

**DELINQUENT TAX SALE
GRIMES CENTRAL APPRAISAL DISTRICT AND MADISONVILLE CONSOLIDATED INDEPENDENT SCHOOL DISTRICT
GRIMES COUNTY, TEXAS**

**March 3, 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.)
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.

PROPERTIES TO BE SOLD ON MARCH 3, 2020:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BID AMOUNT
1	TX2735	Grimes Central Appraisal District v Lonnie Turner, Jr. et al	Lots 15, and 16, and part of Lots 12, 13, and 14, Block 6, Camp Canaan Addition, to the City of Navasota, Grimes County, Texas (Volume 1078, Page 793 of the Deed Records, Grimes County, Texas), 1304 South La Salle, Navasota, Texas 77868-4632 Account #R20666 Judgment Through Tax Year: 2018	\$5,000.00	
2	TX2735	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	
3	TX3120	Madisonville Consolidated Independent School District v Matthew Sword, Et Al	Lots 25, 26, and 27, Block 4, City of Bedias, Grimes County, Texas, according to the map or plat thereof, recorded in Cabinet 1, Slide 15, Map Records of Grimes County, Texas Account #R20139 Judgment Through Tax Year: 2018	\$12,500.00	
4	TX3122	Grimes Central Appraisal District v Johnnie Lee Emmons et al	3.36 Acres, more or less, being Lot 6, Block 7, W. Magnolia Forest, Section 23, Grimes County, Texas and a Manufactured Home, 14 feet x 66 feet, Sandpointe, Label #TEX0204004, Serial #TXFL1AC13894799 (Volume 632, Page 600, Grimes County, Texas), 16554 Camelia Lane Account #R31358 Judgment Through Tax Year: 2018	\$4,000.00	
5	TX3122	Grimes Central Appraisal District v Johnnie Lee Emmons et al	Lot 10, Block 4, Shadow Woods, Section 2, Grimes County, Texas (Volume 891, Page 448, Grimes County, Texas), Shadows End Drive Account #R30229 Judgment Through Tax Year: 2018	\$3,000.00	
6	TX3122	Grimes Central Appraisal District v Johnnie Lee Emmons et al	A Manufactured Home, 14 feet x 78 feet, Suncrest, Label #TEX0221814, Serial #TXFL1AC34895382, located on Lot 6, Block 7, W. Magnolia Forest, Section 23, Grimes County, Texas, 16542 Azalez Lane Account #R68181 Judgment Through Tax Year: 2018	\$500.00	
7	TX3201	Grimes Central Appraisal District v Lindsey C. Yvonne et al	6.00 Acres, more or less, being Lots 15 and 16, Block 2, Huntsville West 22 Subdivision, Grimes County, Texas (Volume 881, Page 761 of the Deed Records, Grimes County, Texas), 21608 Harrison Dr Account #R38129 Judgment Through Tax Year: 2018	\$17,500.00	
8	TX3285	Grimes Central Appraisal District v Andrew Chester, Jr.	20.00 Acres, more or less, out of the John C. Goodrich Survey, Abstract 222, Grimes County, Texas (Volume 1127, Page 471, Deed Records, Grimes County, Texas) Account #R16852 Judgment Through Tax Year: 2018	\$35,000.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BID AMOUNT
9	TX3343	Grimes Central Appraisal District v Freddie Lee Holmes, Sr., Et Al	Lot 1, 2, 3 and 7, 8, 9 and 10, Block 57 to the Town of Iola, Grimes County, Texas (Volume 363, Page 440 and Volume 306, Page 566 of the Deed Records, Grimes County, Texas), 23999 Brazos Ave, Iola, Texas Account #R34901 Judgment Through Tax Year: 2018	\$7,500.00	
10	TX3345	Grimes Central Appraisal District v Lance D. Cliver, Et Al	East 1/2 of Lot 9, All of Lot 10 and the West 1/2 of Lot 11, Block 33 of the Neblett Addition to the Town of Richards, Grimes County, Texas (Volume 893, Page 587 of the Deed Records Grimes County, Texas), 1055 FM 149, Richards, Texas 77873 Account #R29896 Judgment Through Tax Year: 2018	\$2,000.00	
11	TX3387	Grimes Central Appraisal District v Josh Silcox et al	2.452 acres, more or less, out of Abstract 106 of the George M. Barr Survey aka Tract 14, Block 1, 1696 West Estates Subdivision (unrecorded), Grimes County, Texas (Volume 1098, Page 227 of the Deed Records, Grimes County, Texas), FM 1696 Account #R56553 Judgment Through Tax Year: 2018	\$10,000.00	
12	TX3418	Grimes Central Appraisal District v Louis Morgan, Jr.	1.4 Acres, more or less, Daniel Arnold Survey, Abstract 2, Grimes County, Texas (Volume 64, Page 423 SAVE & EXCEPT that property more particularly described in Volume 286, Page 148 of the Deed Records, Grimes County, Texas), FM 3090 Account #R10180 Judgment Through Tax Year: 2018	\$9,200.00	
13	TX3547	Grimes Central Appraisal District v John Henderson, Jr. Et Al	A Manufactured Home Only, Label #TEX0512865, Serial #V400293, located on Lot 24, Block B, Washington Park, City of Navasota, Grimes County, Texas, 1006 Malcolm, Navasota, Texas Account #R69049 Judgment Through Tax Year: 2018	\$5,000.00	
14	TX3567	Grimes Central Appraisal District v Susie Pratt	16.25 Acres, more or less, J. E. Groce Survey, Abstract 23, Tract 135, Grimes County, Texas (A 16.25 Acre tract of land deeded to Susie Pratt designated as the "Fifth Tract" in a Partition Deed recorded in Volume 75, Pages 398 through 400 of the Deed Records, Grimes County, Texas) Account #R11863 Judgment Through Tax Year: 2018	\$5,000.00	
15	TX3600	Grimes Central Appraisal District v Tom Cardwell	0.30 Acre, more or less, out of Abstract 2 of the D. Arnold Survey, City of Navasota, Grimes County, Texas (Volume 243, Page 114, Deed Records, Grimes County, Texas), Knox Street, Navasota, Texas Account #R10206 Judgment Through Tax Year: 2018	\$4,000.00	
16	TX3647	Grimes Central Appraisal District v Bruce W. Cooke	Lot 33, Block 2, Lake Hollyhill Acres Subdivision, Grimes County, Texas (Volume 481, Page 307, Deed Records, Grimes County, Texas), West Hollyhill Drive, Grimes, Texas Account #R25876 Judgment Through Tax Year: 2018	\$1,000.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BID AMOUNT
17	TX3648	Grimes Central Appraisal District v First National Acceptance Company	Block 1, Camp Subdivision, City of Navasota, Grimes County, Texas (Being that Property designated as "Block 1" on a Plat recorded in Volume 45, Page 28, Plat Records, Grimes County, Texas) Account #R20973 Judgment Through Tax Year: 2018	\$5,000.00	
18	TX3650	Grimes Central Appraisal District v Ira Freeman	0.50 Acre, more or less, out of Abstract 406 of the J. Shaw Survey, Grimes County, Texas (Volume 247, Page 583, Deed Records, Grimes County, Texas), Highway 105 E, Grimes County, Texas Account #R18930 Judgment Through Tax Year: 2018	\$2,500.00	
19	TX3703	Grimes Central Appraisal District v James Fairbanks	Lots A, B, C and D, Block 42, I.M. Camp Addition to the City of Navasota, Grimes County, Texas (Being the same property described in Volume 139, Page 537, Deed Records, Grimes County, Texas) Account #R20944 Judgment Through Tax Year: 2018	\$2,000.00	
20	TX3730	Grimes Central Appraisal District v E.G. Foster	Lots 6, 7, 8 and 9, Block 12, Houston & Texas Central Railway Survey, City of Navasota, Grimes County, Texas (a part of that in Volume 39, Page 317, Deed Records, Grimes County, Texas), West Blackshear Street, Navasota, Texas Account #R24933 Judgment Through Tax Year: 2018	\$3,000.00	
RESALES <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>					
21	TX3158	Grimes Central Appraisal District v Thomas C. Williams	a Manufactured Home, 1999, Aspen, 32 feet x 52 feet, Label #RAD1142057/58, Serial #SCAR3499325233596A/B, located on Lot 1, Block 37, Felder Addition, to the City of Navasota, Grimes County, Texas, 1203 Victoria Account #R56577 Bid in Trust 10/4/2016 Judgment Through Tax Year: 2014	\$5,000.00	
22	TX3265	Grimes Central Appraisal District v Jim Bookman	Lots 4, 5, and 6, Block 24, McNair Addition to the City of Navasota, Grimes County, Texas (Volume 76, Page 547, Deed Records, Grimes County, Texas) Account #R26433 Bid in Trust 3/5/2019 Judgment Through Tax Year: 2016	\$2,000.00	
23	TX3269	Grimes Central Appraisal District v Apolonia Flores	Lot 7, Routt Addition to the City of Navasota, Grimes County, Texas (Volume 243, Page 349, Deed Records, Grimes County, Texas), 725 Forest Street, Navasota, Texas 77868 Account #R30120 Bid in Trust 3/5/2019 Judgment Through Tax Year: 2016	\$2,000.00	
24	TX3272	Grimes Central Appraisal District v L.B. Lindley	Lot 17, Block 6, Camp Canaan Addition to the City of Navasota, Grimes County, Texas (District Court Minutes Volume U, Page 554, District Court Cause NO. 20, 594, Grimes County, Texas) Account #R20667 Bid in Trust 11/7/2017 Judgment Through Tax Year: 2016	\$1,000.00	

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID	BID AMOUNT
25	TX3313	Grimes Central Appraisal District v Oscar Fuqua Et Al	Lot 9, Block 35 of the IM Camp Subdivision to the City of Navasota, Grimes County, Texas (Volume 101, Page 147 of the Deed Records, Grimes County, Texas), Church St., Navasota, Texas 77868 Account #R20898 Bid in Trust 3/5/2019 Judgment Through Tax Year: 2017	\$1,500.00	
26	TX3339	Grimes Central Appraisal District v Pearl Mathews Buchanan	Lots 6, 7, 8 and 9, Block 13 of the Houston & Texas Central Railway Co. Survey to the City of Navasota, Grimes County, Texas (Volume 285, Page 177 of the Deed Records, Grimes County, Texas) Account #R24939 Bid in Trust 3/5/2019 Judgment Through Tax Year: 2017	\$2,000.00	
27	TX3430	Grimes Central Appraisal District v Odelia Tuck	Lots 1 through 8, inclusive, Block L, Washington Park Addition to the City of Navasota, Grimes County, Texas (Volume 1243, Page 572 and Volume 293, Page 188, Deed Records, Grimes County, Texas), 1100 Roosevelt, Navasota, Texas Account #R30476 Bid in Trust 3/5/2019 Judgment Through Tax Year: 2017	\$2,000.00	
28	TX3430	Grimes Central Appraisal District v Odelia Tuck	Lots 1 and 2, Block N, Washington Park Addition to the City of Navasota, Grimes County, Texas (Volume 1243, Page 572 and Volume 293, Page 186, Deed Records, Grimes County, Texas), 1100 Roosevelt, Navasota, Texas Account #R30482 Bid in Trust 3/5/2019 Judgment Through Tax Year: 2017	\$1,000.00	
29	TX3456	Grimes Central Appraisal District v Willie L. Perry AKA Willie Perry	A 150 Feet X 145 Feet tract out of Block 86 of the Camp Subdivision to the City of Navasota, Grimes County, Texas (Volume 889, Page 133 and further described in Volume 142, Page 229 of the Deed Records, Grimes County, Texas), 105 Willie St, Navasota, Texas Account #R21099 Bid in Trust 3/5/2019 Judgment Through Tax Year: 2017	\$3,000.00	
30	TX3478	Grimes Central Appraisal District v Carrie Jones et al	Lots 4 and 5, Block B, Washington Park Addition to the City of Navasota, Grimes County, Texas (Volume 372, Page 903, Deed Records, Grimes County, Texas) Account #R30401 Bid in Trust 3/5/2019 Judgment Through Tax Year: 2017	\$1,000.00	
31	TX3480	Grimes Central Appraisal District v Veora E. Johnson	Part of Lot 7 and all of Lots 8 and 9, Block 36, H&TC RR Addition to the City of Navasota, Grimes County, Texas (Volume 247, Page 156 and Volume 354, Page 47, Deed Records, Grimes County, Texas) Account #R25016 Bid in Trust 3/5/2019 Judgment Through Tax Year: 2017	\$2,000.00	