

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

**March 5, 2019 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 Constable'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 MARCH 5, 2019:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	WINNING BID AMOUNT	WINNING BIDDER
1	TX3068	Grimes Central Appraisal District v David Dotson	2.01 Acres, more or less, out of Abstract 13 of the J. Cox Survey, Tract 9-9, Grimes County, Texas ("Tract One" in Volume 946, Page 514 of the Deed Records, Grimes County, Texas), Account #R10912 Judgment Through Tax Year: 2017	\$6,700.00		
2	TX3068	Grimes Central Appraisal District v David Dotson	2.01 Acres, more or less, out of Abstract 13 of the J. Cox Survey, Tract 9-8, Grimes County, Texas ("Tract Two" in Volume 946, Page 514 of the Deed Records, Grimes County, Texas), Account #R38359 Judgment Through Tax Year: 2017	\$6,700.00		
3	TX3141	Grimes Central Appraisal District v Joe Boone	4.00 Acres, more or less, out of Abstract 23 of the J.E. Groce Survey, Tract 10-4, Grimes County, Texas (Volume 366, Page 624, SAVE & EXCEPT that property more particularly described in Volume 469, Page 850 of the Deed Records, Grimes County, Texas), County Road 324, Grimes County, Texas Account #R11692 Judgment Through Tax Year: 2017	\$16,000.00		
4	TX3141	Grimes Central Appraisal District v Joe Boone	3.33 Acres, more or less, out of Abstract 23 of the J.E. Groce Three League Survey, Tract 10-4, Grimes County, Texas (Volume 366, Page 640 of the Deed Records, Grimes County, Texas), County Road 324, Grimes County, Texas Account #R11691 Judgment Through Tax Year: 2017	\$12,000.00		
5	TX3249	Grimes Central Appraisal District v Harold Gene Davis et al	Lot 158, Section 13, West Magnolia Forest Subdivision, Grimes County, Texas (Volume 609, Page 529, Deed Records, Grimes County, Texas), 4977 Tall Pine Road, Navasota, Texas 77868-5946 Account #R30911 Judgment Through Tax Year: 2017	\$4,000.00		
6	TX3265	Grimes Central Appraisal District v Jim Bookman	Lots 4, 5, and 6, Block 24, McNair Addition to the City of Navasota, Grimes County, Texas (Volume 76, Page 547, Deed Records, Grimes County, Texas) Account #R26433 Judgment Through Tax Year: 2016	\$5,500.00		
7	TX3269	Grimes Central Appraisal District v Apolonia Flores	Lot 10, Block 15, Lasker Addition to the City of Navasota, Grimes County, Texas (Volume 320, Page 206, Deed Records, Grimes County, Texas), 602 Ashville Street, Navasota, Texas 77868 Account #R26251 Judgment Through Tax Year: 2016	\$4,000.00		
8	TX3269	Grimes Central Appraisal District v Apolonia Flores	Lot 5, Block 15, Lasker Addition to the City of Navasota, Grimes County, Texas (Volume 273, Page 623, Deed Records, Grimes County, Texas), 604 Ashville Street, Navasota, Texas 77868 Account #R26248 Judgment Through Tax Year: 2016	\$4,000.00		

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9	TX3269	Grimes Central Appraisal District v Apolonia Flores	Lot 7, Roult Addition to the City of Navasota, Grimes County, Texas (Volume 243, Page 349, Deed Records, Grimes County, Texas), 725 Forest Street, Navasota, Texas 77868 Account #R30120 Judgment Through Tax Year: 2016	\$4,500.00		
10	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		
11	TX3303	Grimes Central Appraisal District v Ricky Kirkham	4.00 Acres, more or less, out of the Abraham Zuber Survey, Abstract 64, aka Tracts 1 through 5 of the Rust Subdivision, Grimes County, Texas (Volume 646, Page 87, Deed Records, Grimes County, Texas), FM 1486, Anderson, Texas Account #R15237 Judgment Through Tax Year: 2016	\$10,000.00		
12	TX3311	Grimes Central Appraisal District v Beverly Mullins	0.795 Acres, more or less, out of Abstract 31 of the P C Jack Survey, Tract 37-1, Grimes County, Texas (Volume 1234, Page 399 of the Deed Records, Grimes County, Texas), 1135 CR 254, Anderson, Texas Account #R12586 Judgment Through Tax Year: 2017	\$32,800.00		
13	TX3313	Grimes Central Appraisal District v Oscar Fuqua Et Al	Lot 9, Block 35 of the IM Camp Subdivision to the City of Navasota, Grimes County, Texas (Volume 101, Page 147 of the Deed Records, Grimes County, Texas), Church St., Navasota, Texas 77868 Account #R20898 Judgment Through Tax Year: 2017	\$3,500.00		
14	TX3322	Grimes Central Appraisal District v Maggie Mason	Lot 12, Block 8, W Anderson to the City of Anderson, Grimes County, Texas (Volume 218, Page 129 of the Deed Records, Grimes County, Texas), 341 Houston, Anderson, Texas Account #R20487 Judgment Through Tax Year: 2017	\$1,800.00		
15	TX3322	Grimes Central Appraisal District v Maggie Mason	South 200 feet of both Lots 4 & 5, Block 17, W Anderson to the City of Anderson, Grimes County, Texas (Volume 191, Page 439 of the Deed Records, Grimes County, Texas), Houston St Account #R20551 Judgment Through Tax Year: 2017	\$1,000.00		
16	TX3326	Grimes Central Appraisal District v Ann McCollum	Lots 1, 2, 3 & 4, Block 22, Town of Bedias, Grimes County, Texas (Volume 1504, Page 306 of the Deed Records, Grimes County, Texas), 3458 Cedar St, Bedias, Texas Account #R20240 Judgment Through Tax Year: 2017	\$13,500.00		
17	TX3339	Grimes Central Appraisal District v Pearl Mathews Buchanan	Lots 6, 7, 8 and 9, Block 13 of the Houston & Texas Central Railway Co. Survey to the City of Navasota, Grimes County, Texas (Volume 285, Page 177 of the Deed Records, Grimes County, Texas), Account #R24939 Judgment Through Tax Year: 2017	\$4,200.00		

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18	TX3378	Grimes Central Appraisal District v IMT, LLC	<p>LOTS 22 AND 23, BLOCK 1, PEACEFUL PLACE SUBDIVISION, PHASE ONE, GRIMES COUNTY, TEXAS BEING ASSESSED IN THE TAX RECORDS UNDER THE FOLLOWING TWO TAX ACCOUNT NUMBERS:</p> <p>3.00 acres, more or less, being Lot 22, Block 1, Peaceful Place Subdivision, Phase One, Grimes County, Texas (Volume 1547, Page 217 of the Deed Records, Grimes County, Texas), 24943 Bedias Drive Account #R38552 Judgment Through Tax Year: 2017</p> <p>3.00 acres, more or less, being Lot 23, Block 1, Peaceful place Subdivision, Phase One, Grimes County, Texas (Volume 1547, Page 217 of the Deed Records, Grimes County, Texas), Bedias Drive Account #R38553 Judgment Through Tax Year: 2017</p>	\$12,000.00		
19	TX3404	Grimes Central Appraisal District v John Ubnoski	<p>One acre, more or less, out of Abstract 43 of the William Montgomery Survey, Tract 78, Grimes County, Texas (Volume 254, Page 398 of the Deed Records, Grimes County, Texas), Account #R13548 Judgment Through Tax Year: 2017</p>	\$4,500.00		
20	TX3430	Grimes Central Appraisal District v Odelia Tuck	<p>Lots 1 through 8, inclusive, Block L, Washington Park Addition to the City of Navasota, Grimes County, Texas (Volume 1243, Page 572 and Volume 293, Page 188, Deed Records, Grimes County, Texas), 1100 Roosevelt, Navasota, Texas Account #R30476 Judgment Through Tax Year: 2017</p>	\$4,100.00		
21	TX3430	Grimes Central Appraisal District v Odelia Tuck	<p>Lots 1 and 2, Block N, Washington Park Addition to the City of Navasota, Grimes County, Texas (Volume 1243, Page 572 and Volume 293, Page 186, Deed Records, Grimes County, Texas), 1100 Roosevelt, Navasota, Texas Account #R30482 Judgment Through Tax Year: 2017</p>	\$1,400.00		
22	TX3456	Grimes Central Appraisal District v Willie L. Perry AKA Willie Perry	<p>A 150 Feet X 145 Feet tract out of Block 86 of the Camp Subdivision to the City of Navasota, Grimes County, Texas (Volume 889, Page 133 and further described in Volume 142, Page 229 of the Deed Records, Grimes County, Texas), 105 Willie St, Navasota, Texas Account #R21099 Judgment Through Tax Year: 2017</p>	\$6,000.00		
23	TX3472	Grimes Central Appraisal District v Helen Kriese	<p>East 1/2 of Lot 3 and all of Lots 4 & 5, Block 20 H&TC RR Survey a/k/a the NE quarter of Block 20 of the Houston & Texas Central Railway Survey, City of Navasota, Grimes County, Texas (Volume 144, Page 110 of the Deed Records, Grimes County, Texas), 426 East Dickson Street Account #R24969 Judgment Through Tax Year: 2017</p>	\$5,000.00		

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24	TX3478	Grimes Central Appraisal District v Carrie Jones et al	Lots 4 and 5, Block B, Washington Park Addition to the City of Navasota, Grimes County, Texas (Volume 372, Page 903, Deed Records, Grimes County, Texas), Account #R30401 Judgment Through Tax Year: 2017	\$2,500.00		
25	TX3480	Grimes Central Appraisal District v Veora E. Johnson	Part of Lot 7 and all of Lots 8 and 9, Block 36, H&TC RR Addition to the City of Navasota, Grimes County, Texas (Volume 247, Page 156 and Volume 354, Page 47, Deed Records, Grimes County, Texas), Account #R25016 Judgment Through Tax Year: 2017	\$3,500.00		