

DELINQUENT TAX SALE
MEXIA INDEPENDENT SCHOOL DISTRICT, GROESBECK INDEPENDENT SCHOOL DISTRICT AND THE CITY OF GROESBECK,
TEXAS
LIMESTONE COUNTY, TEXAS

August 1, 2017 at 10:00 A.M.
Limestone County Courthouse Steps, 200 West State Street, Groesbeck, 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. 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 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 cashier's check payable to Limestone County Tax Office**. 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 beside each tract. 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 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 Waco at (254) 756-7755.

PROPERTIES TO BE SOLD ON AUGUST 1, 2017:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	5252-A	Mexia ISD v Kenneth Sargent	Two (2) undivided 1 ac. interests, more or less in 7.55 ac, A-30, P. Varela Surv, Blk 5 (V794/P222) LCR 231, #R16819; (V877/P588) LCR 231, #R16820	\$5,000.00
2	5759-A	Mexia ISD v Helen Nolan Tatum	West 50' of Lot 8, Blk B (V612, P349 S&E V915/P540) 304 N Thomas, Mexia, #R18815	\$3,000.00
3	5905-A	Mexia ISD v Bessie Marie Busby	Part of Lot D, Blk 2, Div XLII (42) (V1064/P769 S&E V698/P731) 200 N Johnson St, Mexia, #R18200	\$14,396.00
4	5930-A	Groesbeck ISD v 942 LCR 707, Pinnacle Trust Services, as Trustee	2.0 ac, more or less, A-212, G. Gentry Surv (V1318/P273) 249 LCR 707, Kosse, #R9684	\$11,049.09
5	5961-A	Mexia ISD v Gereta K. Lunsford	Lots 9, 10 & 11, Blk 19, O.T. (V878/P248) 601 N Sherman St, Mexia, #R21195	\$10,891.83
6	5982-A	Groesbeck ISD v Rodell Blacknall	Lots 32 & 33, Blk 2, Scott Addn (V486/P614) 807 Culberson, Groesbeck, #R9036	\$6,183.82
7	6012-A	Mexia ISD v Lester V. Johnson	Lot 12, Blk 2, Speed Heights Addn, part of Div LXXIII (73), and a Manufactured Home, 12' x 64', Ranada, Label #DLS0020668, Serial #64X12R2334 (V823/P098) 723 Alice St, Mexia, #R50470	\$5,285.68

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
8	6022-A Mexia ISD v Cynthia Roberson		1.6 ac, more or less, P. Varela Surv, XI League Grant (V646/P688) 940 W Hwy 84, Mexia, #R14842	\$9,434.88
9			Business Personal Property consisting of Furniture, Fixtures & Equipment used in the operation of Club 84, located at 940 Hwy 84 W, Mexia, #P130360	\$1,325.80
10	6031-A	Groesbeck ISD v Julio Cesar Contreras	Business Personal Property consisting of Furniture, Fixtures, Equipment Inventory & Equipment, used in the operation of Native Life Nursery, 903 Bradley, Groesbeck, #P118204	\$4,519.82
11	6037-A	Mexia ISD v Clara Yeldell	Lots 17, 18, 19 & 20, Blk 9, Highland View Addn (V555/P018) 106 Harding St, Mexia, #R20490	\$6,879.95
12	6058-A	Mexia ISD v Jessie M. West	a Manufactured Home, 1996, Greenhill, 28'x68', Label #RAD0885614, Serial #TXFLT84A11928GH11, 1020 N Denton St, Mexia, #R114850; North 30' of Lot 10 & all of Lot 11, Blk 1, North Denton Addn (V571/P027) 1020 N Denton St, Mexia, #R21226	\$16,972.33
13	6068-A Groesbeck ISD v Jessie Harris, Sr.		Part of Blks 3 & 4, Div LXXIV (74) (V616/P717) 604 W Colorado, Groesbeck, #R8270	\$2,864.52
14			1.54 Ac, more or less, A-30, P. Varela Surv, Blk 66 (V586/P871 S&E V655/P559) W Hwy 84, #R16322	\$2,214.03
15	6070-A	Groesbeck ISD v Fred Grear	Lots 3 & 4, Blk 6, Scott Addn (V411/P490 & V496/P081 OPR) 604 Washington St, Groesbeck, #R8123	\$990.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
16	6074-A	Mexia ISD v Tow Daddy's Towing and Recovery, L.L.C.	Business Personal Property consisting of Furniture, Fixtures & Equipment, used in the operation of Tow Daddy's and Recovery, L.L.C., Mexia, #P130727	\$7,000.00
17	6091-A	Mexia ISD v Olin Brooks	Lots 7 & 8, Blk 2A, Div 43 (V287/P602 & V348/P081) E Carthage St, Mexia, #R14869	\$5,940.00
18	6099-A	Groesbeck ISD v Nix Family Limited Partnership	West half of Lot 11, Blk 57 (V1254/P611) 214 W Navasota, Groesbeck, #R7117	\$6,386.05
19	6139-A	Mexia ISD v Elizabeth Escamilla	Lot 6, Blk 1D, Div 63 (Doc #20131212 OPR) 723 E Liberty, Mexia, #R20757	\$5,823.49
<p><u>RESALES</u></p> <p><u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></p>				
20	5835-A	Mexia ISD v Mattie King	Undiv 7.5 acre interest, more or less, in 28.3 ac, P. Varela Surv, Blk 19, A-30 (Instrument #20160979, County Clerk's Records) #R17015 (Bid in Trust 3/1/2016)	\$10,000.00
21	5842-A	Groesbeck ISD v Oscar Waters	Lot being 25' x 115', Blk 5, Div 064 -LXIV (V307/P318) Cypress St, Groesbeck, #R11554 (Bid in Trust 3/3/2015)	\$770.00
22	5899-A	Groesbeck ISD v Mollie Daniels	Lot 10, Blk 2, Div XII (12) (V60/P510) N Grayson St, Groesbeck, #R7456 (Bid in Trust 3/3/2015)	\$1,400.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
23	5900-A	Groesbeck ISD v Wig Jackson	Lot 4 (50' x 130') Blk 2, Div XII (12) (V47/P516) Groesbeck, #R8754 (Bid in Trust 7/7/2015)	\$1,500.00
24	6046-A	Groesbeck ISD v Mattie Vincent	Lots 6, 7 & 8, Blk 113, O.T. of Thornton (V425/P111) Eleventh St, Thornton, #R11459 (Bid in Trust 3/7/2017)	\$4,500.00
25	6051-A	Mexia ISD v Louis Dodson	Lots 3, 4 & West ½ of Lot 5, Blk 2A, Div LXII (62) Grammar School Addn (V587/P629 S&E V908/P555) 307 E Grayson St, Mexia, #R20676 (Bid in Trust 3/7/2017)	\$4,000.00
26	6058-A Mexia ISD v Jessie M. West		Lot 1, Blk 2, North Denton Addn (V955/P409) Mexia, #R14968 (Bid in Trust 3/7/2017)	\$500.00
27			Lot 9, Blk 2, North Denton Addn (V955/P409) Mexia, #R14969 (Bid in Trust 3/7/2017)	\$500.00
28			Lots 17 & 18, Blk 3, McClendon Westside Addn (V991/P446) 717 W Palestine, Mexia, #R18172 & #R21532 (Bid in Trust 3/7/2017)	\$955.38
29			Lot 17, Blk 1, North Denton Addn (Cabinet 1, Envelope 145, Plat Records & V282/P488) 1032 N Denton, Mexia #R18522 (Bid in Trust 3/7/2017)	\$1,000.00
30			Lots 2, 3, 4, 5, 6 & 7, Blk 2, North Denton Addn (Cabinet 1, Envelope 145, Plat Records) Mexia, #R18523 (Bid in Trust 3/7/2017)	\$3,000.00

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
31	6059-A	Groesbeck ISD v Henry Bolin	Undivided Interest in a 16.30 Ac Tr, more or less, A-7, R. Eaton Surv, assessed on the Tax Roll as 7.25 Ac, more or less (Tract 6 in Cause #7742-B District Court, Limestone County) CR 654, #R116107 (Bid in Trust 3/7/2017)	\$6,644.33