

DELINQUENT TAX SALE
GRIMES COUNTY APPRAISAL DISTRICT AND GRIMES CENTRAL APPRAISAL DISTRICT
GRIMES COUNTY, TEXAS
October 6, 2020 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.) **The registration form (bidder acknowledgement) appears after this page. Print out, complete, and bring the bidders acknowledgement to the tax sale.** You will receive a bidder number when you return the Bidder Acknowledgement to the person conducting the tax sale. Bring to the tax sale \$30 in cash for the deed recording fee.
2. The property will be sold at public auction 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 minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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.

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BIDDER'S ACKNOWLEDGEMENT

I DO HEREBY ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION. I understand these rules and that it is my responsibility to evaluate these facts in light of my intended use of the property 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 OCTOBER 6, 2020:
(Complete the attached Bidders Acknowledgement form and bring to the tax sale)

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX02157	Grimes County Appraisal District v Mrs. Floyd Nobles et al	Lot 8, Block 4, Lasker Addition to the City of Navasota, Grimes County, Texas (Volume 210, Page 373 of the Deed Records, Grimes County, Texas), 1118 Chinski St, Navaota, Texas Account #R26187 Judgment Through Tax Year: 2019	\$10,000.00
2	TX02640	Grimes Central Appraisal District v Cora Lawler	0.50 Acres, more or less, out of Abstract 39 of the Wm. McGuffin Survey, Tract 105, Grimes County, Texas (Volume 225, Page 216 of the Deed Records, Grimes County, Texas), Highway 30 East Account #R13158 Judgment Through Tax Year: 2019	\$5,000.00
3	TX02735	Grimes Central Appraisal District v Lonnie Turner, Jr. et al	Lot 5, Block 39, Camp IM Addition, to the City of Navasota, Grimes County, Texas (Volume 1078, Page 793 of the Deed Records, Grimes County, Texas), 1220 S. La Salle, Navasota, Texas 77868-4242 Account #R20927 Judgment Through Tax Year: 2018	\$20,000.00 Subject to the demolition lien for \$12,568.00 due to the City of Navasota
4	TX02860	Grimes Central Appraisal District v Alice A. Ford	Lot 6 and Lot 7 SAVE AND EXCEPT and the North 25 feet of Lot 7, Block 39 I.M. Camp Addition to the City of Navasota, Grimes County, Texas (All the property described in Volume 1317, Page 669 of the Deed Records, Grimes County, Texas), 4210 S. La Salle, Navasota, Texas 77868-4242 Account #R20928 Judgment Through Tax Year: 2019	\$40,000.00
5	TX03107	Grimes Central Appraisal District v Summit Management, Inc.	Lot 5, Block 2, Bluebonnet Country, Section 1, Grimes County, Texas (Volume 1307, Page 646 and Volume 1302, Page 1 of the Deed Records, Grimes County, Texas), Whispering Pines Circle Account #R21386 Judgment Through Tax Year: 2019	\$500.00
6	TX03107	Grimes Central Appraisal District v Summit Management, Inc.	Lot 106, Block 5, Bluebonnet Country, Section 3, Grimes County, Texas (Volume 1307, Page 634 and Page 1302, Page 1 of the Deed Records, Grimes County, Texas), Meadowbrook Lane Account #R21707 Judgment Through Tax Year: 2019	\$500.00
7	TX03278	Grimes Central Appraisal District v Evans Mason	81.943 Acres, more or less, of the L.W. Groce Survey, Abstract 24, Grimes County, Texas (Volume 71, Page 11 and 12, and "Tract 2" in Volume 875, Page 71 of the Deed Records, Grimes County, Texas), FM 2819, Grimes County, Texas Account #R12017 Judgment Through Tax Year: 2019	\$23,500.00
8	TX03294	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 II, City of Navasota, Grimes County, Texas, 315 Willie Account #R63514 Judgment Through Tax Year: 2016	\$6,500.00
9	TX03305	Grimes Central Appraisal District v James Bassett, Jr.	Lot 2, Block 2, Camp Subdivision, City of Navasota, Grimes County, Texas (Volume 221, Page 493 of the Deed Records, Grimes County, Texas), Malcolm Account #R20975 Judgment Through Tax Year: 2019	\$1,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	TX03356	Grimes Central Appraisal District v Dorothy Nell Willis AKA Dorothy Willis et al	0.51 of an acre, more or less, out of Abstract 406, of the J. Shaw Survey, Tract 10-5 Grimes County, Texas (Volume 350, Page 190 of the Deed Records, Grimes County, Texas) Hwy 105 E, Navasota, Texas Account #R18943 Judgment Through Tax Year: 2019	\$2,500.00
11	TX03356	Grimes Central Appraisal District v Dorothy Nell Willis AKA Dorothy Willis et al	Improvement Only, being a Manufactured Home Label # HWC0306778, Serial # CLW047137TX, Title #01207193, located in Abstract 406 in the J. Shaw Survey, Tract 10-8 Grimes County, Texas, 488 Highway 105 E, Navasota, Texas Account #R69463 Judgment Through Tax Year: 2019	\$3,500.00
12	TX03498	Grimes Central Appraisal District v William H. Hartman, III	Lot 7, Block 7, Fox Fire Subdivision, Grimes County, Texas (Volume 393, Page 829, Deed Records, Grimes County, Texas) Account #R24171 Judgment Through Tax Year: 2019	\$2,500.00
13	TX03514	Grimes Central Appraisal District v Shane C. Martin	A Manufactured Home Only, Label #NTA1494851/2, Serial #OC010920360A/B, located on Abstract 226 of the F.J. Greenwood Survey, Grimes County, Texas, 6199 County Road 357, Grimes County, Texas Account #R71982 Judgment Through Tax Year: 2019	\$5,500.00
14	TX03628	Grimes Central Appraisal District v Cara Miller	16 Acres, more or less, out of the BBB & CRR Survey, Abstract No. 139 and Abstract No. 146, Grimes County, Texas (All of the that in Volume 1652, Page 512 of the Deed Records, Grimes County, Texas), 3476 Luthe Rd, Bedias, Texas 77831-3424 Account #R15816 Judgment Through Tax Year: 2018	\$7,500.00
15	TX03628	Grimes Central Appraisal District v Cara Miller	9.00 Acres, more or less, out of the J. Grimes Survey, Abstract No. 22, Grimes County, Texas (Volume 1584, Page 514 of the Deed Records, Grimes County, Texas) Account #R11675 Judgment Through Tax Year: 2018	\$5,500.00
16	TX03628	Grimes Central Appraisal District v Cara Miller	Lot 9, Section L, Bluebonnet Cottages, Grimes County, Texas (Volume 1267, Page 636 of the Deed Records, Grimes County, Texas) Account #R22842 Judgment Through Tax Year: 2018	\$500.00
17	TX03732	Grimes Central Appraisal District v Faye Joyce Peavy	Lot 6 and 7, Block 37, H&TC RR Survey, City of Navasota, Grimes County, Texas (Volume 352, Page 432, Deed Records, Grimes County, Texas), 710 W Stoneham St, Navasota, Texas 77868-2836 Account #R25020 And A Manufactured Home Only, Label #HWC0088079, Serial #7HHA1236, located on Lot 6, Block 37, H&TC RR Survey, City of Navasota, Grimes County, Texas, 710 W Stoneham St, Navasota, Texas 77868-2836 Account #R66320 Judgment Through Tax Year: 2019	\$3,500.00
18	TX03734	Grimes Central Appraisal District v Sam Harrison	Part of Lot 4 and all of Lot 5, Block 36, H&TC Survey, City of Navasota, Grimes County, Texas (Volume 92, Page 329 and Volume 161, Page 226, Deed Records, Grimes County, Texas) Account #R25014 Judgment Through Tax Year: 2019	\$1,500.00
19	TX03735	Grimes Central Appraisal District v Domingo Maya	Lot 1, Block 7, Section 1, Mill Creek Estates, Grimes County, Texas (Volume 388, Page 24, Deed Records, Grimes County, Texas), Magnolia Drive Account #R26627 Judgment Through Tax Year: 2019	\$500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
20	TX03748	Grimes Central Appraisal District v Santiago GP, LLC	<p>9.79 Acres out of 30.339 Acres, more or less, out of the B.B.&C. Railroad Survey, Abstract 131 AKA Lot 7, Woodland Hills unrecorded Subdivision, Grimes County, Texas (Volume 1553, Page 578, SAVE & EXCEPT 19.73 Acres and 0.82 Acre more particularly described in Volume 1698, Page 19 of the Deed Records, Grimes County, Texas), County Road 304, Grimes County, Texas Account #R61223 Judgment Through Tax Year: 2019</p>	\$15,500.00
21	TX03751	Grimes Central Appraisal District v Harriett Williams	<p>One Acre, more or less being all of the property located in the Andrew Montgomery Survey, Abstract 356 described as follows: Beginning a point which is the Southeast corner of a 11.50 Acre Tract, described in Volume 215, Page 560 of the Deed Records (the Greenwood Tract) thence North along the East line of the Greenwood Tract to a point at which the East line of the Greenwood Tract intersects the South line of the Tinh Van Tract which is described in Volume 541, Page 57 f the Deed Records, thence in an Easterly direction along the South line of the Tinh Van Tran Tract until it intersects with the West line of County Road 308, thence South along the West line of County Road 308, until it intersects with the railroad right of way, thence in a Westerly direction along the North line of the railroad right of way until the North line intersects the East line of Greenwood Tract for the point of beginning, Grimes County, Texas Account #R18364 Judgment Through Tax Year: 2019</p>	\$3,000.00
22	TX03756	Grimes Central Appraisal District v Edward Woodard	<p>Part of Lots 2, 3, 4, 5, 9 and 10, Block 42, H & TC Survey, City of Navasota, Grimes County, Texas (Being that property described in Volume 40, Page 534 Deed Records, Grimes County, Texas SAVE AND EXCEPT that property described in Volume 56, Page 42 and Volume 64, Page 527, Deed Records, Grimes County, Texas) Account #R25042 Judgment Through Tax Year: 2019</p>	\$2,000.00
23	TX03757	Grimes Central Appraisal District v Lee Scott	<p>Part of Block 43, Camp Subdivision, City of Navasota, Grimes County, Texas (Being all that property described in Volume 303, Page 180 and Volume 324, Page 122, Deed Records, Grimes County, Texas), Levy St, Navasota, Texas Account #R21035 Judgment Through Tax Year: 2019</p>	\$2,000.00
24	TX03762	Grimes Central Appraisal District v Julia Graves	<p>Part of Blocks 24 and 25, I.M. Camp Subdivision, City of Navasota, Grimes County, Texas (Volume 185, Page 173, Deed Records, Grimes County, Texas), 417 Louise St, Navasota, Texas 77868 Account #R21006 Judgment Through Tax Year: 2019</p>	\$2,000.00
25	TX03778	Grimes Central Appraisal District v Celia Levy Kuperman	<p>Lot 10, Block J, Park Place Addition, City of Navasota, Grimes County, Texas (Volume 72, Page 245 and Volume 816, Page 88, Deed Records, Grimes County, Texas), Lewell, Navasota, Texas Account #R27734 Judgment Through Tax Year: 2019</p>	\$2,000.00
26	TX03808	Grimes Central Appraisal District v Jimmy Lee Dyas	<p>One Acre, more or less, AKA Lot 10, Block 125, Camp Subdivision, City of Navasota, Grimes County, Texas (Volume 69, Page 530, Deed Records, Grimes County, Texas), 1365 W Virginia St, Navasota, Texas 77868-3466 Account #R21141 Judgment Through Tax Year: 2019</p>	\$3,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
27	TX03811	Grimes Central Appraisal District v Navasota Elderly Housing, Ltd	2.84 Acres, more or less, out of the Daniel Tyler Survey, Abstract 55, City of Navasota, Grimes County, Texas (Volume 686, Page 502, Deed Records, Grimes County, Texas), 913 Church St, Navasota, Texas Account #R37943 Judgment Through Tax Year: 2019	\$6,500.00