

# JUNE 3RD TAX SALE IS CANCELLED

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

June 3, 2025 at 10:00 am

front entrance of Courthouse Annex at 309 East Milam in the City of Wharton, Texas

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 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. 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 Wharton at (979) 282-8089.

## BIDDER'S ACKNOWLEDGEMENT

\*\*\*COMPLETE THIS FORM PRIOR TO YOUR ARRIVAL AT THE SALE\*\*\*

**I ACKNOWLEDGE THAT I HAVE READ THE FOREGOING INFORMATION.** I understand that it is my responsibility to evaluate this information and do hereby register to bid on these properties. I further acknowledge that the "NAME OF GRANTEE" PRINTED BELOW IS EXACTLY AS IT WILL APPEAR ON THE DEED in the event I am a successful bidder on any property, and that the deed will be mailed to the address shown below.

BIDDER REGISTRATION NUMBER \_\_\_\_\_

PRINTED NAME OF GRANTEE: \_\_\_\_\_

GRANTEE'S ADDRESS: \_\_\_\_\_ CITY: \_\_\_\_\_ ZIP: \_\_\_\_\_

PRINTED NAME OF BIDDER: \_\_\_\_\_

BIDDERS HOME/OFFICE TELEPHONE: \_\_\_\_\_ CELL PHONE: \_\_\_\_\_

BIDDER'S DRIVER LICENSE NUMBER: \_\_\_\_\_ EMAIL: \_\_\_\_\_

BIDDER'S SIGNATURE: \_\_\_\_\_

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## PROPERTIES TO BE SOLD ON JUNE 3, 2025:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T011128	The County of Wharton, Texas v Walter Montalvo et al	2.250 Acres, more or less, out of the J.F. Hamilton League, Abstract #27, Wharton County, Texas and a Manufactured Home, Label #TEX0356920/21, Serial #KBTXSNB544554/A, City of East Bernard, Wharton County, Texas (Volume 364, Page 768 of the Official Public Records, Wharton County, Texas), 16596 FM 1164 Rd, East Bernard, Texas Account #R057512 Judgment Through Tax Year: 2023	\$7,100.00
2	T011157	The County of Wharton, Texas v Leonard Chiesa et al	A 75 ft x 105.2 ft. tract out of Block 21, Sunnyside Gardens Addition to the City of El Campo, Wharton County, Texas, also being described on the Wharton County Tax Roll as Lot 21H, Block 21, Sunnyside Gardens Addition, City of El Campo, Wharton County, Texas (Volume 357, Page 450 of the Official Public Records, Wharton County, Texas), 407 MARION AVE, El Campo, Texas Account #R024536 Judgment Through Tax Year: 2022	\$16,000.00
3	T011248	The County of Wharton, Texas v Larry Knight	A Manufactured Home Only, Label #GEO1432677, Serial #D101648GA, Located on Lot 4B, 5, 6A, Bonus, Wharton County, Texas, 16931 FM 102 Account #R071011 Judgment Through Tax Year: 2023	\$6,100.00
4	T011274	The County of Wharton, Texas v Ed Jarmon et al	Lot 9, Block 3, in the town of Hungerford, Wharton County, Texas (Volume 246, Page 610 of the Deed Records, Wharton County, Texas), 7814 HABERMACHER, Hungerford, Texas Account #R017533 Judgment Through Tax Year: 2023	\$3,600.00
5	T011326	The County of Wharton, Texas v Ismael Torres et al	Lot 9, Block 1, Hajovsky Subdivision in the City of El Campo, Wharton County, Texas (Volume 265, Page 817, Official Public Records, Wharton County, Texas), 212 Turek St, El Campo, Texas Account #R015840 Judgment Through Tax Year: 2023	\$5,100.00
6	T011336	The County of Wharton, Texas v Christopher Lee Garza et al	Lots 9 and 10, Block 21, of the Oil City Addition to the Town of Boling, Wharton County, Texas (Volume 347, Page 454, Official Public Records, Wharton County, Texas), 511 Texas Ave, Boling, Texas Account #R011701 Judgment Through Tax Year: 2024	\$5,100.00
7	T011363	The County of Wharton, Texas v Nathaniel H. Ford et al	Lot 173B, Block 63, Out of the Wm. Kincheloe Survey, Wharton County, Texas (Volume 93, Page 377 of the Deed Records, Wharton County, Texas), S FORD, Wharton, Texas Account #R018558 Judgment Through Tax Year: 2024	\$8,600.00
8	T011365	The County of Wharton, Texas v Yolanda Simms et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING PROPERTY MORE PARTICULARLY DESCRIBED AS A 100' x 140', CALLED LOT 11, AND LOT 12, OUT OF THE SOUTHEAST CORNER OF RESERVE BLOCK 21, IN VOLUME 861, PAGE 472 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 R023870 AND R023871 AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY, TEXAS AS FOLLOWS: Lot 11, Block 21, South El Campo, Wharton County, Texas, Lincoln, El Campo, Texas Account #R023870 Judgment Through Tax Year: 2024; AND 0.3214 Acres, more or less, being Lots 11 & 12, Block 21, AKA a 100' X 140' tract called Lots 11 & 12 out of the Southeast corner of Reserve Block 21, South El Campo, Wharton County, Texas, 310 Lincoln, El Campo, Texas Account #R023871 Judgment Through Tax Year: 2024	\$3,000.00
9	T011369	The County of Wharton, Texas v Joe Bruce Hancock, Jr.	BEING A 0.03500 ROYALTY INTEREST IN THE SCHWEINLE LEASE, WELL 11, RRC# 03-224328 OPERATED BY TMR EXPLORATION, INC., WHARTON COUNTY, TEXAS. Account #G507994 Judgment Through Tax Year: 2024	\$1,600.00
10			BEING A 0.005093 ROYALTY INTEREST IN THE ANDERSON LEASE, WELL 4, RRC# 03-180390, OPERATED BY HILCORP ENERGY COMPANY WHARTON COUNTY, TEXAS. Account #G510405 Judgment Through Tax Year: 2024	\$400.00

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11	T011369	The County of Wharton, Texas v Joe Bruce Hancock, Jr.	BEING A 0.03500 ROYALTY INTEREST IN THE SCHWEINLE LEASE, WELL 5, RRC# 03-180452, OPERATED BY TMR EXPLORATION, INC., WHARTON COUNTY, TEXAS. Account #G510419 Judgment Through Tax Year: 2024	\$1,100.00
12			BEING A 0.005093 ROYALTY INTEREST IN THE ANDERSON LEASE, WELL 6, RRC# 03-180715 OPERATED BY HILCORP ENERGY COMPANY, WHARTON COUNTY, TEXAS. Account #G510516 Judgment Through Tax Year: 2024	\$400.00
13			BEING A 0.03500 ROYALTY INTEREST IN THE SCHWEINLE LEASE, WELL 6, RRC# 03-180825, OPERATED BY TMR EXPLORATION, INC., WHARTON COUNTY, TEXAS. Account #G510588 Judgment Through Tax Year: 2024	\$1,100.00
14			BEING A 0.0055550 ROYALTY INTEREST IN THE ROCKING M LAND & CATTLE "A" LEASE, WELL 3, RRC# 03-183680, OPERATED BY TMR EXPLORATION, INC., WHARTON COUNTY, TEXAS. Account #G511744 Judgment Through Tax Year: 2024	\$3,700.00
15			BEING A 0.0055560 ROYALTY INTEREST IN THE ROCKING M LAND & CATTLE "A" LEASE, WELL 4, RRC# 03-183688, OPERATED BY TMR EXPLORATION, INC., WHARTON COUNTY, TEXAS. Account #G512279 Judgment Through Tax Year: 2024	\$400.00
16			BEING A 0.03500 ROYALTY INTEREST IN THE SCHWEINLE LEASE, WELL 7, RRC# 03-18752, OPERATED BY TMR EXPLORATION, INC., WHARTON COUNTY, TEXAS. Account #G514900 Judgment Through Tax Year: 2024	\$500.00
17			BEING A 0.005093 ROYALTY INTEREST IN THE ANDERSON LEASE, WELL 7, RRC# 03-187142, OPERATED BY HILCORP ENERGY COMPANY, WHARTON COUNTY, TEXAS. Account #G523388 Judgment Through Tax Year: 2024	\$3,000.00
18			BEING A 0.0023990 ROYALTY INTEREST IN THE SHANNON, L. H., WELL 1, RRC# 03-166867, OPERATED BY TMR EXPLORATION, INC., WHARTON COUNTY, TEXAS. Account #G523409 Judgment Through Tax Year: 2024	\$900.00
19			BEING A 0.03500 ROYALTY INTEREST IN THE SCHWEINLE LEASE, WELL 9, RRC# 03-220011, OPERATED BY TMR EXPLORATION, INC., WHARTON COUNTY, TEXAS. Account #G525788 Judgment Through Tax Year: 2024	\$600.00
20			BEING A 0.3500 ROYALTY INTEREST IN THE SCHWEINLE LEASE, WELL 10, RRC# 03-218336, OPERATED BY TMR EXPLORATION, INC., WHARTON COUNTY, TEXAS. Account #G511209 Judgment Through Tax Year: 2024	\$300.00