

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

**November 3, 2020 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 **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 3, 2020:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T010473	The County of Wharton, Texas v Roger Garcia, Sr., et al	Lot 14, D. Acosta Subdivision, City of El Campo, Wharton County, Texas (Volume 647, Page 716 of the Deed Records, Wharton County, Texas), 1105 Acosta Drive, El Campo, Texas Account #R010615 Judgment Through Tax Year: 2019	\$5,400.00
2	T010504	The County of Wharton, Texas v Judy Calais, ET AL	Lot 3, Block 4, Colored Addition to the City of El Campo, Wharton County, Texas (Volume 749, Page 677 of the Deed Records, Wharton County, Texas), OLIVE Account #R012934 Judgment Through Tax Year: 2018	\$3,200.00
3	T010519	The County of Wharton, Texas v Edward Moses, ET AL	2.0 Acres, SAVE & EXCEPT 1.0 Acres more or less, Robert Kuydendall League, Abstract No. 40, Wharton County, Texas (Volume 88, Page 356 SAVE & EXCEPT Volume 680, Page 650 of the Deed Records, Wharton County, Texas), CR 232 Account #R032458 Judgment Through Tax Year: 2019	\$4,400.00
4	T010545	The County of Wharton, Texas v Julia Edwards, et al	10.00 Acres, more or less, out of Abstract 64, Lot 3, Tracts 1 and 2, Wharton County, Texas (Volume 201, Page 294, Deed Records, Wharton County, Texas), CR 282 Account #R035141 Judgment Through Tax Year: 2019	\$16,500.00
5	T010567	The County of Wharton, Texas v John Flores, ET AL	Lot 24, Block 4 in the Town of Glen Flora, Wharton County, Texas (Volume 830, Page 86 of the Deed Records, Wharton County, Texas), 135 ELM Account #R015624 Judgment Through Tax Year: 2018	\$3,000.00
6	T010607	The County of Wharton, Texas v Richard B. Melton, ET AL	A Manufactured Home Only, Serial #03550897L, Label #TEX0052251, located on Tract 3B & 4B, out of Abstract 415, Wharton County, Texas, 18310 CR 270 Account #R040850 Judgment Through Tax Year: 2019	\$6,200.00
7	T010613	The County of Wharton, Texas v Larry Roy Murray et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING SITUATED IN THE OUTLAR ADDITION, WHARTON COUNTY, TEXAS, BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 636, PAGE 692 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS, AND BEING AN AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE WHARTON COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS R021338 & R021339 AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY APPRAISAL DISTRICT, TEXAS, AS FOLLOWS: Lot 10B-1, LOC-000121 Outlar, City of Wharton, Wharton County, Texas 77488, OUTLAR, Texas Account #R021338 Judgment Through Tax Year: 2019; and Outlar, Lot 10B-2, LOC-000121 Outlar, City of Wharton, Wharton County, Texas 77488, OUTLAR, Texas Account #R021339 Judgment Through Tax Year: 2019	\$4,000.00
8	T010628	The County of Wharton, Texas v Joann Simmons Garner et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING LOTS 5, 6A, & 7, MORE OR LESS LYING AND BEING SITUATED IN THE CLINE BLOCK 1 OF THE CITY OF WHARTON, WHARTON COUNTY, TEXAS BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 546, PAGE 619 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS AND BEING AN AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE WHARTON COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS: R012788 & R012790 AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY, TEXAS AS FOLLOWS: Lots 5 & 6A, Block 1, Cline Addition to the City of Wharton, Wharton County, Texas, 915 W MILAM Account #R012788 Judgment Through Tax Year: 2019; and Lot 7, Block 1, Cline Addition to the City of Wharton, Wharton County, Texas, 919 W MILAM Account #R012790 Judgment Through Tax Year: 2019	\$4,500.00

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9	T010633	The County of Wharton, Texas v Cora B. Wygal Jones, ET AL	All that certain tract or parcel of land containing 0.5160 acres, more or less, being situated in the Wygal Partition in the David Wade League, Abstract 64 and the Robert Kuykendall League, Abstract 40, Wharton County, Texas, also known on the Wharton County Appraisal roll as Lot 6A, Account No. R026913. (Lot 6A in Volume 476, Page 206 of the Deed Records of Wharton County, Texas), 8711 FM 1161 Account #R026913 Judgment Through Tax Year: 2019	\$5,800.00
10	T010634	The County of Wharton, Texas v Fannie Washington, ET AL	7.499 acres of land situated in the David Hamilton League, Abstract No. 26, being a portion of the Alexander Washington Estate Lands, and being also a portion of the Davenport Subdivision of the West 1/4 of said David Hamilton League, Wharton County, Texas (Volume 317, Page 449 of the Deed Records, Wharton County, Texas), CR 129 Account #R029973 Judgment Through Tax Year: 2019	\$9,000.00
11	T010637	The County of Wharton, Texas v W. A. Brown, ET AL	82.23 acres, more or less, out of and a part of the David Hamilton Survey, Abstract 26, Wharton County, Texas and being described in that certain Deed dated February 16, 1904 from E.G. Soltmann to W.A. Brown, recorded in Volume 24, Page 121 of the Deed Records of Wharton County, Texas, Save and Except, (1) 41.11 acres, more or less, described in that certain Deed dated September 23, 1939 from Mary Brown and Willie Leeman Brown to Edwin Hawes, Jr., recorded in Volume 142, Page 216 of the Deed Records of Wharton County, Texas, (2) 10 acres, more or less, described in that certain Deed dated September 9, 1940 from Mary Brown and Willie Leeman Brown to Edwin Hawes, Jr., recorded in Volume 146, Page 414 of the Deed Records of Wharton County, Texas, (3) 13 acres, more or less, described in that certain Deed dated July 21, 1941 from Mary Brown and Willie Leeman Brown to Edwin Hawes, Jr., recorded in Volume 153, Page 467 of the Deed Records of Wharton County, Texas, and (4) 2 acres, more or less, described in that certain Deed dated April 6, 1960 from Mary Brown and Willie Leeman Brown to Edward H. Littman, recorded in Volume 320, Page 412 of the Deed Records of Wharton County, Texas, leaving 12.62 net acres., FM 1161 Account #R029886 Judgment Through Tax Year: 2019	\$5,500.00
12	T010641	The County of Wharton, Texas v Israel Rodriguez et al	Improvement Only, Located on Lot 14, Block 2, Glen Flora, Wharton County, Texas, 127 LIVE OAK Account #R062885 Judgment Through Tax Year: 2018	\$3,400.00
13	T010643	The County of Wharton, Texas v Tyree O'Neal et al	1.000 Acre, more or less, of the Seth Ingram League No. 12, Abstract 33, Wharton County, Texas (Volume 403, Page 674 of the Deed Records, Wharton County, Texas), 421 CR 164, Boling, Texas 77420-6009 Account #R030723 Judgment Through Tax Year: 2019	\$9,700.00
14	T010659	The County of Wharton, Texas v Tommy H. Benavides et al	1.199 Acres, more or less, being Lot 18, River Glen Subdivision, Wharton County, Texas (Volume 909, Page 101 of the Deed Records, Wharton County, Texas), 4028 River Glen Dr, Boling, Texas 77420-9424 Account #R022648 Judgment Through Tax Year: 2019	\$8,300.00
15	T010671	The County of Wharton, Texas v Charles Ray Earls et al	1.00 Acre, more or less, S. F. Austin League No 1, Abstract 4, Wharton County, Texas (Volume 171, Page 294 of the Deed Records, Wharton County, Texas) Account #R028123 Judgment Through Tax Year: 2019	\$8,000.00
16	T010700	The County of Wharton, Texas v Matlean Porter	Lot 34, Harlem Addition to the City of El Campo, Wharton County, Texas (Volume 704, Page 495 of the Deed Records, Wharton County, Texas), Greely, El Campo, Texas Account #R015947 Judgment Through Tax Year: 2019	\$3,800.00
17	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	\$3,700.00
18	T010733	The County of Wharton, Texas v E. Bradicich Custom Homes, LLC et al	1.00 Acres, more or less, being Tract 27B-2B-1, Abstract 58, Wharton County, Texas (Volume 1040, Page 606 of the Deed Records, Wharton County, Texas), 493 CR 207, East Bernard, Texas 77435-5000 Account #R063180 Judgment Through Tax Year: 2019	\$20,000.00

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<b><u>RESALES</u></b> <b><u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u></b> <b><u>PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u></b>				
19	T09881	The County of Wharton, Texas v Mary Ann Daniels	0.320 Acre, more or less, out of Abstract 54, being Tract 10A-2B, Wharton County, Texas (Volume 824, Page 145 of the Deed Records, Wharton County, Texas), FM 102 Account #R051652 Bid in Trust 7/7/2015 Judgment Through Tax Year: 2014	\$2,000.00
20	T010265	The County of Wharton, Texas v Andres Hernandez	Lot 11, Block 2, of the Cheryl Addition to the City of El Campo, Wharton County, Texas (Volume 807, Page 944 of the Deed Records, Wharton County, Texas), 602 Wright Account #R012756 Bid in Trust 3/6/2018 Judgment Through Tax Year: 2016	\$500.00
21	T010375	The County of Wharton, Texas v Derick D. Jones, et al	1.24430 Acres, more or less, being Lot 30, 31 & 33, E. T. Isaacson Addition to the City of El Campo, Wharton County, Texas (Volume 1061, Page 834 of the Deed Records, Wharton County, Texas), 1015 N LIBERTY Account #R018005 Bid in Trust 3/3/2020 Judgment Through Tax Year: 2017	\$15,000.00