

**DELINQUENT TAX SALE
GRIMES CENTRAL APPRAISAL DISTRICT, GRIMES COUNTY APPRAISAL DISTRICT AND COUNTY OF GRIMES
GRIMES COUNTY, TEXAS**

**May 3, 2016 at 10:00 AM
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.
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 _____ . 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 below each tract, and 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 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, please contact our office in Round Rock at (512) 323-3200.

PROPERTIES TO BE SOLD ON MAY 3, 2016:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	TX2243	Grimes Central Appraisal District v Lois Lankford, Heir to the Estate of J. T. Ashford, Deceased, et al	Lots 1, 2 and 3, Block 39, I.M. Camp Addition to the City of Navasota, Grimes County, Texas (Volume 316, Page 823 of the Deed Records, Grimes County, Texas), 1201 Farquhar Street Account #R20924 Judgment Through Tax Year: 2012	\$29,250
2	TX2386	Grimes County Appraisal District v Mattie Corine Reeder et al	20.00 Acres, more or less, out of Abstract 64 of the A. Zuber Survey, Tract 61-1, CR 232, Grimes County, Texas (Volume 417, Page 453 of the Deed Records, Grimes County, Texas) Account #R15138 Judgment Through Tax Year: 2009	\$10,750
3	TX2692	Grimes County Appraisal District v Bobbie Burns	Lot 3, Block 129, Homestead Addition to the City of Navasota, Grimes County, Texas (Volume 1304, Page 22 of the Deed Records, Grimes County, Texas), 1201 Grimes, Navasota, Texas 77868-4011 Account #R25612 Judgment Through Tax Year: 2014	\$5,250
4	TX2872	Grimes Central Appraisal District v Charlott Brown et al	Lots 12 and 13, Block 7, Camp Canaan Addition to the City of Navasota, Grimes County, Texas (Volume 47, Page 592 and Volume 89, Page 418 of the Deed Records, Grimes County, Texas), Montgomery Street, Navasota, Texas Account #R20678 Judgment Through Tax Year: 2012	\$5,600
5	TX2881	Grimes Central Appraisal District v Alma Glenn Edwards et al	2.0 Acres, more or less, out of Abstract 476 of the H. Wingfield Survey, Tract 27-9, Grimes County, Texas (Volume 1116, Page 756 of the Deed Records, Grimes County, Texas), 3123 Hwy 105 E, Navasota, Texas 77868-5844 Account #R19877 Judgment Through Tax Year: 2012	\$3,000
6	TX2882	Grimes Central Appraisal District v Viney Gaines et al	Lot 14, Block 7, Camp Canaan Addition to the City of Navasota, Grimes County, Texas (Volume 30, Page 436 of the Deed Records, Grimes County, Texas), Montgomery Street, Navasota, Texas Account #R20679 Judgment Through Tax Year: 2012	\$3,100
7	TX2932	Grimes Central Appraisal District v Bessie Bundage James	Lot 9, Block 9, Nava-City Addition to the City of Navasota, Grimes County, Texas (Volume 208, Page 399 of the Deed Records, Grimes County, Texas) Account #R29605 Judgment Through Tax Year: 2012	\$1,750
8	TX2956	Grimes Central Appraisal District v James H. Brown	Tract 3, Parcel 22, Abstract 55-3 of the D. Tyler Survey AKA Lots 4 thru 6, Block 42 of the I.A. Camp Survey or Addition to the City of Navasota, Grimes County, Texas (Volume 504, Page 765 of the Deed Records, Grimes County, Texas), Lane & Jones Account #R14246 Judgment Through Tax Year: 2013	\$7,600
9	TX3025	Grimes Central Appraisal District v Willie Arrington	the East half of Lot 3, Block 10, H & D Addition to the City of Navasota, Grimes County, Texas (Volume 742, Page 814 of the Deed Records, Grimes County, Texas), 406 Baker Street Account #R24887 Judgment Through Tax Year: 2014	\$4,750
10	TX3028	Grimes Central Appraisal District v Steve Camario	Lot 83, Block 2, DeLogo Delta Subdivision, Section 1, Grimes County, Texas (Volume 395, Page 878 of the Deed Records, Grimes County, Texas), Wampum Court Account #R33800 Judgment Through Tax Year: 2014	\$3,000
11	TX3065	Grimes Central Appraisal District v Edna McWhorter	Lot 8, Block 4, Shiro Subdivision, Grimes County, Texas (Volume 279, Page 318 of the Deed Records, Grimes County, Texas), 9747 Wingard Avenue, Grimes County, Texas Account #R24049 Judgment Through Tax Year: 2014	\$4,100
12	TX3079	Grimes Central Appraisal District v Timothy R. Rodriguez	1.00 Acre, more or less, out of Abstract 29 of the J. Holland Survey, Grimes County, Texas (Volume 1142, Page 838 of the Deed Records, Grimes County, Texas), 5517 Rabun Road, Grimes County, Texas Account #R45753 Judgment Through Tax Year: 2014	\$3,100

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
13	TX3104	Grimes Central Appraisal District v Raymond Howard	5.00 Acres, more or less, being lot 39, Block 1, 2620 Estates Subdivision, out of Abstract 11, Grimes County, Texas (Volume 1302, Page 22 of the Deed Records, Grimes County, Texas), 14857 County Road 229, Grimes County, Texas Account #R42816 Judgment Through Tax Year: 2014	\$6,800
14	TX3148	Grimes Central Appraisal District v Elvira Anderson	Lot 30, Moore Addition to the City of Navasota, Grimes County, Texas (Volume 939, Page 333 of the Deed of Records, Grimes County, Texas), 1300 Sauls Street, Navasota, Texas 77868-2706 Account #R27446 Judgment Through Tax Year: 2014	\$10,050
15	TX3152	Grimes Central Appraisal District v Emma L. Wise	Lots 7 and 8, Block 23, out of the H&TC RR Survey, City of Navasota, Grimes County, Texas (Volume 1264, Page 645 of the Deed Records, Grimes County, Texas), 808 West Hill Street, Grimes County, Texas 77868-2830 Account #R24978 Judgment Through Tax Year: 2014	\$21,250
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>				
16	TX1477	Grimes County Appraisal District v Jewel M. Dinkins et al	Tract 3, Parcel 12, out of Abstract 55-3 of the D. Tyler Survey, Grimes County, Texas (being that property more particularly described in Volume 386, Page 01 and Volume 1584, Page 487 of the Deed Records, Grimes County, Texas), 1001 Manley Account #R14236 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2012	TBA
17	TX1852	Grimes County Appraisal District v Mabel Bush AKA Mable Bush AKA Mable L. Bush	Lot 7, Block 23, Pinebrook Addition, Unit 5, Grimes County, Texas (Volume 484, Page 305 and Volume 148, Page 272 and Volume 1584, Page 467 of the Deed Records, Grimes County, Texas) Account #R28527 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2014	TBA
18	TX2704	Grimes County Appraisal District v Mattie Lee Buckner	Part of Lot 5, Block 60, Felder Addition to the City of Navasota, Grimes County, Texas (Volume 564, Page 99 and Volume 1531, Page 819 of the Deed Records, Grimes County, Texas), Laredo Account #R23978 Bid in Trust 11/4/2014 Judgment Through Tax Year: 2012	TBA
19	TX2858	Grimes Central Appraisal District v A.H. Hansen	Lot 42, Block 15, Bluebonnet Country Subdivision, Section 4, Grimes County, Texas (Volume 312, Page 780 and Volume 1584, Page 485 of the Deed Records, Grimes County, Texas), Bluebonnet Drive Account #R21948 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2012	TBA
20	TX2891	Grimes Central Appraisal District v JoeAnna Jones	Lot 37, Moore Addition to the City of Navasota, Grimes County, Texas (Volume 193, Page 496 and Volume 1584, Page 483 of the Deed Records, Grimes County, Texas), 1340 Sauls Street Account #R27453 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2013	TBA
21	TX2931	Grimes Central Appraisal District v Beatrice James	Lot 11, Block 9, Nava-City Addition to the City of Navasota, Grimes County, Texas (Volume 320, Page 707 and Volume 1584, Page 481 of the Deed Records, Grimes County, Texas), Carver Account #R29607 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2013	TBA
22	TX2937	Grimes Central Appraisal District v Oscar Robertson, Jr.	Lot 8, Block 3, Nava-City Addition to the City of Navasota, Grimes County, Texas (Volume 249, Page 597 and Volume 1584, Page 479 of the Deed Records, Grimes County, Texas), 805 Radcliff Account #R29541 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2012	TBA

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
23	TX2941	Grimes Central Appraisal District v Dorothy Mae Banks	Lot 7, Block 25, McNair Addition to the City of Navasota, Grimes County, Texas (Volume 461, Page 73 and Volume 1584, Page 477 of the Deed Records, Grimes County, Texas), 709 McNair Account #R26436 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2013	TBA
24	TX2958	Grimes Central Appraisal District v Alex Perez	the West 23 Feet of Lot 2, Block 1, West End Place Addition to the City of Navasota, Grimes County, Texas (Volume 228, Page 183 SAVE AND EXCEPT hat property more particularly described in Volume 249, Page 231 and Volume 1584, Page 475 of the Deed Records, Grimes County, Texas), Foster Account #R30485 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2013	TBA
25	TX2960	Grimes Central Appraisal District v Robert Milam	Lot 9, Block 13, Lasker Addition to the City of Navasota, Grimes County, Texas (Volume 192, Page 14 and Volume 1584, Page 473 of the Deed Records, Grimes County, Texas), 1408 Smith Street Account #R26241 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2013	TBA
26	TX2965	Grimes Central Appraisal District v Geraldine Thomas	Lot 6, Block 2, Nava-City Addition to the City of Navasota, Grimes County, Texas (Volume 364, Page 516 and Volume 1584, Page 471 of the Deed Records, Grimes County, Texas), Frank Account #R29529 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2013	TBA
27	TX2988	Grimes Central Appraisal District v Earl Dale Nobles, Jr.	Lot 3, Block 24, McNair Addition to the City of Navasota, Grimes County, Texas (Volume 537, Page 707 and Volume 1584, Page 469 of the Deed Records, Grimes County, Texas), 715 Jones Account #R26432 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2013	TBA
28	TX3031	Grimes Central Appraisal District v Earnest Crane	Lot 14, Block 7, Forest Trails Subdivision, Section 2, Grimes County, Texas (Volume 392, Page 362 and Volume 1569, Page 677 of the Deed Records, Grimes County, Texas), Cherokee Street Account #R23618 Bid in Trust 8/4/2015 Judgment Through Tax Year: 2013	TBA
29	TX3154	Grimes Central Appraisal District v Mary Crawford Perry	Lots 1, 2, 3, 4, 5, 8, 9, 10 and North 50 feet of Lots 6 and 7, Block 52, H&TC Addition, to the City of Navasota, Grimes County, Texas and a 1999 Manufactured Home, Woodland Park, 28 feet x 72 feet, Label #RAD1169264/65, Serial #TXFLX86A/B01426WP11 (Volume 601, Page 139 and Volume 1584, Page 465 of the Deed Records, Grimes County, Texas), 410 W Chase Account #R25067 Bid in Trust 12/1/2015 Judgment Through Tax Year: 2014	TBA