

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

July 3, 2018 at 10:00 AM
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 JULY 3, 2018:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
1	5792-A	Mexia ISD v Worth Ferrelll	5.50 Acs, more or less, A-16, J.A. Head Surv (V302/P120 & V440/P520) 123 LCR 196B, #R10714	\$5,515.85
2	5927-A	Mexia ISD v Emma Sims	11.25 acs, more or less, A-126, W.R. Cannon Surv (Cause #5116, District Court, Freestone County, Texas, V11/P116, Minutes of the Court, described as Lt #3 awarded to Annie Sims) Off LCR 443, #R20299	\$9,712.34
3	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, #P118204	\$4,567.26
4	6060-A	Mexia ISD v Guadalupe Valenzuela	a Manufactured Home, Wingate, 14' x 48', L#TEX0316015, S#TXFL1AE318603277, 407 LCR 466, Mexia, #R114257	\$1,850.00
5	6064-A	Mexia ISD v Pearl Dawson	Lts 27 & 28, Block 2C, Division XLIV-44, City of Mexia (V133/P095), E Carthage, Mexia #R15525	\$7,136.60
6	6068-A	Groesbeck ISD v Jessie Harris, Sr	1.54 Ac, more or less, A-30, P. Varela Surv, Blk 66 (V586/P871 S&E V655/P559) W Hwy 84, #R16322	\$3,665.25
7	6084-A	Groesbeck ISD v Tedd Brewin	Lts 2 & 3, Sandy Brook Addn, Lake Limestone (V842/P431) 970 LCR 786, Groesbeck #R3566	\$4,150.00
8	6109-A	Mexia ISD v Dorsey Johnson Frazier	Lots 1, 2, 3, 7, 8, 9, 10 & 14, Blk 002A, Div O, Tract 25' x 340.5', W.D. Pittman Addn, City of Mexia, (V306/P326 & 327 S & E V438/P346, V450/P346, V574/P123 & V659/P592) 505 S Denton #R15963	\$11,282.36

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
9	6125-A	Mexia ISD v Sedelia M. Jones Dove	Lot 50' x 100', P. Varela Surv, A-30, assessed as 1.00 ac, more or less, Highview North Addn, City of Mexia, (V757/P145) 143 Kollman Rd, #R21416	\$6,270.00
10	6127-A	Mexia ISD v New Voyage Enterprises, LLC	0.768230 W.I., Lease 0219072, Miller Grass Farms, A-419, JC Neil Surv, Well # RRC #3141, #N272667	\$1,203.61
11			0.7600000 W.I., Lease 0219070, Miller Grass Farms, A-491, Scott Surv, Well # RRC #2401, #N272668	\$1,722.19
12	6144-A	Mexia ISD v Eliza Spruiel	1.0 ac, more or less, A-16, J.A. Head Surv (V277/P467) LCR 180, #R18684 2.0	\$4,920.56
13	6161-A	Mexia ISD v Gregory D. Johnson	N 1/2 of Lts 12 & 13, Block 1B, Div XVI - 16- City of Mexia, (V946/P880) 820 E Howell St, #R17639	\$7,352.31
14	6162-A	Mexia ISD v Early L. McClendon	Part of lots 8 & 9, Thompson College Hts Addn, City of Mexia, (V653/P222 & V716/P744) Hwy 84 #R14468	\$7,889.39
15	6164-A	Mexia ISD v Moni Jo Mahoney	a Manufactured Home, Lancer, 14' x 76' , Label #TEX0223813, Serial #TX3113928, 1814 S Shiloh Rd, #M130514	\$7,616.13
16	6182-A	Groesbeck ISD v Steven Mansfield	0.15 Acre, more or less, A- 29, A Varela Surv (Doc#20140358 OPR) 185 LCR 402 #R11388	\$8,095.05

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
17	6208-A	Mexia ISD v Magna Charta Land Co	8.55 Acres, more or less, pt Unit 2, Beaver Lake Subd, filed in Cabinet 1, Page 60 of the Plat Records of Limestone County, Texas, (S&E Lt 32, being 4.76 acs & Lt 33 being 2.98 acr, V1074/P476; Lt 32B, being 0.65 acs, V1086/P886; 1.14 acres, #20174363 OPR; Lt 34 being 2.93 acs, V711/P66; Lts 35 & 36, being 5.56 acs, V720/P55; Lt 37, being 2.63 acs, V1082/P85) being assessed as Lts 32C & 32D Beaver Lake Subd (V725/P648) Hancock Dr #R116840/R116839	\$25,773.12
18	6213-A	Groesbeck ISD v Marguerite Dempsey	Lts 8, 9 & 10, Block 186, City of Groesbeck (V1079/P624) 301 S Dallas St, #R9319	\$12,255.35
19	6215-A	Groesbeck ISD v Patrice Carolet Becks	Lt 28, Forest Hills Addn, Lake Limestone (V962/P849) #R2547	\$3,360.00
20	6221-A	Groesbeck ISD v Groesbeck Tire & Automotive, LLC	Business Personal Property consisting of Inventory & Equipment, used in the operation of Groesbeck Tire & Automotive, 102 N Railroad #P130638	\$6,746.17
21	6244-A	Mexia ISD v Patricia Anne Howard	117' X 195.5', more or less, A-30, P.Varela Surv (V635/P549) 135 LCR 461, #R16642	\$5,480.49
22	6253-A	Mexia ISD v Marion Earl Salmons	Lts 1, 2, 3, 4, 5 & 6, Blk 3-A, Divi 22-XXII, City of Mexia(V882/P352) 800 E Evergreen St, #R18302	\$5,760.00
<u>RESALES</u>				
<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>				

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
23	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)	\$6,000.00
24	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
25	5982-A	Groesbeck ISD v Rodell Blacknall	Lots 32 & 33, Blk 2, Scott Addn (V486/P614) 807 Culberson, #R9036 (Bid in Trust 3/6/2018)	\$5,000.00
26	6030-A	Groesbeck ISD v W. R. Martin	Lot 3, Blk 7, Allen Addn (V303/P340) McClintic Dr, #R9463 (Bid in Trust 11/7/2017)	\$2,000.00
27	6044-A	Groesbeck ISD v Bernice Smith	Lot 50' x 115', Div LXII-62, Blk 8 (V606/P297) 501 Railroad, #R10801 (Bid in Trust 3/6/18)	\$1,650.00
28	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)	\$2,000.00
29	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)	\$2,000.00
30	6054-A	Mexia ISD v Corrine O. Walker	Lots 28 & 29, Blk C, Div 30 (V441/P152) 1325 Bowie, Mexia #R19072 (Bid in Trust 11/7/2017)	\$3,750.00
31	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

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MIN BID
32			Lot 9, Blk 2, North Denton Addn (V955/P409) Mexia, #R14969 (Bid in Trust 3/7/2017)	\$500.00
33			Lots 17 & 18, Blk 3, McClendon Westside Addn (V991/P446) 717 W Palestine, Mexia, #R18172 & #R21532 (Bid in Trust 3/7/2017)	\$700.00
34			Lot 17, Blk 1, North Denton Addn (Cabinet 1, Env 145, Plat Records & V282/P488) 1032 N Denton, Mexia #R18522 (Bid in Trust 3/7/2017)	\$500.00
35			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)	\$2,000.00
36	6067-A	Groesbeck ISD v Judith Ann Phillips	Lots 2, 3 & 4, Hiway Heights Addn (V1209/P354, OPR) 303 W Martin, #R10094 (Bid in Trust 3/6/2018)	\$7,500.00
37	6091-A	Mexia ISD v Olin Brooks	Lots 7 & 8, Blk 2A, Div 43 (V287/P602 & V348/P081) E Carthage, Mexia, #R14869 (Bid in Trust 8/1/2017)	\$2,500.00
38	6113-A	Mexia ISD v Ollie Lee Perkins	Lot 10, Blk C, Div 32 (V377/P397) E Bowie, #R21721 (Bid in Trust 11/7/2017)	\$1,500.00
39	6134-A	Mexia ISD v Ruby R. Lockhart	0.5 ac, more or less, Highview North Addn, (V543/P274) Kollman Rd, #R17222 (Bid in Trust 11/7/2017)	\$4,000.00