

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

September 7, 2010 * 10:00 a.m.**

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

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

IMPORTANT INFORMATION REGARDING THE TAX SALE

- (1) Prior to the beginning of the tax sale, a person intending to bid will be required to register with the person conducting the sale and present a form of identification issued by a government agency (i.e., Driver's License).
- (2) The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Purchasers must pay for their property with cash or check payable to the Taylor County Central Appraisal District at 1534 S. Treadaway. A \$20.00 fee for recording each deed will be added to your bid.
- (3) 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. 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. Any successful 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.
- (4) Purchasers at this tax foreclosure sale will receive an ordinary type of sheriff's deed which is **without warranty**, express or implied. 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 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 day right of redemption for all other property.
- (6) Anyone having an ownership 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 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 defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21(g) of the Texas Tax Code.
- (7) 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 may be on file in the office of the County Clerk or the Appraisal District 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.
- (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 questions or need additional information, you may contact
our Abilene office at 325-672-4870 or the Central Appraisal District.
From the taylor-cad.org website buyers may access the Abilene Map Server to locate the
properties.

TAYLOR COUNTY TAX SALE
Tuesday, September 7, 2010
PROPERTY TO BE SOLD

CAUSE NUMBER: 7859-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Earnest Johnson

Account Number: **70871**

Lot 1, Block 2, University Place Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2434, Page 261 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Johnson Earnest

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **1781 Sandefer**, Map N21C

APPROXIMATE ASSESSED VALUE: \$ 24,060.00

MINIMUM BID: \$ 7,500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8197-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Emiliano Valdiviez et al

Account Number: **62762**

Lot 1, Block B, Hughes & Sayles Subdivision of parts of Lots 5 and 6, Block 4, Sayles & Hughes Subdivision of Block 10, B. Austin Survey 91, Lying West of Meander, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 3023, Page 686 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Valdiviez Emiliano & Rosa Mari

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **3041 So. 9th**, Map M18D

APPROXIMATE ASSESSED VALUE: \$ 1,197.00

MINIMUM BID: \$ 1,197.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8611-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Jerry Wayne Ellison et al

Account Number: **90435**

2001, Manufactured Home, Serial #HOTX09911104, Label #NTA1108411, 16' x 76', Taylor County, Texas being that property more particularly described and assessed on the tax rolls of this jurisdiction

ASSESSED NAME: Ellison Jerry

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **4600 Coachlight Rd, Lot 217, Map TD01**

APPROXIMATE ASSESSED VALUE: \$ 26,636.00

MINIMUM BID: \$ 2,900.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8652-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Debbie Sue Bosley

Account Number: **41084**

Lot 17, Block 25, Section 4, Southwest Park Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2870, Page 845 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Bosley Debbie Sue

JUDGMENT THROUGH TAX YEAR: 2008

APPROXIMATE STREET ADDRESS/MAP #: **3158 So. 21st, Map M16A**

APPROXIMATE ASSESSED VALUE: \$ 59,237.00

MINIMUM BID: \$ 3,900.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8677-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Carroll Massey et al

Account Number: **10353**

Lot 25, C.E. Wood Subdivision of the West ½ of Block 1, Central Park Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 1542, Page 804 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Massey Carrol & Brenda

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: 717 No. 21st, Map P21D

APPROXIMATE ASSESSED VALUE: \$ 1,400.00

MINIMUM BID: \$ 1,400.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8715-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Ginger R. Lankford et al

Account Number: **36304**

Lot 8, Block 19, Section 7, Elmwood West Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 1021, Page 586 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Lankford Ginger R

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: 1110 So. La Salle, Map L18D

APPROXIMATE ASSESSED VALUE: \$ 48,822.00

MINIMUM BID: \$ 7,500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8868-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Agri-Place Partnership

Account Number: **67261**

The North 90.97' of the East ½ of Lot 8 of Block 10, North Park Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 1545, Page 403 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Agri Place Partnership

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **No. Treadaway**, Map P21A

APPROXIMATE ASSESSED VALUE: \$ 4,950.00

MINIMUM BID: \$ 2,500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8868-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Agri-Place Partnership

Account Number: **67512**

The Northwest 28.81' by 50.5' of the Southwest ¼ of Lot 9, Block 10, North Park Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 1545, Page 400 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Agri Place Partnership

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **N. Treadaway**, Map P21A

APPROXIMATE ASSESSED VALUE: \$ 734.00

MINIMUM BID: \$ 734.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8920-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. West Texas Wholesale Supply Co. et al

Account Number: **125238/125237**

The East 80' of Lot 3 and the North 15' of the East 80' of Lot 4, Block 38, Original Townsite of the Town of Abilene, Taylor County, Texas being that property more particularly described in Volume 757, Page 542 of the Deed Records, Taylor County, Texas

ASSESSED NAME: West Texas Wholesale

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **Ash**, Map P19D

APPROXIMATE ASSESSED VALUE: \$ 191,255.00

MINIMUM BID: \$ 46,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,262-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Bartolo Morales et al

Account Number: **89556**

“Cambridge” Manufactured Home, 14' x 80', Label #TEX0156611, Serial #1480119019, Taylor County, Texas being that property more particularly described and assessed on the tax rolls of this jurisdiction

ASSESSED NAME: Flores Sylvia & Rodolfo

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **1309 Plaza**, Map K20B

APPROXIMATE ASSESSED VALUE: \$ 6,889.00

MINIMUM BID: \$ 3,600.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,529-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Gerardo Solis et al

Account Number: **14723**

The North 50' of the South 175' of the West 138.5' of Lot 1, Block 15, North Park Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2792, Page 544 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Solis Gerardo & Ofelia

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **2917 Grape**, Map N22C

APPROXIMATE ASSESSED VALUE: \$ 1,738.00

MINIMUM BID: \$ 1,738.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,529-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Gerardo Solis et al

Account Number: **14172**

The North 50' of the South 100' of the West 138.5' of Lot 1, Block 15, North Park Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2104, Page 86 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Solis Gerardo

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **2902 Grape**, Map N22C

APPROXIMATE ASSESSED VALUE: \$ 2,085.00

MINIMUM BID: \$ 2,085.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,574-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. James Matt Hellums et al

Account Number: **77051**

5.038 acres, more or less, Block 18, Section 24, T & P Ry co. Lands, Abstract 1579, Taylor County, Texas being that property more particularly described in Volume 2743, Page 968 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Hellums James Matt & Amy

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **196 CR 401**, Map TD01

APPROXIMATE ASSESSED VALUE: \$ 40,140.00

MINIMUM BID: \$ 6,800.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,587-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Colo Exploration Company, Inc.

Account Number: **950933**

Lease 71130431 Mc Bride, Morrison Drlg & Prod Inc., W.I., 0.8000000, Guadalupe CSL LGE120 being that property more particularly described and assessed on the tax rolls of this jurisdiction

ASSESSED NAME: Colo Exploration Company Inc

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **N/A**

APPROXIMATE ASSESSED VALUE: \$ 739.00

MINIMUM BID: \$ 739.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,587-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Colo Exploration Company, Inc.

Account Number: **949620**

Lease 70025749 Braune, Morrison Drlg & Prod Inc, W.I., 0.0125000, Guadalupe CS L #120 being that property more particularly described and assessed on the tax rolls of this jurisdiction

ASSESSED NAME: Colo Exploration Company, Inc.

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: N/A

APPROXIMATE ASSESSED VALUE: \$ 3,774.00

MINIMUM BID: \$ 900.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,587-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Colo Exploration Company, Inc.

Account Number: **947755**

Lease 70023841 Smith, Viathon Hydrocarbons Inc, W.I., 0.080000000, Guadalupe CS L #120 being that property more particularly described and assessed on the tax rolls of this jurisdiction

ASSESSED NAME: Colo Exploration Company, Inc.

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: N/A

APPROXIMATE ASSESSED VALUE: \$ 8,837.00

MINIMUM BID: \$ 1,500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,587-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Colo Exploration Company, Inc.

Account Number: 967603

Lease 70028913 BAACK, M-TEX Resc Inc, W.I., 0.80375000, T&P, Block 19, Sec 60 being that property more particularly described and assessed on the tax rolls of this jurisdiction

ASSESSED NAME: Colo Exploration Company Inc

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: N/A

APPROXIMATE ASSESSED VALUE: \$ 3,912.00

MINIMUM BID: \$ 900.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 25,605-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Alberta Kelly

Account Number: **46948**

The West 35' of the East 70' of Lot 7, Block 3, Sharp Subdivision of Outlot 4, Block 199, Original Townsite of the Town of Abilene, Taylor County, Texas being that property more particularly described in Volume 1901, Page 758 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Kelly Alberta

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **632 No. 10th**, Map P19A

APPROXIMATE ASSESSED VALUE: \$ 1,229.00

MINIMUM BID: \$ 1,229.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,658-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Reyes V. Diaz et al

Account Number: **60861/60616**

Lot 10, Block 172, Original Townsite of the Town of Abilene, Taylor County, Texas being that property more particularly described in Volume 312, Page 450 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Diaz Reyes V

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **325 Bois D Arc**, Map P19C

APPROXIMATE ASSESSED VALUE: \$ 700.00

MINIMUM BID: \$ 700.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 46,870-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Douglas R. Etheredge

Account Number: **30533**

Lot 3, Block E, Section 2, Sunlake Village Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2018, Page 505 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Etheredge Douglas R

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **2958 Sunlake Dr**, Map M23B

APPROXIMATE ASSESSED VALUE: \$ 4,150.00

MINIMUM BID: \$ 2,000.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 46,870-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Douglas R. Etheredge

Account Number: **19787**

Lot 26, Block A, Section 2, Sunlake Village Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2255, Page 599 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Etheredge Douglas R

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **2933 Aspen**, Map M23B

APPROXIMATE ASSESSED VALUE: \$ 6,000.00

MINIMUM BID: \$ 2,800.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,254-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Danny Lynn Heffernan et al

Account Number: 34233

1 acre, more or less, of Tract 8R, of SE/4, Section 27, Lunatic Asylum Lands, Abstract 1002, Taylor County, Texas being that property more particularly described in Volume 1671, Page 781 of the Official Public Records, Taylor County, Texas (Tract 2)

ASSESSED NAME: Heffernan Danny & Brenda

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: Larned Rd, Map TM10

APPROXIMATE ASSESSED VALUE: \$ 57,583.00

MINIMUM BID: \$ 4,900.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,339-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Jimmy L. Fox et al

Account Number: 47003

Lot 8, Block A, Section 1, Holiday Hills Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2954, Page 743 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Fox Jimmy L

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: 5134 No. 9th, Map K20C

APPROXIMATE ASSESSED VALUE: \$ 990.00

MINIMUM BID: \$ 990.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,402-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. James L. Hawkins

Account Number: **62254**

Lots 16 and 17 and the North ½ of Lot 18, Block A, Hughes Subdivision of Outlot 4, Block 189, Original Townsite of the Town of Abilene, Taylor County, Texas being that property more particularly described in Volume 3156, Page 836 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Miller James Robert

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **857 Peach**, Map N19D

APPROXIMATE ASSESSED VALUE: \$ 9,450.00

MINIMUM BID: \$ 2,600.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,435-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Karen D. Morris

Account Number: **44764**

.65 acres, more or less, of Lots 3 and 4, Indian Hills Replat of Storey Addition, City of Tuscola, Taylor County, Texas being that property more particularly described in Instrument #2058-08 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Morris Karen

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **841 Buffalo Gap Rd**, Map TUS 1

APPROXIMATE ASSESSED VALUE: \$ 92,018.00

MINIMUM BID: \$ 5,100.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____