

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

October 1, 2024 at 10:00AM

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 GRIME 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 OCTOBER 1, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER AND PURCHASE AMOUNT
1	TX03557	Grimes Central Appraisal District v Lawrence L. Dunbar	A Manufactured Home only, Southern Star, Label #HWC0279521, Serial #CW2006004TXA, located on Lot 7-1, Block 3, Suburban West Addition, Section III, City of Navasota, Grimes County, Texas, 404 Ella St, Navasota, Texas Account #R56605 Judgment Through Tax Year: 2023	\$6,500.00	
2	TX03557	Grimes Central Appraisal District v Lawrence L. Dunbar	A Manufactured Home, Label #TEX0271935, Serial #50104461, located on Lot 18, Block 2, Roberts Addition to the City of Navasota, Grimes County, Texas, 807 Doris St, Navasota, Texas Account #R52112 Judgment Through Tax Year: 2023	\$500.00	
3	TX04156	Grimes Central Appraisal District v Cynthia Dominguez	Lot 3, Block 2, Camp Subdivision, City of Navasota, Grimes County, Texas (Volume 501, Page 64, Deed Records, Grimes County, Texas), 807 Malcolm, Navasota, Texas Account #R20976 Judgment Through Tax Year: 2023	\$6,000.00	
4	TX04184	Grimes Central Appraisal District v Robbie McLachlan	Lot 27, Block 32, Unit 8, Pinebrook Subdivision, Grimes County, Texas (Volume 1505, Page 572, Deed Records, Grimes County, Texas), Scarle Oak Dr, Plantersville, Texas Account #R29092 Judgment Through Tax Year: 2023	\$6,000.00	
5	TX04187	Grimes Central Appraisal District v Juan Alarcon	The South half of Lot 17, Moore Addition, City of Navasota, Grimes County, Texas (Volume 1296, Page 166, Deed Records, Grimes County, Texas), 408 W Washington Ave, Navasota, Texas Account #R27436 Judgment Through Tax Year: 2022	\$9,000.00	
6	TX04187	Grimes Central Appraisal District v Juan Alarcon	Lot 27, Moore Addition, City of Navasota, Grimes County, Texas (Volume 1419, Page 482, Deed Records, Grimes County, Texas), 1210 Saus St, Navasota, Texas Account #R27443 Judgment Through Tax Year: 2022	\$5,000.00	
7	TX04207	Grimes Central Appraisal District v Alexander Daniels, Trustee, et al	Lot 3, Block 6, West Magnolia Forest Subdivision, Section 22, Grimes County, Texas (Volume 897, Page 755, Deed Records, Grimes County, Texas), Cherry Laurel Ln, Navasota, Texas Account #R31252 Judgment Through Tax Year: 2023	\$10,000.00	
8	TX04207	Grimes Central Appraisal District v Alexander Daniels, Trustee, et al	Lot 4, Block 6, West Magnolia Forest Subdivision, Section 22, Grimes County, Texas (Volume 792, Page 153, Deed Records, Grimes County, Texas), 45107 Cherry Laurel Ln, Navasota, Texas Account #R31253 Judgment Through Tax Year: 2023	\$9,000.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	PURCHASER AND PURCHASE AMOUNT
9	TX04224	Grimes Central Appraisal District v Debra K. Rada, et al	Lot 2, Block 4, Section 18, West Magnolia Forest Subdivision, Grimes County, Texas (Volume 1746, Page 253 and Document #2023-331876 Deed Records, Grimes County, Texas), 17525 Country Lane, Waller, Texas Account #R31097 Judgment Through Tax Year: 2023	\$6,000.00	
10	TX04226	Grimes Central Appraisal District v Annette Taylor, et al	A 2000, Pioneer, 28 X 48, Pioneer Manufactured Home only, Serial #PH3602LA1709A/B, Label #LOU0060489/490, located on Lot 5-1, Block 6, Carver Addition, City of Navasota, Grimes County, Texas, 1801 Texas St, Navasota, Texas Account #R58604 Judgment Through Tax Year: 2023	\$6,000.00	
11	TX04226	Grimes Central Appraisal District v Annette Taylor, et al	Lot 5, Block 6, Carver Addition, City of Navasota, Grimes County, Texas (Volume 258, Page 477, Deed Records, Grimes County, Texas), New York St, Navasota, Texas Account #R21199 Judgment Through Tax Year: 2023	\$2,000.00	
12	TX04226	Grimes Central Appraisal District v Annette Taylor, et al	Lot 1, Block 5, Carver Addition, City of Navasota, Grimes County, Texas (Volume 1669, Page 654, Deed Records, Grimes County, Texas), 1800 Texas St, Navasota, Texas Account #R21192 Judgment Through Tax Year: 2023	\$500.00	
13	TX04226	Grimes Central Appraisal District v Annette Taylor, et al	Lot 6, Block 6, Carver Addition, City of Navasota, Grimes County, Texas (Volume 1392, Page 497, Deed Records, Grimes County, Texas), 1803 Texas St, Navasota, Texas Account #R21200 Judgment Through Tax Year: 2023	\$1,500.00	
14	TX04305	Grimes Central Appraisal District v Ronald M. Cotton, et al	23.76 Acres, more or less, out of Abstract 318, of the J. F. McGuffin Survey, Grimes County, Texas (Tract One in Volume 1144, Page 737 SAVE AND EXCEPT Volume 1535, Page 645 Deed Records, Grimes County, Texas), CR 446, Navasota, Texas Account #R73831 Judgment Through Tax Year: 2023	\$18,500.00	
15	TX04305	Grimes Central Appraisal District v Ronald M. Cotton, et al	Lots 6, 7 and 8, Block 2, Lasker Addition, City of Navasota, Grimes County, Texas (Volume 1380, Page 60, Deed Records, Grimes County, Texas), 804 Chinski St, Navasota, Texas Account #R26174 Judgment Through Tax Year: 2023	\$5,000.00	
16	TX04310	Grimes Central Appraisal District v Jose L. Garza	Lot 7, Block 3, Pinebrook Subdivision, Unit 2, Grimes County, Texas (Volume 1265, Page 825 Deed Records, Grimes County, Texas), 12350 Dogwood Dr Account #R27911 Judgment Through Tax Year: 2023	\$7,500.00	