

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

**March 6, 2012 at 10:00 a.m.  
Taylor County Courthouse, 300 Oak, Abilene, Texas**

**GENERAL INFORMATION REGARDING THE TAX SALE**

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.
2. The property will be sold at public auction and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a check payable to Central Appraisal District of Taylor County. 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.
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.
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 and 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 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 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. Property is sold by legal description. It will be necessary for the bidders to satisfy themselves concerning location of the property on the ground prior to sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of the 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 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 any questions, please contact our office in Abilene at (325) 672-4870.

**PROPERTIES TO BE SOLD ON MARCH 6, 2012:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	8611-D	Central Appraisal District of Taylor County v Jerry Wayne Ellison et al	2001, Manufactured Home, Serial #HOTX09911104, Label # NTA1108411, 16' x 76' Taylor County, Texas <b>Account #90435</b> Judgment Through Tax Year: 2010  <b>Approximate Address: 4600 Coachlight, Lot 217</b>	\$3,900.00
2	9151-D	Central Appraisal District of Taylor County v Rebecca A. Talley et al	Lot 4, Block 5, Section 1, Continuation 1, Southern Sands Addition, City of Abilene, Taylor County, Texas (Vol. 2713, Page 460) <b>Account #15096</b> Judgment Through Tax Year: 2010  <b>Approximate Address: 5166 Twilight Trail</b>	\$3,500.00
3	24,056-B	Central Appraisal District of Taylor County v Darrell Lee Napier et al	Lot 15, Block 9, Section 2, Brookhollow Addition, City of Abilene, Taylor County, Texas (Volume 1770, Page 677), <b>Account #58460</b> Judgment Through Tax Year: 2010  <b>Approximate Address: 2326 Woodard</b>	\$4,900.00
4	24,187-B	Central Appraisal District of Taylor County v Tommy Lee Pruitt et al	the North 5' of Lot 9, all of Lot 10, Block 3, Simmons Terrace Addition, City of Abilene, Taylor County, Texas (Vol. 1351, Page 836), <b>Account #55207</b> Judgment Through Tax Year: 2010  <b>Approximate Address: 1773 Walnut</b>	\$2,900.00
5	24,606-B	Central Appraisal District of Taylor County v Glenda Lawhead et al	Lot 19, Block 33, Sears Park Addition, City of Abilene, Taylor County, Texas (Volume 2083, Page 791), <b>Account #49947</b> Judgment Through Tax Year: 2010  <b>Approximate Address: 2340 No. 20th</b>	\$5,900.00
6	24,606-B	Central Appraisal District of Taylor County v Glenda Lawhead et al	Lot 20, Block 33, Sears Park Addition, City of Abilene, Taylor County, Texas (Volume 2083, Page 791), <b>Account #50065</b> Judgment Through Tax Year: 2010  <b>Approximate Address: 2350 No. 20th</b>	\$709.00
7	24,769-B	Central Appraisal District of Taylor County v Cross and Crescent Relief Agency, Inc.	Lots 22 and 23, Block 19, Original Townsite of the Town of Lawn, Taylor County, Texas (Volume 2339, Page 612), <b>Account #47346</b> Judgment Through Tax Year: 2010  <b>Approximate Address: Main St., Lawn</b>	\$2,900.00
8	24,792-B	Central Appraisal District of Taylor County v Sue Seaman Lance et al	Lots 6 and 7, Block P, Bettes Heights Addition, City of Merkel, Taylor County, Texas (Volume 310, Page 281), <b>Account #63217</b> Judgment Through Tax Year: 2010  <b>Approximate Address: N/A</b>	\$1,890.00
9	24,805-B	Central Appraisal District of Taylor County v Susan Froehlich et al	0.50 acres, more or less, of Tract 28, William Bell Survey 425, out of Abstract 14, Taylor County, Texas (Volume 997, Page 671 Save & Except Volume 657, Page 391 Save & Except 886, Page 51), <b>Account #39082</b> Judgment Through Tax Year: 2010  <b>Approximate Address: N/A</b>	\$2,900.00
10	25,048-B	Central Appraisal District of Taylor County v Rafael Hernandez et al	Lots 19 and 20, Block 32, Sears Park Addition, City of Abilene, Taylor County, Texas (Volume 919, Page 957), <b>Account #45037</b> Judgment Through Tax Year: 2010  <b>Approximate Address: 2058 Sears Blvd</b>	\$980.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
11	25,145-B	Central Appraisal District of Taylor County v Jackie Chan	Lot 15, and the North 1/2 of Lot 14, John Sayles Subdivision of Block B, Phillips Subdivision of Lot 4, Block 180, Original Townsite of the Town of Abilene, Taylor County, Texas (Volume 1922, Page 847), <b>Account #43579</b> Judgment Through Tax Year: 2010 <b>Approximate Address: 880 Orange</b>	\$3,400.00
12	25,177-B	Central Appraisal District of Taylor County v Kristin D. Miles et al	the South 70' of the East 140' of Lot 5, Block 5, Tillett Addition, City of Abilene, Taylor County, Texas (Volume 2425, Page 8230), <b>Account #42725</b> Judgment Through Tax Year: 2010 <b>Approximate Address: 874 Poplar</b>	\$2,600.00
13	46,952-A	Central Appraisal District of Taylor County v Erma Jean Goree et al	Lot 9, Block 13, Section 3, Northwood Addition, City of Abilene, Taylor County, Texas (Volume 851, Page 519), <b>Account #39178</b> Judgment Through Tax Year: 2010 <b>Approximate Address: 3749 Janice Lane</b>	\$8,500.00
14	47,144-A	Central Appraisal District of Taylor County v Angelique Devora	Lots 1 & 2, Block 16, Lakeside Addition, City of Abilene, Taylor County, Texas (Volume 2633, Page 99), <b>Account #57291</b> Judgment Through Tax Year: 2010 <b>Approximate Address: 942 Lillius</b>	\$7,900.00
15	47,144-A	Central Appraisal District of Taylor County v Angelique Devora	Lot 3, Block 16, Lakeside Addition, City of Abilene, Taylor County, Texas (Volume 2633, Page 106), <b>Account #57432</b> Judgment Through Tax Year: 2010 <b>Approximate Address: 926 Lillius</b>	\$1,600.00
16	47,382-A	Central Appraisal District of Taylor County v Marilyn A. Gentry et al	Lot 3, Block B, John Toombs Subdivision of Block A, B&C of Riney & Hays Subdivision of Lot 2, Block 208, Original Townsite of the Town of Abilene, Taylor County, Texas (Volume 2443, Page 638), <b>Account #13038</b> Judgment Through Tax Year: 2010 <b>Approximate Address: 1317 Pecan</b>	\$3,900.00
17	47,546-A	Central Appraisal District of Taylor County v Lisa McDaniel et al	Lot 5, Block 6, Continuation 1, Section 1, Souther Sands Addition, City of Abilene, Taylor County, Texas and a Nanco Manufactured Home, Serial #E6012CK4PB4089, Taylor County, Texas (Volume 1595, Page 865), <b>Account #16653</b> Judgment Through Tax Year: 2010 <b>Approximate Address: 5157 Twilight</b>	\$2,900.00
18	47,586-A	Central Appraisal District of Taylor County v Sarah J. Thorn et al	Lot 5, Block 25, College Heights Addition, City of Abilene, Taylor County, Texas (Volume 268, Page 482 of the Deed Records, Taylor County, Texas), <b>Account #54059</b> Judgment Through Tax Year: 2010 <b>Approximate Address: 1651 Orange</b>	\$1,400.00
19	47,664-A	Central Appraisal District of Taylor County v Michael Ray Langford	Lot 5, Block 2, Miller Addition of Merkel, Taylor County, Texas (Volume 2113, Page 349), <b>Account #91336</b> Judgment Through Tax Year: 2010 <b>Approximate Address: Rose</b>	\$1,590.00
20	47,699-A	Central Appraisal District of Taylor County v Harry Winfield Bryant et al	Lot 3, Block H, Section 1, Alameda Addition, City of Abilene Taylor County, Texas (Volume 918, Page 670), <b>Account #37891</b> Judgment Through Tax Year: 2010 <b>Approximate Address: 5313 Encino</b>	\$3,600.00