

DELINQUENT TAX SALE - THE COUNTY OF LIMESTONE, TEXAS, MEXIA INDEPENDENT SCHOOL DISTRICT, THE CITY OF GROESBECK, TEXAS AND GROESBECK INDEPENDENT SCHOOL DISTRICT, LIMESTONE COUNTY, TEXAS

November 5, 2024 at 10:00AM

Limestone County Courthouse

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 CASHIER'S CHECK payable to Limestone County Tax Office**. 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 Sheriff'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 Groesbeck at (254) 255-4380.

PROPERTIES TO BE SOLD ON NOVEMBER 5, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	6472-A	The County of Limestone, Texas v Jamia Adean Edwards, et al	Undivided Interest in Lot 7, Block 2, West College Heights Addition to the City of Mexia, Limestone County, Texas (Volume 963, Page 635, Deed Records, Limestone County, Texas), 823 Thornton Carter St, Mexia, Texas Account #R114814 Through Tax Year: 2023	\$7,000
2	6744-A	The County of Limestone, Et Al Texas v William John Hill	0.078 Acre, more or less out of the Division LXXI (71), City of Groesbeck, Limestone County, Texas (Instrument #20154284, Real Property Records, Limestone County, Texas), 513 S. Rusk, Texas Account #R9543 Through Tax Year: 2023	\$7,484
3	6755-A	The County of Limestone, Texas, et al v Jacqueline D. Bryant, et al	Lots 6 and 7, Regan's Re-Subdivision Addition to the City of Groesbeck, Limestone County, Texas (Document #20171675 of the Official Public Records, Limestone County, Texas), 515 Henderson, Groesbeck, Texas Account #R10488 Through Tax Year: 2023	\$9,851
4	6758-A	The County of Limestone, Texas, et al v Minnie Jefferson Brown, et al	Block 8 (90 feet x 290 feet), Division N, City of Mexia, Limestone County, Texas (Volume 802 Page 560, Deed Records, Limestone County, Texas), 601 S Belknap St, Mexia, Texas Account #R21128 Through Tax Year: 2023	\$5,252
5	6758-A	The County of Limestone, Texas, et al v Minnie Jefferson Brown, et al	Lot 6 and the East half of Lot 7, Block B, Division XXXVI (36), City of Mexia, Limestone County, Texas (Document #20170574, Official Public Records, Limestone County, Texas) Account #R20112 Through Tax Year: 2023	\$7,435
6	6758-A	The County of Limestone, Texas, et al v Minnie Jefferson Brown, et al	East half of Lot 11, Block 6A, Division S, City of Mexia, Limestone County, Texas (Volume 1185, Page 385, Deed Records SAVE AND EXCEPT Document #20144735, Official Public Records, Limestone County, Texas) Account #R17266 Through Tax Year: 2023	\$2,060
7	6796-A	The County of Limestone, Texas, et al v Jewel Medlock, et al	6.00 Acres, more or less, out of the North Denton Addition, Limestone County, Texas (Volume 214, Page 343, Deed Records, Limestone County, Texas), N, Denton, Texas Account #R17378 Through Tax Year: 2023	\$11,761
8	6813-A	The County of Limestone, Texas, et al v Wendy Amaya	5.0 acres of land, more or less, out of the J. N. Acosta Survey, A-1, Limestone County, Texas (Document # 2024-0000519, Real Property Records of Limestone County, Texas), 576 LCR 784 Account #R 31400 Through Tax Year: 2023	
9	6826-A	The County of Limestone, Texas, et al v Mollie Payne, et al	12.50 Acres, more or less, of the James A. Head Survey, Abstract 16, Limestone County, Texas; and being bounded on the North by the Betty Johnson Estate 25.0 acre Tract (R16873) No Ref.; bounded on the West by the Jose D. Bailon 51.71 acre Tract (R17132) in Volume 1155, page 311, Real Property Records of Limestone County, Texas; bounded on the South by the Gullede & Sons LLC 49.20 acre Tract (R17884) in Volume 1235, Page 588, Real Property Records of Limestone County, Texas; and bounded on the East by the Ronald Lee Stewart 12.5 acre Tract (R14948) in Volume 159, Page 81, Deed Records of Limestone County, Texas. (Volume 276, Page 372, Deed Records, Limestone County, Texas) Account #R17970 Through Tax Year: 2023	\$27,600
10	6831-A	The County of Limestone, Texas, et al v Grachel Lebkowsky, et al	Lot 8, Block C, Barnett Cove Addition, Lake Limestone, Limestone County, Texas (Volume 918, page 647, Real Property Records, Limestone County, Texas), 3999 LCR 750A Account #R40970 Through Tax Year: 2023	\$9,450
11	6856-A	The County of Limestone, Texas, et al v Lance Pollard, et al	1.00 Acre, more or less, out of the J. L. Chavert Survey, Abstract 4, Limestone County, Texas (Volume 1247, Page 1 SAVE AND EXCEPT Volume 1351, Page 80 and Volume 1360, Page 800, Official Public Records, Limestone County, Texas), FM 3371, Limestone County, Texas Account #R130792 Through Tax Year: 2023	\$4,989
12	6878-A	The County of Limestone, Texas, et al v Brenda Nell Biezenski, et al	South 128.3 feet of Subdivision 2, Division XXXII (32), Town of Thornton, Limestone County, Texas (Volume 891, Page 332, Real Property Records, Limestone County, Texas), 1002 TYLER ST Account #R10007 Through Tax Year: 2023	\$6,600

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13	6878-A	The County of Limestone, Texas, et al v Brenda Nell Bleszinski, et al	0.2063% RI in the XTO Energy Inc., Georgia Cox Gas Unit, Well #s 1,5 and 6; 0.505% RI in the Crescent Pass Energy Mae B. Vance Gas Unit A, Well #s 3 and 4; 101841% RI in the Sugar Enterprises Mae B. Vance Gas Unit; 0.0615% RI in the Crescent Pass Energy Mae B. Vance Gas Unit, Well #s 2,4 and 5; 0.0354% RI in the Craton Operating Tom Reynolds Gas Unit, Well #1; 1.0949% RI in the Crescent Pass Energy Mabel Carpenter et al Gas Unit Well #s 1 and 4; 0.0102% RI in the Crescent Pass Energy Ralph Spence Gas Unit, Well # 2,3 and 7; 0.0068% RI in the Legacy Reserves Lula Mason Gas Unit, Well #s 4,5,7,12,14 and 17; 2.0833% RI in the Crescent Pass Energy Nelson Reynolds Gas Unit, Well #s 1 and 2 (Volume 372, Page 509, Deed Records, Limestone County, Texas) Account #N409791/N417604/N450004/N417603/N427598/N461517/N320630/N427596/N436037/N427595/N436036/N320635/N320617/N450003/N320619/N320625/N320620/N461513/N383486/N383491/N427597/N461516/N320629/N461514/N461512/N461515/N320632/N320631 Through Tax Year: 2023	\$6,448
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u> <u>PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
14	6641-A	The County of Limestone, Texas v Alton R. Owen, Sr., et al	Lot 1, Block 21, Town of Fallon, Limestone County, Texas (Volume 728, Page 522, Deed Records, Limestone County, Texas) Account #R17927 Bid in Trust 3/5/2024 Through Tax Year: 2022	\$3,000
15	6720-A	The County of Limestone, Texas v Joy Ministries of Brazos County, Inc., et al	North 95 feet of Lots 6 and 7, Block 252, City of Groesbeck, Limestone County, Texas (Volume 1386, Page 149, Real Property Records, Limestone County, Texas), 310 N Leon St, Groesbeck, Texas Account #R10344 Bid in Trust 3/5/2024 Through Tax Year: 2022 Part (113 feet x 110 feet) of Lots 2 and 3, Division LXXIX (79), City of Groesbeck, Limestone County, Texas (Volume 1386, Page 149, Deed Records, Limestone County, Texas), 311 N Leon, Groesbeck, Texas Account #R7878 Bid in Trust 3/5/2024 Through Tax Year: 2022	\$10,000