

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

**June 1, 2021 at 10:00 a.m.
Taylor County Courthouse, 300 Oak, Abilene, Texas**

GENERAL INFORMATION REGARDING THE TAX SALE

SOCIAL DISTANCING WILL BE PRACTICED AND A MASK/FACE COVERING WILL BE REQUIRED

PLEASE PRINT AND BRING THE COMPLETED BIDDER'S ACKNOWLEDGEMENT FORM TO THE 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. 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 for cash 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.
3. The minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. The minimum bid amount includes taxes which were delinquent at the date of judgment and 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 (Sec. 33.51 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.

If you have any questions, you may contact our office in Abilene at (325) 672-4870.

PROPERTIES TO BE SOLD ON JUNE 1, 2021:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	11989-D	Central Appraisal District of Taylor County v Pam Fiedler et al	Lot 26, Block 13, of a replat of the West 1/2 of Blocks 11 and 12 and the East 1/2 of Blocks 17 & 18, and all of Blocks 13 and 14, Section 1, Green Acres Addition, City of Abilene, Taylor County, Texas (Document #2013-00005722, Official Public Records) Account #23164 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 1261 BEECHWOOD	\$9,000.00
2	12078-D	Central Appraisal District of Taylor County v Robert Vaughn Lane et al	part of Lot 3, Block 22, Campus Addition, as more particularly described by metes and bounds in that certain deed located in Document #201402750, Official Public Records, Taylor County, Texas (Document #2014-02750, Official Public Records) Account #48889 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 1950 SEWELL	\$4,500.00
3	12091-D	Central Appraisal District of Taylor County v Tom F. Kimmell et al	Lot 10, Block F, Mouser & Miller Subdivision of Blocks 191 and 192 and Thomas Addition, City of Abilene, Taylor County, Texas (Vol. 799, Page 637, Deed Records) Account #26109 Judgment Through Tax Year: 2020 APPROXIMATE ADDRESS: 817 MAPLE	\$1,050.00
4	12091-D	Central Appraisal District of Taylor County v Tom F. Kimmell et al	Lots 11 and 12, Block F, Mouser & Miller Subdivision of Block 191 and 192 and Thomas Addition, City of Abilene, Taylor County, Texas (Vol. 799, Page 637, Deed Records) Account #26226 Judgment Through Tax Year: 2020 APPROXIMATE ADDRESS: 801 MAPLE	\$4,900.00
5	12203-D	Central Appraisal District of Taylor County v James Edward Sellers et al	Lot 7, Eugene Woods Subdivision, Lot 4, Block 189, City of Abilene, Taylor County, Texas (Document #2008-00002977, Official Public Records) Account #12588 Judgment Through Tax Year: 2020 APPROXIMATE ADDRESS: 1018 LOCUST	\$4,000.00
6	12262-D	Central Appraisal District of Taylor County v Dallas Dye	Lot 5, and the West of 11' of Lot 6, Winters Subdivision of Cannon Survey, Taylor County, Texas (Document #2008-13204, Official Public Records) Account #62152 Judgment Through Tax Year: 2020 APPROXIMATE ADDRESS: 1733 N. 8TH	\$4,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
7	12286-D	Central Appraisal District of Taylor County v Matthew Blake Goldsmith	14.72 acres, more or less, out of Lot 30, Subdivision of the J.M. Saucedo Survey, Taylor County, Texas (Document #2014-00019845, Official Public Records) Account #76744 Judgment Through Tax Year: 2020 APPROXIMATE ADDRESS: 1149 COUNTY RD 318	\$11,000.00
8	24212-B	Central Appraisal District of Taylor County v Joseph Walter Darlak	Lot 4, Block G, Section 1, Alameda Addition, City of Abilene, Taylor County, Texas (Volume 2527, Page 795 of the Official Public Records, Taylor County, Texas) Account #36491 Judgment Through Tax Year: 2020 APPROXIMATE ADDRESS: 5219 ENCINO	\$9,500.00
9	28062-B	Central Appraisal District of Taylor County v Saul Rodriguez et al	50% undivided interest in the West 40' of Lots 16 and 17, Block 119, Original Townsite of the Town of Abilene, Taylor County, Texas (Vol. 2280, Page 376, Official Public Records) Account #1005328 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 1418 S. 2ND	\$3,800.00
10	28093-B	Central Appraisal District of Taylor County v Juan De La Paz	Lot 21, Block 22, Sears Park Addition, City of Abilene, Taylor County, Texas (Document #2013-00016568, Official Public Records) Account #29261 Judgment Through Tax Year: 2020 APPROXIMATE ADDRESS: 2025 BURGER	\$5,900.00
11	49537-A	Central Appraisal District of Taylor County v Sylvia Jimenez et al	Lot 30, Block 34, Sears Park Addition, City of Abilene, Taylor County, Texas (Vol. 858, Page 835, Deed Records) Account #54137/1056766 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 2125 KIRKWOOD	\$2,900.00
12	49978-A	Central Appraisal District of Taylor County v Scott White et al	Lots 13 and 14, Block 2, Riverside Drive Addition, City of Abilene, Taylor County, Texas (Vol. 2525, Page 131, Official Public Records), 3326 S. 4th Account #72580 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 3326 S. 4TH	\$4,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	50674-A	Central Appraisal District of Taylor County v Yuriko Phipps a/k/a Yuriko Ramirez	Lot 2, Block 4, Heyck Subdivision of Lot 1, Block 25, Harris Addition, City of Abilene, Taylor County, Texas (Vol. 2654, Page 379, Official Public Records) Account #74482 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 766 CLINTON	\$5,600.00
14	50887-A	Central Appraisal District of Taylor County v Brian Phongsuwan	the South 1/2 of the East 1/2 of Lot 6, North Porter Homestead Subdivision, City of Abilene, Taylor County, Texas (Document #2010-8642, Official Public Records) Account #14831 Judgment Through Tax Year: 2019 APPROXIMATE ADDRESS: 626 MULBERRY	\$2,400.00

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2. The property will be sold at public auction for cash to the highest bidder, based on oral bids. **Successful bidders must remit payment in full by 5:00 p.m. on the day of the sale by cash or check payable to the Central Appraisal District at 1534 So. Treadaway, Abilene, Texas.** 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.
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BIDDER’S ACKNOWLEDGEMENT I DO HEREBY ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand these rules and that it is my responsibility to evaluate these facts in light of my intended use of the property 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 BIDDER(S): _____

BIDDER’S ADDRESS: _____ CITY: _____ ZIP: _____

BIDDER’S HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

EMAIL: _____

BIDDER’S SIGNATURE: _____

BIDDER’S SIGNATURE: _____

Delinquent Sales Tax

PropID:23164

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MINTER LN
BEECHWOOD LN
N WILLIS ST
GLENHAVEN DR

N 12TH ST

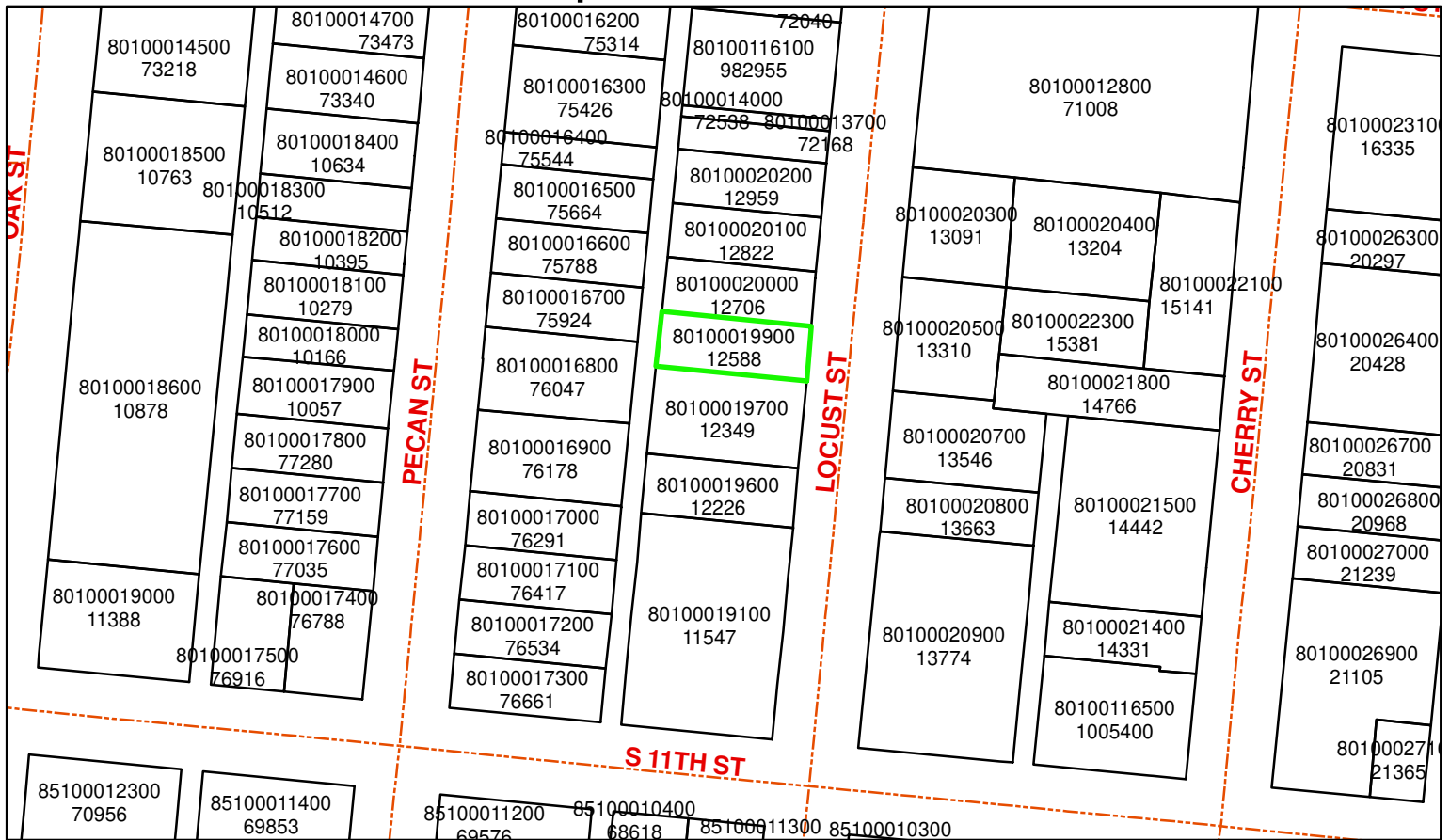
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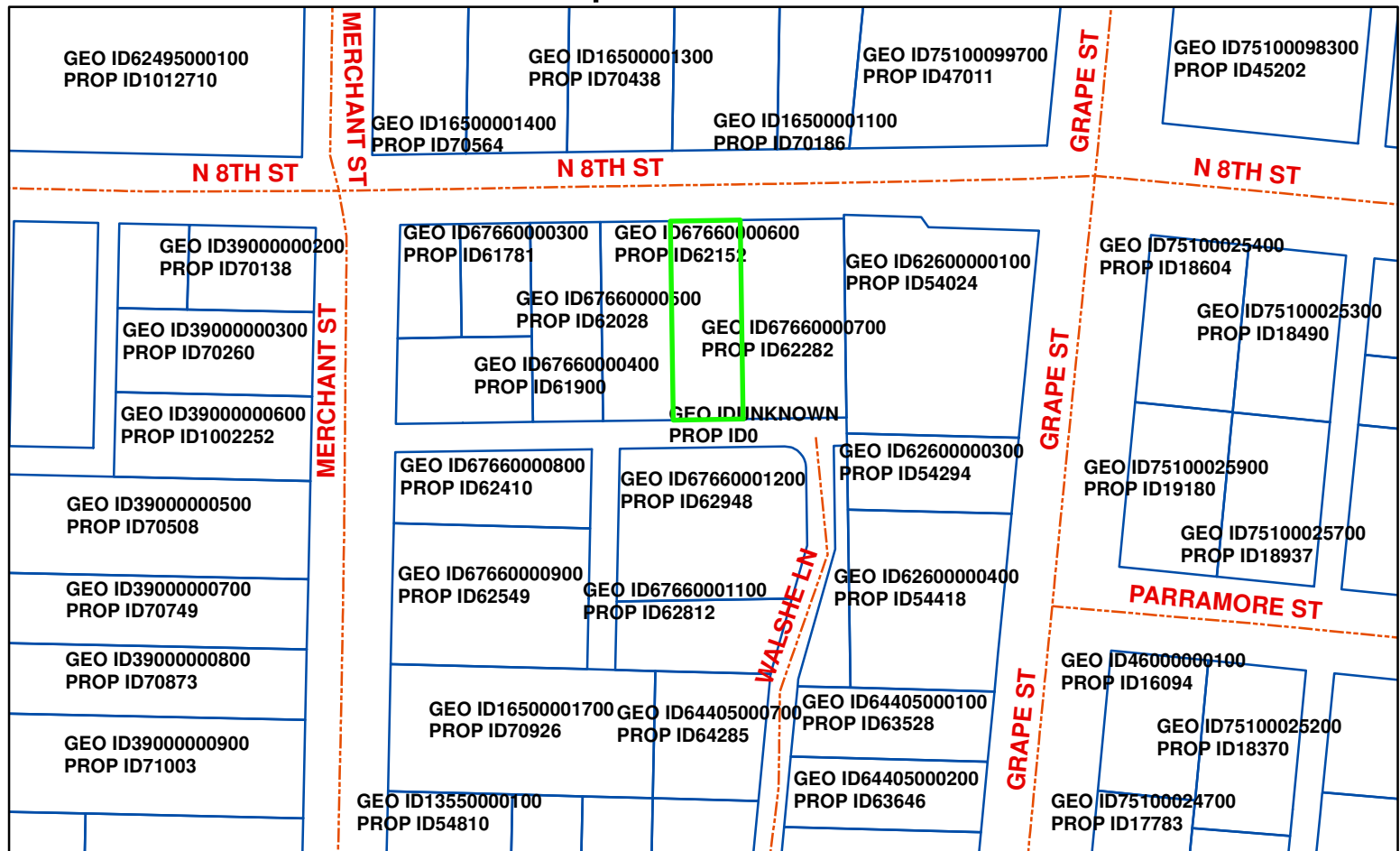
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Delinquent Sales Tax

PropID:12588

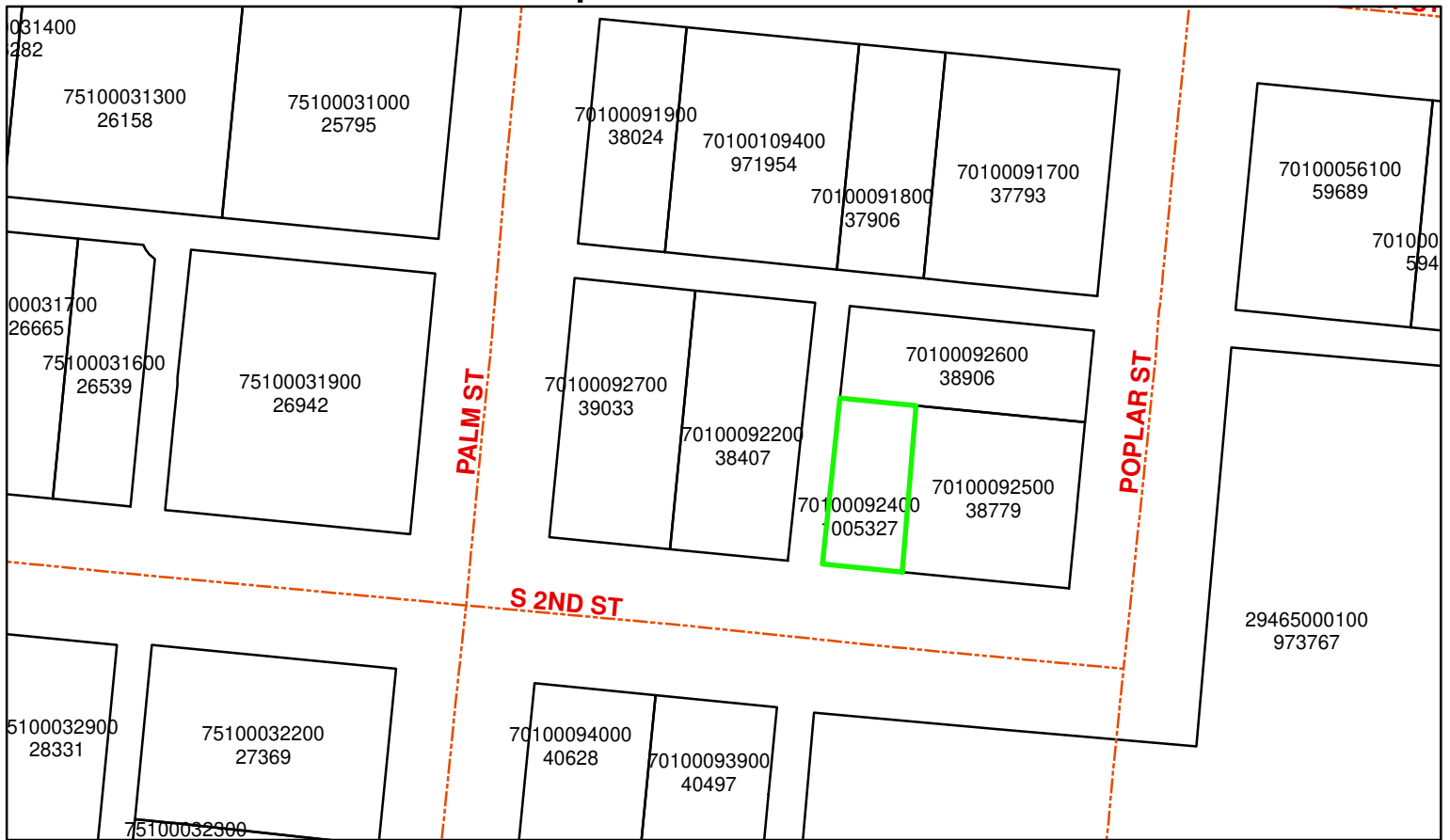


PropID:62152



Delinquent Sales Tax

PropID:1005328 CHILD

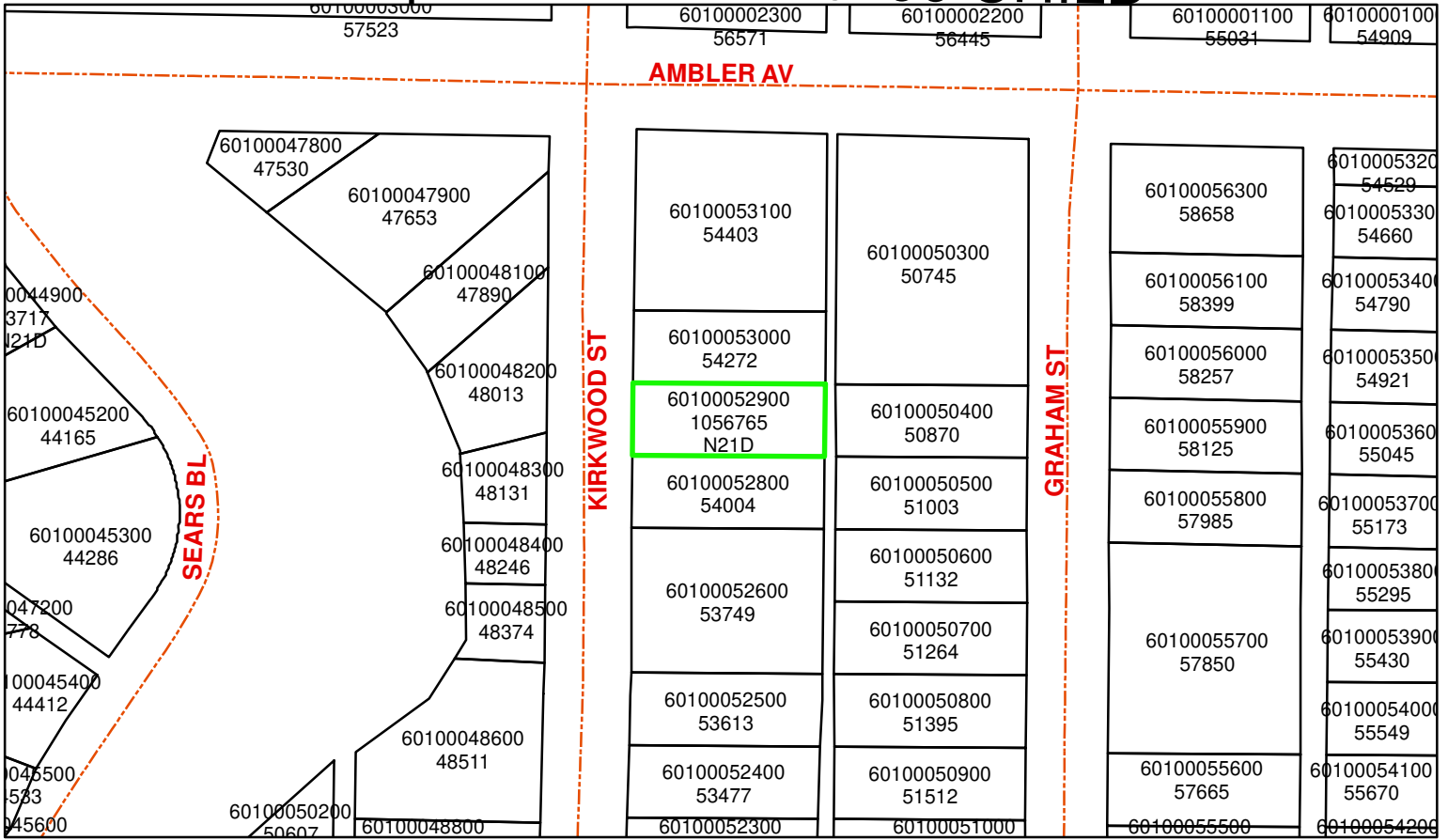


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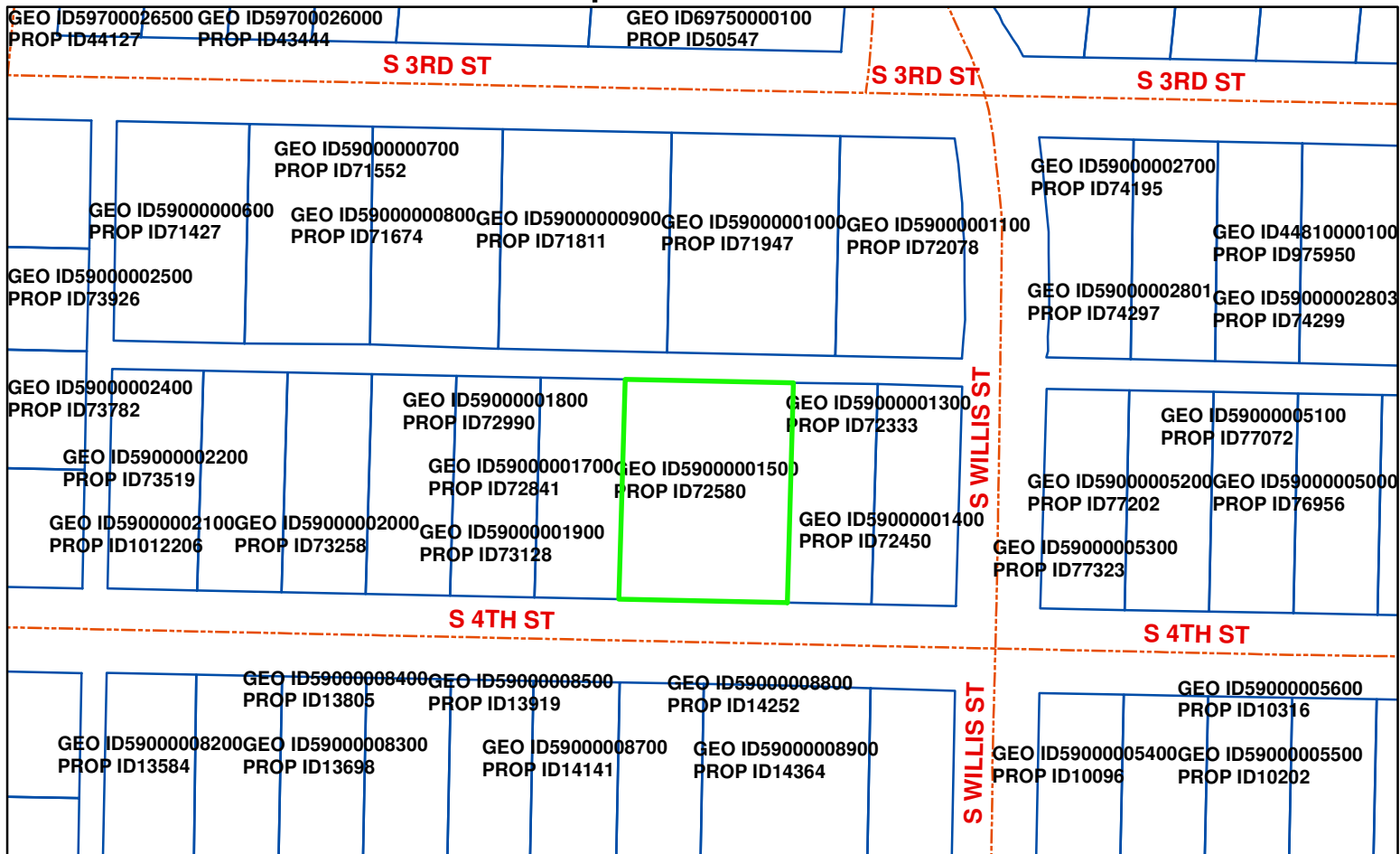
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Delinquent Sales Tax

PropID: 54137/1056766 CHILD

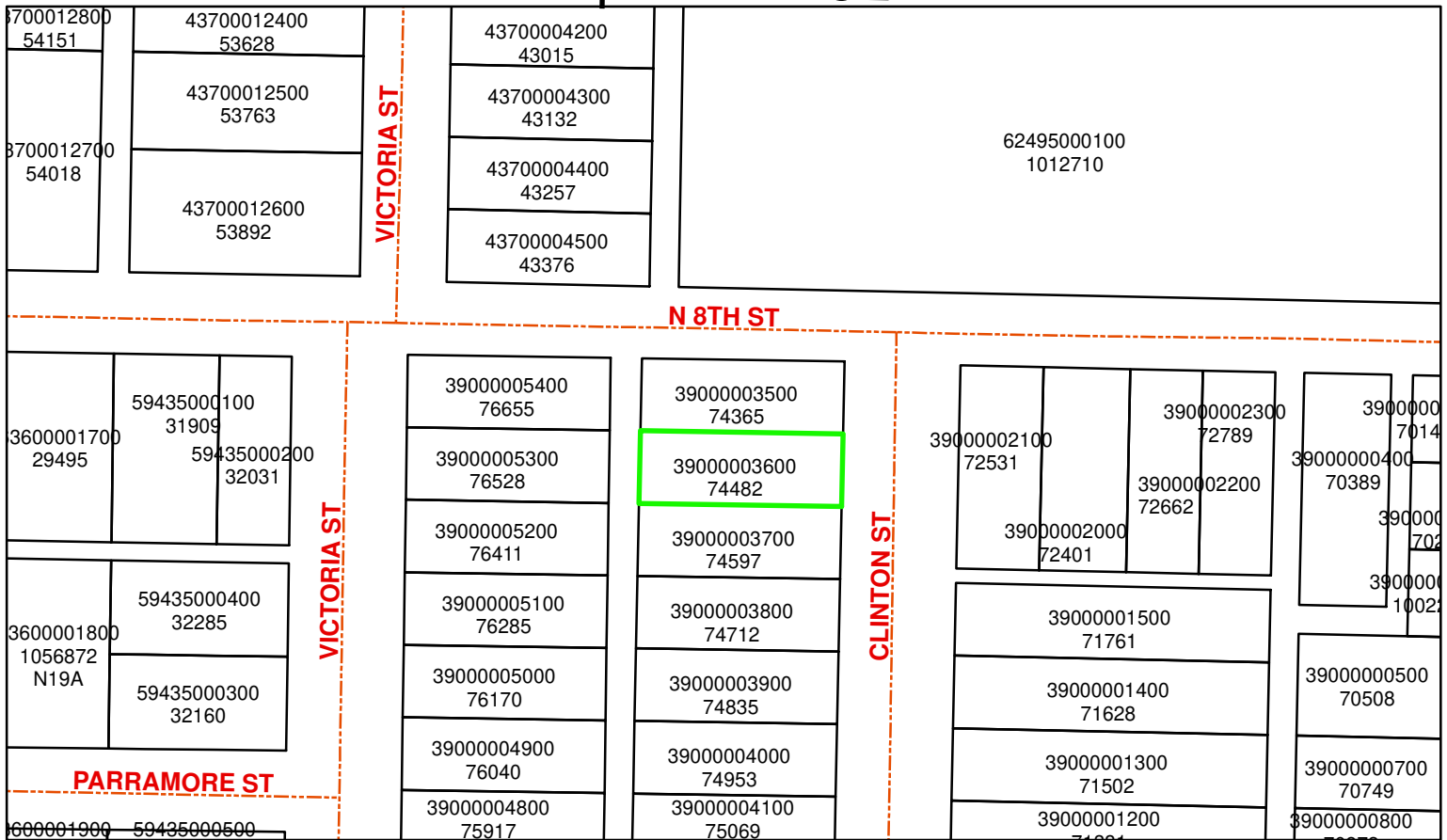


PropID:72580



Delinquent Sales Tax

PropID: 74482



PropID: 14831

