

**PUBLIC AUCTION**  
**ROAD & BRIDGE DEPARTMENT, GRIMES COUNTY, TEXAS**  
**June 7, 2022 at 9:30 A.M.**

**Grimes County Courthouse South Steps**  
**100 S. MAIN STREET**  
**ANDERSON, TX 77830**

**GENERAL INFORMATION REGARDING THE AUCTION**

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for sale.

1. Prior to the beginning of the auction, 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.
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, TEXAS. Any bidder who fails to make payment **WITHIN 3 DAYS** shall be held liable for twenty percent of the value of the property plus costs incurred as a result of the bidder's default. Payment must be made at the Road and Bridge Department 1010 Hwy 90, Anderson Texas 77830 no later than 4:00 P.M. on Friday, June 10, 2022 or else the bidder will be held in default.
3. The minimum bid amount is set out beside each tract below. The bidding must start at the minimum bid amount.
4. Purchasers at this public auction will receive a Special Warranty Deed in the form attached hereto.
5. 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 auction. Property is sold "AS IS" with all faults. All sales are final. There are no refunds. Any deeds, maps and plats of the properties are in the Office of the County Clerk or the Road & Bridge Department. Any property address reflected on the bid sheet is the address on the tax records and may not be accurate.

If you have any questions, you may contact the Grimes County Road and Bridge office at (936) 873-4436.

## BIDDER'S ACKNOWLEDGEMENT

\*\*\*COMPLETE THIS FORM PRIOR TO 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 after recording.

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: \_\_\_\_\_

Tract	Property Description	Minimum Bid	Bid
1	0.1090 Acre and 0.3247 acre in Block 56, Felder Addition, City of Navasota	\$50,000	
2	1.175 acre in Blocks 25 and 26, and a portion of Waller Ave. and North 4 <sup>th</sup> Street, Town of Stoneham	\$205,000	

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**SPECIAL WARRANTY DEED**

STATE OF TEXAS                   §  
  §  
COUNTY OF GRIMES           §

KNOW ALL MEN BY THESE PRESENTS:

**Grantor:           GRIMES COUNTY, TEXAS**  
                          P.O. Box 160  
                          Anderson, TX 77830  
                          Grimes County, Texas

**Grantee:           (GRANTEE'S NAME)**

**Consideration:**

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any and all improvements):**

(property description)

**Reservations from Conveyance:**

None.

**Exceptions to Conveyance and Warranty:**

Any and all restrictions, mineral conveyances and reservations, oil and gas leases, covenants, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in effect and shown of record in the Office of the County Clerk of Grimes County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property, and taxes from the date of acquisition, which Grantee assumes and agrees to satisfy. Grantee accepts the Subject Property in a **Where-Is, As-Is Condition** with all faults and defects.

**Grant:**

Any and all restrictions, mineral conveyances and reservations, oil and gas leases, covenants, conditions, and easements, if any, relating to the hereinabove described property, but only to the extent that they are still in effect and shown of record in the Office of the County Clerk of Grimes County, Texas, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent they are still in effect, relating to the hereinabove described property, and taxes from the date of acquisition, which Grantee assumes and agrees to satisfy.

When the context requires, singular nouns and pronouns include the plural.

**EXECUTED** this the \_\_\_\_\_day of June, 2022.

**Grantor:**

\_\_\_\_\_  
**JOE FAUTH, III**  
**GRIMES COUNTY JUDGE**