

**DELINQUENT TAX SALE
GRIMES CENTRAL APPRAISAL DISTRICT
GRIMES COUNTY, TEXAS**

**November 7, 2017 at 10:00 A.M.
Courthouse Door of Grimes County, 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 Grimes County District Clerk. 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 Round Rock at (512) 323-3200.

PROPERTIES TO BE SOLD ON NOVEMBER 7, 2017:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX2827	Grimes Central Appraisal District v Richard C. Schrader	5.56 Acres, more or less in the William Chairs Survey Abstract 163, AKA Lot 10, Block 2, Millstone Subdivision, Section 1, Grimes County, Texas and all improvements ,if any, located thereon (Volume 613, Page 352 of the Deed Records, Grimes County, Texas) Account #R26485 and #R35709 Judgment Through Tax Year: 2016	\$10,500.00
2	TX2924	Grimes Central Appraisal District v Ruth Moore	Lot 9, Block 11, Lasker Addition to the City of Navasota, Grimes County, Texas (Volume 898, Page 577 of the Deed Records, Grimes County, Texas) Account #R26224 Judgment Through Tax Year: 2016	\$1,200.00
3	TX2924	Grimes Central Appraisal District v Ruth Moore	Lot 10, Block 11, Lasker Addition to the City of Navasota, Grimes County, Texas (Volume 898, Page 577 of the Deed Records, Grimes County, Texas), 1208 Smith Street, Navasota, Texas 77868 Account #R26225 Judgment Through Tax Year: 2016	\$7,800.00
4	TX3020	Grimes Central Appraisal District v Mary G. Turner	Lot 3, Block 11, Nava-City Addition to the City of Navasota, Grimes County, Texas (Volume 1126, Page 834 of the Deed Records, Grimes County, Texas), 508 Universal Street, Navasota, Texas 77868-4858 Account #R29635 Judgment Through Tax Year: 2016	\$2,700.00
5	TX3168	Grimes Central Appraisal District v Derrick F. Robinson et al	a manufactured home, Serial #IPTX3005, Label #TEX0540291, located on Lot 13-2, Block 128, Grimes County, Texas, 418 Woodrow Jackson Dr Account #R42874 Judgment Through Tax Year: 2016	\$5,000.00
6	TX3206	Grimes Central Appraisal District v Robert M. Lilly	2.23 Acres, more or less, AKA Lot 43, Block 1, West Magnolia Forest Subdivision, Section Twenty-Two, Grimes County, Texas (Volume 1281, Page 306, Deed Records, Grimes County, Texas), Crapp Myrtle Lane, Grimes County, Texas Account #R31198 Judgment Through Tax Year: 2016	\$3,000.00
7	TX3217	Grimes Central Appraisal District v Georgia Henderson	One Acre, more or less, out of Abstract 5, of the J.S. Black Survey, Grimes County, Texas (Volume 1063, Page 816, Deed Records, Grimes County, Texas), 4628 Sams Lane, Grimes County, Texas Account #R10392 Judgment Through Tax Year: 2016	\$7,500.00
8	TX3242	Grimes Central Appraisal District v Lee Alford AKA Daniel Lee Alford	LEASE #159182 CONKLING DL W#1H (397) (ENERVEST OPERATING LLC) A39 WM LAUGHLIN/A28 HOLLAND 0.015027 RI, GRIMES COUNTY, TEXAS Account #N71019/N71506 Judgment Through Tax Year: 2016	\$3,600.00
9	TX3250	Grimes Central Appraisal District v Mattie M. Davis	Lot 9A (Replat of Lots 6 to 10), J. Johnson Addition to the City of Navasota, Grimes County, Texas (Volume 656, Page 589, Deed Records, Grimes County, Texas), 303 Third Street Account #R25705 Judgment Through Tax Year: 2016	\$5,500.00
10	TX3259	Grimes Central Appraisal District v Johnny Sauls et al	Lot 35, Moore Addition, to the City of Navasota, Grimes County, Texas (Volume 1095, Page 152, Deed Records, Grimes County, Texas), 1326 Sauls Account #R27451 Judgment Through Tax Year: 2016	\$2,700.00
11	TX3259	Grimes Central Appraisal District v Johnny Sauls et al	Lot 34, Moore Addition, to the City of Navasota, Grimes County, Texas (Volume 366, Page 181, Deed Records, Grimes County, Texas), 1324 Sauls Street Account #R27450 Judgment Through Tax Year: 2016	\$2,900.00
12	TX3260	Grimes Central Appraisal District v Mike West	Lot 10 and West 40 feet of Lot 9, Block 20, Original Townsite City of Iola, Grimes County, Texas (Volume 966, Page 134 and Volume 781, Page 402, Deed Records, Grimes County, Texas), 7451 Cleburne Street, Iola, Texas 77861-5429 Account #R34776 Judgment Through Tax Year: 2016	\$5,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	TX3262	Grimes Central Appraisal District v Carolyn Holiday et al	Lot 1, Block 5, Carver Addition, to the City of Navasota, Grimes County, Texas (Volume 853, Page 638, Deed Records, Grimes County, Texas), 1800 Texas Account #R21192 Judgment Through Tax Year: 2016	\$1,900.00
14	TX3264	Grimes Central Appraisal District v Lee McKinley	Lots 1 and 2, Block 13, Lasker Addition to the City of Navasota, Grimes County, Texas (Volume 188, Page 480, and Volume 190, Page 312, Deed Records, Grimes County, Texas) Account #R26235 Judgment Through Tax Year: 2016	\$6,000.00
15	TX3266	Grimes Central Appraisal District v J.H. Payne	Lot 5, Block 38, Camp IM Addition to the City of Navasota, Grimes County, Texas (Volume 221, Page 126, Deed Records, Grimes County, Texas), Nolan Street, Navasota, Texas Account #R20920 Judgment Through Tax Year: 2016	\$1,500.00
16	TX3267	Grimes Central Appraisal District v Elijah Wilson	Lot 8, Block D, Washington Park Addition to the City of Navasota, Grimes County, Texas (Volume 95, Page 128, Deed Records, Grimes County, Texas) Account #R30425 Judgment Through Tax Year: 2016	\$2,000.00
17	TX3270	Grimes Central Appraisal District v Methodist Church of Canaan South Navasota	Lot 8, Block 9, Camp Canaan Addition to the City of Navasota, Grimes County, Texas (Volume E-1, Page 555, Deed Records, Grimes County, Texas) Account #R20698 Judgment Through Tax Year: 2016	\$5,100.00
18	TX3271	Grimes Central Appraisal District v Veora E. Johnson	the East one-half of Lot 7, Block 36, H&TC RR Addition to the City of Navasota, Grimes County, Texas (Volume 354, Page 47, Deed Records, Grimes County, Texas) Account #R25016 Judgment Through Tax Year: 2016	\$4,900.00
19	TX3272	Grimes Central Appraisal District v L.B. Lindley	Lot 17, Block 6, Camp Canaan Addition to the City of Navasota, Grimes County, Texas (D.C. U-554, and Cause NO. 20, 594, Official Public Records, Grimes County, Texas) Account #R20667 Judgment Through Tax Year: 2016	\$2,150.00
20	TX3274	Grimes Central Appraisal District v Joyce Bailey	a Manufactured Home Only, Label #NTA0572090, Serial #CRH2TX6233, located in Grimes County, Texas, 9785 Hall Lane, Grimes County, Texas Account #R46315 Judgment Through Tax Year: 2016	\$18,000.00
21	TX3284	Grimes Central Appraisal District v Richard Charles	a Manufactured Home, located in Space 27, Grassy Creek Subdivision, Grimes County, Texas Account #M46442 Judgment Through Tax Year: 2016	\$7,500.00
22	TX3293	Grimes Central Appraisal District v Jesse W. Kroll	19.33 Acres, more or less, out of Abstract 254 of the O. Hill Survey, Grimes County, Texas (All of that property described in Volume 604, Page 274, Deed Records, Grimes County, Texas) Account #R17392 Judgment Through Tax Year: 2016	\$6,500.00
23	TX3293	Grimes Central Appraisal District v Jesse W. Kroll	HAYNIE MOODY 1H3 HE ENERGY, OPER/GIDDINGS CAUSTIN CHALK AB 270& 254 GILLMORE/OBEDIENCE HILL & 0.4634% RI, GRIMES COUNTY, TEXAS Account #N70724 Judgment Through Tax Year: 2016	\$1,000.00
24	TX3294	Grimes Central Appraisal District v Sally Maldonado	a Manufactured Home Only, Serial #TXFLS12A24995FD1, Label #RAD0866937, located on Lot 4-1, Block 1, Suburban West Subdivision, Section III, City of Navasota, Grimes County, Texas, 315 Willie Account #R63514 Judgment Through Tax Year: 2016	\$6,000.00
25	TX3298	Grimes Central Appraisal District v Jessie Lee Allen Taylor	5.35 Acres, more or less, out of Abstract 254 of the O. Hill Survey, Tract 51-2, Grimes County, Texas (Volume 474, Page 359, Deed Records, Grimes County, Texas) Account #R17405 Judgment Through Tax Year: 2016	\$11,900.00
26	TX3300	Grimes Central Appraisal District v Ketra Williams	Lot 17, Block A, Nottingham Estates Addition to the City of Navasota, Grimes County, Texas (Volume 1047, Page 80, Deed Records, Grimes County, Texas) Account #R27533 Judgment Through Tax Year: 2016	\$6,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
27	TX3302	Grimes Central Appraisal District v Judson Dyer	1.88 Acres, more or less, out of the Robert Armour Survey, Abstract No. 1, Grimes County, Texas, AKA Lot 205-1, Fiveland Subdivision #1, Grimes County, Texas and a Manufactured Home, Label #PFS0563346, Serial #5991984A, Title #01034930 (Volume 1573, Page 565 and Volume 1289, Page 405 of the Deed Records, Grimes County, Texas) Account #R56772 Judgment Through Tax Year: 2016	\$11,500.00
<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 SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></p>				
28	TX2243	Grimes Central Appraisal District v Lois Lankford, Heir to the Estate of J. T. Ashford, Deceased, et al	Lots 1, 2 and 3, Block 39, I.M. Camp Addition to the City of Navasota, Grimes County, Texas (Volume 316, Page 823 of the Deed Records, Grimes County, Texas), 1201 Farquhar Street Account #R20924 Bid in Trust 4/4/2017 Judgment Through Tax Year: 2012	\$10,000.00