

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

September 7, 2010 ----- 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, September 7, 2010
PROPERTY TO BE SOLD

CAUSE NUMBER: 43,561-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Sentry Homes, Inc. et al

Account Number: **32418**

South 10' of the East 50' of Lot 1, Block P, Mingus & Kenner Subdivision, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 1379, Page 559 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Warters Susanne M

JUDGMENT THROUGH TAX YEAR: 1994

APPROXIMATE STREET ADDRESS/MAP #: N/A, Map M18B

APPROXIMATE ASSESSED VALUE: \$ 100.00

REDEMPTION EXPIRATION: July 1997

MINIMUM BID: \$ 10.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8775-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Ramon Alvarez

Account Number: **60430/60179**

The North 25' of Lot 7, Block 172, Original Townsite of the Town of Abilene, Taylor County, Texas being that property more particularly described in Volume 1539, Page 143 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Alvarez Ramon

JUDGMENT THROUGH TAX YEAR: 2009

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

APPROXIMATE ASSESSED VALUE: \$ 350.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 50.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,615-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Bill Gregston

Account Number: **21666**

Lot 5, Block 56, College Heights Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2590, Page 93 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Gregston Bill

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **1910 Clinton**, Map N21D

APPROXIMATE ASSESSED VALUE: \$ 1,400.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,050-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Lourene Trusler et al

Account Number: **21991**

Lots 7, 8 and 9, Block C, Freeman Subdivision of Outlot 21, College Addition, City of Merkel, Taylor County, Texas being that property more particularly described in Volume 902, Page 420 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Criswell Fannie

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **Edwards**, MER4

APPROXIMATE ASSESSED VALUE: \$ 3,360.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,023-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. J.W. Patton et al

Account Number: **51761**

Lot 2, Block 7, Original Townsite of the Town of Merkel, Taylor County, Texas being that property more particularly described in Volume 285, Page 550 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Patton J W Mrs

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **309 El Paso**, Map MER4

APPROXIMATE ASSESSED VALUE: \$ 1,400.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,220-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Theodore Douglas Thompson et al

Account Number: **69933**

Lot 2, Crow Subdivision of Lots 11 and 12, and all of Lot 13, SAVE & EXCEPT the East 215' of Williams Estate Subdivision of parts of Blind Asylum Land Survey, Taylor County, Texas being that property more particularly described in Volume 2933, Page 934 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Thompson Theodore D & Kevin A

JUDGMENT THROUGH TAX YEAR: 2008

APPROXIMATE STREET ADDRESS/MAP #: **330 Ezra**, Map Q18A

APPROXIMATE ASSESSED VALUE: \$ 602.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 100.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,450-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Rudolph W. Zientarski et al

Account Number: **19105**

Lot 19, Block 2, Section 1, Buffalo Gap Estates, City of Buffalo Gap, Taylor County, Texas being that property more particularly described in Volume 932, Page 856 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Zientarski Wanda F

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **Indian Wells**, Map BUF1, TJ11

APPROXIMATE ASSESSED VALUE: \$ 1,035.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 24,450-B

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Rudolph W. Zientarski et al

Account Number: **19238**

Lot 20, Block 2, Section 1, Buffalo Gap Estates, City of Buffalo Gap, Taylor County, Texas being that property more particularly described in Volume 932, Page 856 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Zientarski Wanda F

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **Indian Wells**, Map BUF1, TJ11

APPROXIMATE ASSESSED VALUE: \$ 1,035.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 07526-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Watson Enterprises

Account Number: **67704**

Lot 14, Block D, Section 2, Tyetowne Mobile Home Addition, City of Tye, Taylor County, Texas being that property more particularly described in Volume 1710, Page 23 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Watson Enterprises

JUDGMENT THROUGH TAX YEAR: 2008

APPROXIMATE STREET ADDRESS/MAP #: **113 La Salle**, Map TYE5, TH05

APPROXIMATE ASSESSED VALUE: \$ 2,128.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 07526-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Watson Enterprises

Account Number: **67585**

Lot 13, Block D, Section 2, Tyetowne Mobile Home Addition, City of Tye, Taylor County, Texas being that property more particularly described in Volume 1710, Page 23 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Watson Enterprises

JUDGMENT THROUGH TAX YEAR: 2008

APPROXIMATE STREET ADDRESS/MAP #: **115 La Salle**, Map TYE5, TH05

APPROXIMATE ASSESSED VALUE: \$ 1,860.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,364-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. C.T. Martin

Account Number: 56194

Lot 14, Block 35, Sears Park Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 302, Page 251 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Martin C T

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: 2026 Lillius, Map N21D

APPROXIMATE ASSESSED VALUE: \$ 660.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 100.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8641-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. John D. Matthews et al

Account Number: 14831

The South 1/2 of the East 1/2 of Lot 6, North Porter Homestead Subdivision, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2106, Page 319 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Matthews John D & Gramelspacher Ruby

JUDGMENT THROUGH TAX YEAR: 2008

APPROXIMATE STREET ADDRESS/MAP #: 626 Mulberry, Map N19B

APPROXIMATE ASSESSED VALUE: \$ 2,400.00

REDEMPTION EXPIRATION: October 2010

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,267-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Ken Killam et al

Account Number: **39214**

The South 43' of Lot 9, Block A, Sayles & Hughes Subdivision of Lot 3, Block 180, Original Townsite of the Town of Abilene, Taylor County, Texas being that property more particularly described in Volume 2399, Page 675 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Killam Ken

JUDGMENT THROUGH TAX YEAR: 2008

APPROXIMATE STREET ADDRESS/MAP #: **873 Mulberry**, Map N19B

APPROXIMATE ASSESSED VALUE: \$ 2,408.00

REDEMPTION EXPIRATION: October 2010

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8580-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Kathryn Gray et al

Account Number: **69403/69176**

Lot 9, Block B, Conrad & Menefee, Subdivision of Lot 2, Block 146, Original Townsite of the Town of Abilene, Taylor County, Texas being that property more particularly described in Volume 569, Page 496 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Gray Kathryn

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **641 N. 8th**, Map P19A

APPROXIMATE ASSESSED VALUE: \$ 720.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 200.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8773-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Brian Cooper

Account Number: **13439**

The North 50' of the East 150' of Block H, McNairy's Subdivision of Lot 2, Block 201, Original Townsite of the Town of Abilene, Taylor County, Texas being that property more particularly described in Volume 2183, Page 256 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Cooper Brian

JUDGMENT THROUGH TAX YEAR: 2009

APPROXIMATE STREET ADDRESS/MAP #: **1426 Plum**, Map P20D

APPROXIMATE ASSESSED VALUE: \$ 1,500.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 100.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 07526-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Watson Enterprises

Account Number: **29971**

The East 50' of the West 459' of the South 168' of L. Bowerman Survey 83, out of Abstract 12, Taylor County, Texas being that property more particularly described in Volume 1866, Page 160 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Watson Enterprises

JUDGMENT THROUGH TAX YEAR: 2008

APPROXIMATE STREET ADDRESS/MAP #: **1824 Roosevelt**, Map N23B

APPROXIMATE ASSESSED VALUE: \$ 840.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 100.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 47,275-A

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Jerry Renfro et al

Account Number: **26909**

The South 50' of the East 140' of the East 300' of Block 12, College Addition, City of Merkel, Taylor County, Texas being that property more particularly described in Volume 3134, Page 248 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Renfro Jerry

JUDGMENT THROUGH TAX YEAR: 2008

APPROXIMATE STREET ADDRESS/MAP #: **401 Runnels**, Map MER4

APPROXIMATE ASSESSED VALUE: \$ 1,400.00

REDEMPTION EXPIRATION: October 2010

MINIMUM BID: \$ 100.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8815-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Lucretia McCurdy

Account Number: **35053**

Lot 7, Block 2, R.Q. West Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 1846, Page 4 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: Ellis Lucretia McCurdy

JUDGMENT THROUGH TAX YEAR: 2008

APPROXIMATE STREET ADDRESS/MAP #: **403 Sewell**, Map M18B

APPROXIMATE ASSESSED VALUE: \$ 1,940.00

REDEMPTION EXPIRATION: January 2011

MINIMUM BID: \$ 250.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8496-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. Anton Brockling

Account Number: **63439**

The West 50' of the South 133' of Lot 6, Sayles and Hughes Subdivision of Blocks D and E, Northington Addition, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 273, Page 560 of the Deed Records, Taylor County, Texas

ASSESSED NAME: Brockling Anton

JUDGMENT THROUGH TAX YEAR: 2007

APPROXIMATE STREET ADDRESS/MAP #: **1042 So. 14th**, Map N17C

APPROXIMATE ASSESSED VALUE: \$ 5,404.00

REDEMPTION EXPIRATION: October 2010

MINIMUM BID: \$ 500.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____

CAUSE NUMBER: 8751-D

STYLING AND PROPERTY DESCRIPTION:

Central Appraisal District of Taylor County v. The Grace Group, Inc.

Account Number: **49425**

The South ½ of Lot 1, Alex J. Miller Subdivision of part of Block 14, Survey 86, T & P Ry Co. Lands, City of Abilene, Taylor County, Texas being that property more particularly described in Volume 2603, Page 393 of the Official Public Records, Taylor County, Texas

ASSESSED NAME: The Grace Group, Inc.

JUDGMENT THROUGH TAX YEAR: 2008

APPROXIMATE STREET ADDRESS/MAP #: **1702 Victoria**, Map N20A

APPROXIMATE ASSESSED VALUE: \$ 974.00

REDEMPTION EXPIRATION: October 2010

MINIMUM BID: \$ 100.00

FINAL SALE PRICE: _____

SOLD TO BUYER: _____