taylor County, Texas) Account #28167 Judgment Through Tax Year: 2022 Approximate Address: 1241 Cedar St ***SOLD \$7,000.00***	\$6,700.00
3	12690-D	Central Appraisal District of Taylor County v Lisa Burkhardt	Lot 23, Block 13, Section 1, Green Acres Addition, City of Abilene, Taylor County, Texas (Document #201910270 of the Deed Records, Taylor County, Texas) Account #22756 Judgment Through Tax Year: 2021 Approximate Address: 1201 Beechwood Ln	\$8,700.00
4	12937-D	Central Appraisal District of Taylor County v Laura Alvarez et al	50% Undivided Interest in Lot 6, Block 18, Section 7, Elmwood West Addition, City of Abilene, Taylor County, Texas (Volume 2937, Page 632 of the Official Public Records, Taylor County, Texas) Account #1057511 Judgment Through Tax Year: 2022 Approximate Address: 1042 S Jefferson ***SOLD \$7,000.00***	\$5,000.00
5	28471-B	Central Appraisal District of Taylor County v Patricia A. Martin et al	Lot 40, Block 1, Woodland Addition, City of Abilene, Taylor County, Texas (Document #2015-00003579 of the Deed of Records, Taylor County, Texas) Account #34043 Judgment Through Tax Year: 2021 Approximate Address: 2001 N Mockingbird Ln	\$3,600.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
6	28631-B	Central Appraisal District of Taylor County v Wesley Alan Roberts et al	1.01 Acres, more or less, being Lot 7, Block C, Section 2, Packs Saddle Prairie, Taylor County, Texas (Instrument #201902920 of the Official Public Records, Taylor County, Texas) Account #108583 Judgment Through Tax Year: 2021 Approximate Address: 249 Apple Blossom Dr	\$13,000.00
7	28774-B	Central Appraisal District of Taylor County v Randall Dennison et al	The North 65' of the East 140' of Block C, Northington Addition, City of Abilene, Taylor County, Texas (Volume 2184, Page 740 of the Official Public Records, Taylor County, Texas) Account #54691 Judgment Through Tax Year: 2022 Approximate Address: 1202 Oak St ***SOLD \$32,000.00***	\$8,000.00
8	51050-A	Central Appraisal District of Taylor County v Crystal L. Edgington et al	Lot 34, Block C, Section 2, Pack Saddle Prairie Subdivision, Taylor County, Texas (Document #2017-00001641 Official Public Records) Account #108602 Judgment Through Tax Year: 2020 Approximate Address: 250 Quick Silver Rd	\$11,500.00
9	51225-A	Central Appraisal District of Taylor County v John H. Robinson et al	Lot 2, Block 7, Continuation of Stevenson Park Addition, City of Abilene, Taylor County, Texas (Volume 979, Page 892 of the Deed Records, Taylor County Texas) Account #55957 Judgment Through Tax Year: 2022 Approximate Address: 509 Cockerell Dr ***SOLD \$2,500.00***	\$750.00
10	51469-A	Central Appraisal District of Taylor County v Sinda Cruz	Lot 16, Block 4, East Horizon, Section 1, City of Abilene, Taylor County, Texas (Document #2007-00018702 of the Official Public Records, Taylor County, Texas) Account #67687 Judgment Through Tax Year: 2022 Approximate Address: 933 Luzon St ***SOLD \$31,000.00***	\$3,500.00
11	51478-A	Central Appraisal District of Taylor County v Jacob Reily	Lot 10, Block 41, Continuation of Highlands Addition, City of Abilene, Taylor County, Texas (Document 2017-00020793 of the Official Public Records, Taylor County, Texas) Account #67316 Judgment Through Tax Year: 2022 Approximate Address: 1001 Marshall St	\$10,200.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	51515-A	Central Appraisal District of Taylor County v Pete Ybarra	<p>The North 52-1/2' North of the Southeast corner of Lot 11, Block 207, Maxwell Place, City of Abilene, Taylor County, Texas (Volume 1306, Page 580 of the Official Public Records, Taylor County, Texas)</p> <p>Account #13603 Judgment Through Tax Year: 2022</p> <p>Approximate Address: 177 Maxwell Dr</p> <p>***SOLD \$8,500.00***</p>	\$4,500.00
13	51524-A	Central Appraisal District of Taylor County v Fermin Devora	<p>Lot 4, Block 1, Forrest Heights Addition, City of Abilene, Taylor County, Texas (Instrument #2014-00004874 of the Official Public Records, Taylor County, Texas)</p> <p>Account #16236 Judgment Through Tax Year: 2022</p> <p>Approximate Address: 2234 N 6th St</p> <p>***SOLD \$22,000.00***</p>	\$4,700.00