

**DELINQUENT TAX SALE
THE COUNTY OF WHARTON, TEXAS
WHARTON COUNTY, TEXAS**

**November 2, 2021 at 10:00 am
front entrance of Courthouse Annex at 309 East Milam in the City of Wharton**

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 Wharton County Sheriff**. 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 Sheriff'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 Wharton at (979) 282-8089.

PROPERTIES TO BE SOLD ON NOVEMBER 2, 2021:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T08861	The County of Wharton, Texas v David Sharp	A 1982 14'X56' Manufactured Home Only, Serial #AAFLA1676, Label #FLA0180625, located on Lot 13, of the Village Estate Park, City of El Campo, Wharton County, Texas, 482 CR 362, Lot 13, El Campo, Texas 77437-8911 Account #M063811 Judgment Through Tax Year: 2016	\$5,445.00
2	T09372	The County of Wharton, Texas v Sandra Y. Mims et al	Improvement Only, 1996 Oakwood Manufactured Home, 16 feet x 76 feet, Label #NTA0616318, Serial #HOTX09902256, located on Lot 1, Block 24, City of El Campo, Higbee, Wharton County, Texas, 1001 Corn Account #R056711 Judgment Through Tax Year: 2014	\$19,777.00
3	T010351	The County of Wharton, Texas v Herman Ephran et al	Lot 2 and 3, Block 2, Town of Roberts Subdivision, City of Wharton, Wharton County, Texas (Volume 757, Page 820 of the Deed Records, Wharton County, Texas), 3519 FM 1301 Account #R022878 Judgment Through Tax Year: 2020	\$6,907.20
4	T010530	The County of Wharton, Texas v Linda C. Perez, ET AL	Being the North half of Lots 7 and 8 in Block X of the Bruns Home Addition to El Campo, Wharton County, Texas (Volume 820, Page 514 of the Deed Records, Wharton County, Texas), 1308 AVE E Account #R012294 Judgment Through Tax Year: 2019	\$7,611.14
5	T010599	The County of Wharton, Texas v Paul Penrice, Sr. et al	2.00 Acres, more or less, out of the Seth Ingram League Survey No. 9, being called Tract 2D of the Taylor Partition by the Wharton County Appraisal roll, Acct No R030755, Abstract 33, Wharton County, Texas (Volume 425, Page 637 of the Deed Records, Wharton County, Texas), 534 CR 190, Texas Account #R030755 Judgment Through Tax Year: 2019	\$4,034.73
6	T010647	The County of Wharton, Texas v Addie Edwards et al	Lot 8, Block 6, Harrison Subdivision, City of Wharton, Wharton County, Texas (Volume 830, Page 1 of the Deed Records, Wharton County, Texas), 1317 BAILEY Account #R016071 Judgment Through Tax Year: 2019	\$4,752.90
7	T010658	The County of Wharton, Texas v Shelly J. Lewis et al	50% interest in 5.33 Acres, more or less, out of Abstract 26, being Lot 7A, Tract 38A, Wharton County, Texas (Volume 584, Page 587 of the Deed Records, Wharton County, Texas), 4465 CR 125 Account #R030030 Judgment Through Tax Year: 2020	\$5,117.16
8	T010672	The County of Wharton, Texas v Roosevelt Reeves et al	0.161 Acre, more or less, out of the Beth Ingram League No. 12, Abstract No. 33, being Tract 22C-2, Wharton County, Texas (Volume 418, Page 412 of the Deed Records, Wharton County, Texas), 1520 CR 100 Account #R030717 Judgment Through Tax Year: 2020	\$48,457.00
9	T010703	The County of Wharton, Texas v Ray Charles Byrd	Lot 8, Block 60, C.W. Wilson Subdivision, City of Wharton, Wharton County, Texas (Volume 520, Page 517 of the Deed Records, Wharton County, Texas), 807 Branch St, Wharton, Texas 77488-3509 Account #R026845 Judgment Through Tax Year: 2019	\$3,145.98
10	T010732	The County of Wharton, Texas v Brian Keith Michaelsen et al	Lot 4, Block 9, Memorial Terrace Addition to the City of El Campo, Wharton County, Texas (Volume 101, Page 263 of the Deed Records, Wharton County, Texas), 2207 Hutchins Ln, El Campo, Texas 77437-2109 Account #R020481 Judgment Through Tax Year: 2019	\$24,897.48
11	T010826	The County of Wharton, Texas v John Kelley et al	5.64 Acres, more or less, being Tract 32, Abstract 40, Wharton County, Texas (Volume 47, Page 326 of the Deed Records, Wharton County, Texas), FM 960 Account #R032311 Judgment Through Tax Year: 2020	\$7,108.22

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	T010891	The County of Wharton, Texas v Ernesto Escobar et al	0.0917 Acre, more or less, being Lots 1 & 2, Block 2, Mt. Carmel Subdivision, City of Wharton, Wharton County, Texas (Volume 491, Page 824 of the Deed Records, Wharton County, Texas), 600 Murphy, Wharton, Texas Account #R020843 Judgment Through Tax Year: 2020	\$5,247.54
13	T010907	The County of Wharton, Texas v Schatzel V. Hill	Lot 5, Block 1, Pink's Subdivision, Wharton County, Texas (Tract I of Volume 158, Page 254 of the Deed Records, Wharton County, Texas), Pink Rd Account #R022251 Judgment Through Tax Year: 2020	\$2,390.23