

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

June 4, 2024 at 10:00 AM

Grimes Courthouse Steps

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 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. A person registering to bid on behalf of a corporation, LLC, or other legal entity will be personally liable for payment of the bid amount if the legal entity does not timely pay.
3. The minimum bid amount is set out beside each tract on the bid sheet. 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. **OBTAINING TITLE INSURANCE MAY BE DIFFICULT**.
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, property appraised as agricultural land and mineral interests. 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 (Section. 33.51, Texas 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. Purchasers may have to pay for these liens.

If you have any questions, you may contact our office in Round Rock at (512) 323-3200.

BIDDER'S ACKNOWLEDGEMENT

*****COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE*****

I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand that it is my responsibility to evaluate this information 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 GRANTEE: _____

GRANTEE'S ADDRESS: _____ CITY: _____ ZIP: _____

PRINTED NAME OF BIDDER: _____

BIDDERS HOME/OFFICE TELEPHONE: _____ CELL PHONE: _____

BIDDER'S DRIVER LICENSE NUMBER: _____ EMAIL: _____

BIDDER'S SIGNATURE: _____

PROPERTIES TO BE SOLD ON JUNE 4, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX03407	Grimes Central Appraisal District v Evelyn Gaines AKA Evelyn Robinson	Manufactured Home Only Serial #60530395E, Label #LOU0041196 located at County Road 415, Grimes County, Texas Account #R55271 Judgment Through Tax Year: 2023	\$500.00
2	TX03407	Grimes Central Appraisal District v Evelyn Gaines AKA Evelyn Robinson	Manufactured Home Only Serial #FLE240TX1230475A, Label #PFS1095077 located at 10567 County Road 415, Grimes County, Texas Account #R73158 Judgment Through Tax Year: 2023	\$2,500.00
3	TX03718	Grimes Central Appraisal District v Cora L. Ray	a 25% undivided interest in 34 Acres, more or less, out of Abstract 064 of the A. Nunley Survey, Grimes County, Texas (Volume 158, Page 509 and Volume 97, Page 451, Deed Records, Grimes County, Texas) Account #R73351 Judgment Through Tax Year: 2022	\$3,500.00
4	TX03736	Grimes Central Appraisal District v Hattie Monroe	0.793 Acre, more or less out of the J. Shaw Survey, Abstract 406, Grimes County, Texas (Volume 243, Page 333 SAVE AND EXCEPT Volume 323, Page 300 and Volume 350, Page 190, Deed Records, Grimes County, Texas), 4514 Highway 105 E, Navasota, Texas 77868-8562 Account #R18942 Judgment Through Tax Year: 2022	\$3,500.00
5	TX03902	Grimes Central Appraisal District v Don Kellhorst	3.381 Acres, more or less, out of the James Whitesides Survey, Abstract 62, Grimes County, Texas (Volume 1547, Page 464, Deed Records, Grimes County, Texas), Hwy 105 W, Grimes County, Texas Account #R15000 Judgment Through Tax Year: 2022	\$3,500.00
6	TX03976	Grimes Central Appraisal District v Mattie Bell Smith	2.0 Acres, more or less, out of the C.O. Edwards Survey, Abstract 190, Grimes County, Texas (Volume 185, Page 595 and 596 SAVE AND EXCEPT Volume 1562, Page 154; Volume 1616, Page 422; Volume 1014, Page 110; Volume 1657, Page 143; Volume 903, Page 8; Volume 1685, Page 845 and Volume 231, Page 16, Deed Records, Grimes County, Texas) Account #R16297 Judgment Through Tax Year: 2023	\$3,000.00
7	TX04001	Grimes Central Appraisal District v Mark Lopez	Lot 18, J. M. Johnson Addition, City of Navasota, Grimes County, Texas (described on a Plat recorded in Volume 188, Page 494, Deed Records, Grimes County, Texas), 405 Third St, Navasota, Texas Account #R25714 Judgment Through Tax Year: 2023	\$2,500.00
8	TX04001	Grimes Central Appraisal District v Mark Lopez	Lot 19, J. M. Johnson Addition, City of Navasota, Grimes County, Texas (Volume 719, Page 739, Deed Records, Grimes County, Texas), Third St, Navasota, Texas Account #R25715 Judgment Through Tax Year: 2023	\$2,500.00
9	TX04001	Grimes Central Appraisal District v Mark Lopez	Lot 20, J. M. Johnson Addition, City of Navasota, Grimes County, Texas (Volume 719, Page 739, Deed Records, Grimes County, Texas), Third St, Navasota, Texas Account #R25716 Judgment Through Tax Year: 2023	\$2,500.00
10	TX04001	Grimes Central Appraisal District v Mark Lopez	Lot 21, J. M. Johnson Addition, City of Navasota, Grimes County, Texas (described on a Plat recorded in Volume 188, Page 494, Deed Records, Grimes County, Texas), Third St, Navasota, Texas Account #R25717 Judgment Through Tax Year: 2023	\$2,500.00
11	TX04116	Grimes Central Appraisal District v Cam Cole Cunneen	A Manufactured Home Only, 16 feet x 76 feet, Label #TEX0543813, Serial #AH01952408, located on Lot 8-2, Block 1, Suburban West Addition, Section III, City of Navasota, Grimes County, Texas, 307 Willie, Navasota, Texas Account #R60369 Judgment Through Tax Year: 2020	\$4,500.00
12	TX04176	Grimes Central Appraisal District v Max Kivett	Lot 7, Block 6, Foxfire Subdivision, Grimes County, Texas (Volume 638, Page 822, Deed Records, Grimes County, Texas), Post Oak Dr, Plantersville, Texas Account #R24161 Judgment Through Tax Year: 2023	\$5,000.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	TX04206	Grimes Central Appraisal District v Gilbert Abke, et al	21.00 Acre, more or less, out of Abstract 16 of the S. Fulton Headright League, Grimes County, Texas (Volume 252, Page 293, Deed Records, Grimes County, Texas), 12959 CR 314, Navasota, Texas and Woodswitch Rd, Navasota, Texas Account #R11038 and #R11039 Judgment Through Tax Year: 2022	\$42,000.00
14	TX04221	Grimes Central Appraisal District v Tomie Neal, Jr., et al	Lot 8, Block 9, Pro Nava Addition, City of Navasota, Grimes County, Texas (Volume 782, Page 675, Deed Records, Grimes County, Texas), 1702 Carver St, Navasota, Texas Account #R29604 Judgment Through Tax Year: 2022	\$5,000.00
15	TX04222	Grimes Central Appraisal District v Joe C. Tyson, et al	Lot 12, Block 13, Mill Creek Estates Subdivision, Section 4, Grimes County, Texas (Volume 416, Page 425, Deed Records, Grimes County, Texas), Woodside Dr, Plantersville, Texas Account #R26782 Judgment Through Tax Year: 2022	\$5,500.00
16	TX04242	Grimes Central Appraisal District v W. P. Casanover, et al	Lot 8, Block 7, Fox Fire Subdivision, Grimes County, Texas (Volume 935, Page 183, Deed Records, Grimes County, Texas), Fox Fire Dr, Plantersville, Texas Account #R24172 Judgment Through Tax Year: 2023	\$4,000.00
17	TX04243	Grimes Central Appraisal District v Walter E. Duke	Lot 39, Block 13, Mill Creek Estates Subdivision, Section 4, Grimes County, Texas (Volume 407, Page 214, Deed Records, Grimes County, Texas), Greenbriar Dr, Plantersville, Texas Account #R26809 Judgment Through Tax Year: 2023	\$4,000.00
18	TX04256	Grimes Central Appraisal District v Obie Mills, et al	0.30 Acre, more or less, out of Abstract 323 of the E. Montgomery Survey, Grimes County, Texas (Volume 234, Page 492, Deed Records, Grimes County, Texas) Account #R18200 Judgment Through Tax Year: 2023	\$3,000.00
19	TX04261	Grimes Central Appraisal District v Keith Borns, et al	Lot 2, Block 7, Mill Creek Estates Subdivision, Section 10, Grimes County, Texas (Volume 368, Page 707, Deed Records, Grimes County, Texas), 72 Live Oak Dr, Plantersville, Texas Account #R27113 Judgment Through Tax Year: 2023	\$4,000.00
20	TX04263	Grimes Central Appraisal District v Jean French, et al	Lot 17, Block 12, Section 1, Pinebrook Subdivision, Unit 3, Grimes County, Texas (Volume 484, Page 167, Deed Records, Grimes County, Texas), 7708 Redbud Ln, Plantersville, Texas Account #R28089 Judgment Through Tax Year: 2023	\$4,000.00
21	TX04264	Grimes Central Appraisal District v R. H. Coleman, et al	Lot 1, Block 6, Shadow Lakes Subdivision aka Planters Lake Estates, Grimes County, Texas (As shown on a Plat recorded in Volume 262, Page 450, Deed Records, Grimes County, Texas), Pinecrest Dr, Plantersville, Texas Account #R29360 Judgment Through Tax Year: 2023	\$2,500.00
22	TX04265	Grimes Central Appraisal District v Clarence Scholwinski, et al	Lot 9, Block 7, Shadow Lakes Subdivision AKA Planters Lake Estates, Grimes County, Texas (Volume 262, Page 450, Plat Records, Grimes County, Texas), Pinecrest Dr, Plantersville, Texas Account #R29388 Judgment Through Tax Year: 2023	\$2,000.00
23	TX04269	Grimes Central Appraisal District v Maxine Powell, et al	A 14 feet x 64 feet Value Vista Manufactured Home Only, Serial #SBAR8546435017, Label #ARK0030581, located on Lot 6, Peters Addition, City of Navasota, Grimes County, Texas, 523 E Dickson St, Navasota, Texas Account #R66110 Judgment Through Tax Year: 2021	\$2,000.00
24	TX04273	Grimes Central Appraisal District v William Teel Neblett, et al	Lot 1, Block 24, Neb Richards Addition, Grimes County, Texas (Plat Map recorded in Volume 74, Page 309, Deed Records, Grimes County, Texas) Account #R29840 Judgment Through Tax Year: 2023	\$500.00
25	TX04273	Grimes Central Appraisal District v William Teel Neblett, et al	Lot 2, Block 24, Neb Richards Addition, Grimes County, Texas (Plat Map recorded in Volume 74, Page 309, Deed Records, Grimes County, Texas) Account #R29841 Judgment Through Tax Year: 2023	\$500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
26	TX04273	Grimes Central Appraisal District v William Teel Neblett, et al	Lot 3, Block 24, Neb Richards Addition, Grimes County, Texas (Plat Map recorded in Volume 74, Page 309, Deed Records, Grimes County, Texas) Account #R29842 Judgment Through Tax Year: 2023	\$500.00
27	TX04273	Grimes Central Appraisal District v William Teel Neblett, et al	Lot 4, Block 24, Neb Richards Addition, Grimes County, Texas (Plat Map recorded in Volume 74, Page 309, Deed Records, Grimes County, Texas) Account #R29843 Judgment Through Tax Year: 2023	\$500.00
28	TX04273	Grimes Central Appraisal District v William Teel Neblett, et al	Lot 5 and 6, Block 24, Neb Richards Addition, Grimes County, Texas (Plat Map recorded in Volume 74, Page 309, Deed Records, Grimes County, Texas) Account #R29844 Judgment Through Tax Year: 2023	\$500.00
29	TX04273	Grimes Central Appraisal District v William Teel Neblett, et al	Lot 6, Block 25, Neb Richards Addition, Grimes County, Texas (Plat Map recorded in Volume 74, Page 309, Deed Records, Grimes County, Texas), Walnut St, Richards, Texas Account #R29851 Judgment Through Tax Year: 2023	\$500.00
30	TX04279	Grimes Central Appraisal District v Audrey Fowler, et al	1.50 Acres, more or less, out of the A. Vince Survey, Abstract 56 AKA Lots 8, 9, 10, 11 and 12, Block 27, NEB Richards Addition, Town of Richards, Grimes County, Texas (Volume 177, Page 248, Deed Records, Grimes County, Texas) Account #R14419/R29869/R29870/R29871 Judgment Through Tax Year: 2023	\$4,000.00