

## IN-TRUST PROPERTIES

CENTRAL APPRAISAL DISTRICT OF TAYLOR COUNTY  
TAYLOR COUNTY, TEXAS

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

**June 2, 2009 ----- 10:00 A.M.**

*Due to new 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.**

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. Purchasers must pay for their property with cash or a check payable to the Central Appraisal District of Taylor County at 1534 So. Treadaway. A \$28.00 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 Clerks 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 TAX SALE

**Tuesday, June 2, 2009**

**PROPERTY TO BE SOLD**

**CAUSE NUMBER: 46,350-A**

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Herman Glenewinkel et al

Account Number: **50968**

4.54 acres of a 336 acre Tract, being that portion lying West of the Pecos and Northern Railroad Subdivision 28, League 145, Guadalupe County School Lands, out of Abstract 78, Taylor County, Texas being that property more particularly described in Volume 43, Page 57 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Glenewinkel Herman

JUDGMENT THROUGH TAX YEAR: 2007

APPROXIMATE STREET ADDRESS/MAP #: **County Rd 317**, Map TF07

APPROXIMATE ASSESSED VALUE: \$ 15,431.00

REDEMPTION EXPIRATION: October 2009

MINIMUM BID: \$ 2,000.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: 23,850-B**

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Brandi Beaschochia et al

Account Number: **10424**

The South 100' of the West 128' of Lot 23, Sidney Smith Subdivision of L. Bowerman Survey 83, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2577, Page 544 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Beaschochia Steve & Brandie

JUDGMENT THROUGH TAX YEAR: 2005

APPROXIMATE STREET ADDRESS/MAP #: **3765 Grape**, Map N23C

APPROXIMATE ASSESSED VALUE: \$ 11,428.00

REDEMPTION EXPIRATION: October 2009

MINIMUM BID: \$ 1,500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: 23,850-B**

**STYLING AND PROPERTY DESCRIPTION:**

Central Appraisal District of Taylor County v. Brandi Beaschochia et al

Account Number: **10426**

The North 65' of the West 128' of Lot 23, Sidney Smith Subdivision of L. Bowerman Survey 83, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2941, Page 919 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Beashochia Brandi

JUDGMENT THROUGH TAX YEAR: 2005

APPROXIMATE STREET ADDRESS/MAP #: **3773 Grape**, Map N23C

APPROXIMATE ASSESSED VALUE: \$ 1,248.00

REDEMPTION EXPIRATION: October 2009

MINIMUM BID: \$ 200.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: 46,660-A**

**STYLING AND PROPERTY DESCRIPTION:**

Central Appraisal District of Taylor County v. Juanita Gaynell Meissner et al

Account Number: **973144**

The South 40' of Lot 4, and the North 25' of Lot 5, Block 112, Original Townsite of the Town of Abilene, Taylor County, Texas being that property more particularly described in Volume 3060, Page 165 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Meissner, Juanita Gaynell

JUDGMENT THROUGH TAX YEAR: 2007

APPROXIMATE STREET ADDRESS/MAP #: **610 Orange**, Map N19B

REDEMPTION EXPIRATION: May 2009

APPROXIMATE ASSESSED VALUE: \$ 6,825.00

MINIMUM BID: \$ 1,000.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

CAUSE NUMBER: 46,848-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Jason Jowers

Account Number: 20994

The West 112' of the East 263' of the South ½ of Block 3, College Addition, City of Merkel, Taylor County, Texas being that property more particularly described in Volume 3240, Page 254 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Tyler Ruby

JUDGMENT THROUGH TAX YEAR: 2007

APPROXIMATE STREET ADDRESS/MAP #: 704 So. 2<sup>nd</sup>, Merkel, Map MER4

REDEMPTION EXPIRATION: July 2008

APPROXIMATE ASSESSED VALUE: \$ 13,285.00

MINIMUM BID: \$ 2,000.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: 23,829-B**

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Waylon Lesley et al

Account Number: **31826**

Lot 7, Block 14, Scott Hwy Place Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 1877, Page 630 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Lesly Waylon

JUDGMENT THROUGH TAX YEAR: 2007

APPROXIMATE STREET ADDRESS/MAP #: **3133 So. 2<sup>nd</sup>**, Map M19D

APPROXIMATE ASSESSED VALUE: \$ 1,050.00

REDEMPTION EXPIRATION: October 2009

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: 47,022-A**

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Efren Gomez et al

Account Number: **15688**

Lot 3, Block 2, W.A. Cure Subdivision of the West University Place Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 3064, Page 753 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Gomez Efren

JUDGMENT THROUGH TAX YEAR: 2007

APPROXIMATE STREET ADDRESS/MAP #: **2717 So. 3<sup>rd</sup>**, Map M18B

APPROXIMATE ASSESSED VALUE: \$ 1,855.00

REDEMPTION EXPIRATION: October 2009

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: 22,686-B**

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Dennis M. Younglove

Account Number: **11889**

Lot 15, Block 4, Riverside Drive Addition to the City of Abilene, Taylor County, Texas being that property more particularly described in Volume 751, Page 1 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Younglove Dennis M

JUDGMENT THROUGH TAX YEAR: 2007

APPROXIMATE STREET ADDRESS/MAP #: **3102 So. 5<sup>th</sup>**, Map M18A

APPROXIMATE ASSESSED VALUE: \$ 1,688.00

REDEMPTION EXPIRATION: October 2009

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: 46,732-A**

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Robert L. Haney

Account Number: **27993**

The East 50' of the West 320' of the North 79.7' of the South 456.7' of John Jarmon Survey 82 out of Abstract 187, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2245, Page 571 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Haney, Robert L

JUDGMENT THROUGH TAX YEAR: 2007

APPROXIMATE STREET ADDRESS/MAP #: **2133 Texas**, Map N23A

REDEMPTION EXPIRATION: May 2009

APPROXIMATE ASSESSED VALUE: \$ 395.00

MINIMUM BID: \$ 50.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

**CAUSE NUMBER: 24,241-B**

**STYLING AND PROPERTY DESCRIPTION:**

Central Appraisal District of Taylor County v. Guillermina Escobar Webb as Trustee of the Thomas Freeman Webb Marital Trust

Account Number: **18991/19204**

Lot 2, Block 103, Original Townsite of the Town of Abilene, Taylor County, Texas being that property more particularly described in Volume 2307, Page 641 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Webb Thomas Freeman Est et al

JUDGMENT THROUGH TAX YEAR: 2007

APPROXIMATE STREET ADDRESS/MAP #: **634 No. Treadaway**, Map P19A

APPROXIMATE ASSESSED VALUE: \$ 3,900.00

REDEMPTION EXPIRATION: October 2009

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_

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**CAUSE NUMBER: 24,130-B**

**STYLING AND PROPERTY DESCRIPTION:**

Central Appraisal District of Taylor County v. Donnie Wood Young

Account Number: **24877**

The West 70' of Lot 7, Block 58, College Heights Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2574, Page 432 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Young Donnie Wood

JUDGMENT THROUGH TAX YEAR: 2007

APPROXIMATE STREET ADDRESS/MAP #: **1701 Victoria**, Map N20A

APPROXIMATE ASSESSED VALUE: \$ 8,861.00

REDEMPTION EXPIRATION: October 2009

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: \_\_\_\_\_

SOLD TO BUYER: \_\_\_\_\_