

DELINQUENT TAX SALE - THE COUNTY OF WHARTON, TEXAS, WHARTON COUNTY, TEXAS
June 7, 2022 at 10am, front entrance of Courthouse Annex at 309 East Milam in the City of Wharton

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 Department**. 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. 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 (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: _____

| | | |
|-------------------------|--|---------------------------|
| OFFICE USE ONLY: | Bidder Purchased Property (listed below) | |
| Cause No: _____ | Account: _____ | Purchase Price : \$ _____ |
| Cause No: _____ | Account: _____ | Purchase Price : \$ _____ |

PROPERTIES TO BE SOLD ON JUNE 7, 2022:

| 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 Account #M063811 Judgment Through Tax Year: 2016 | \$5,500.00 |
| 2 | T09961 | The County of Wharton, Texas v John W. Dusek et al | A Manufactured Home Only, out of Abstract 8, 1996 Redman Shadowridge, Serial #12527295A/B, Label #PFS0424659/60, Wharton County, Texas, 21502 County Road 270 Account #R053353 Judgment Through Tax Year: 2014 | \$13,700.00 |
| 3 | T09961 | The County of Wharton, Texas v John W. Dusek et al | Business Personal Property consisting of Equipment and Vehicle(s) used in the operation of Statewide Solutions, Wharton County, Texas, 21386 CR 270 Account #P065452 Judgment Through Tax Year: 2014 | \$4,900.00 |
| 4 | 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 | \$4,600.00 |
| 5 | T010357 | The County of Wharton, Texas v Maupin Associates, Inc. | Lot 5B, Block 5, Farmers Addition to the City of East Bernard, Wharton County, Texas (Volume 777 of the Deed Records, Wharton County, Texas), 0101 M E Account #R011381 Judgment Through Tax Year: 2020 | \$11,300.00 |
| 6 | T010602 | The County of Wharton, Texas v Henry Jetelina et al | 4.50 acres of land in the Eli Hunter Survey, Abstract No. 32, in Wharton County, Texas and being a part of the E.J. Brod 10.00 acre tract in Abstract No. 32, located in the E.J. Brod 10.00 acre tract in Vandergriff, which 0.00 acre tract is in the original and Abstract No. 32, 86 at page 443 of the Deed or Trust Records of Wharton County, Texas (Volume 625, Page 723 of the Deed Records, Wharton County, Texas), 441 CR 175 Account #R030583 Judgment Through Tax Year: 2020 | \$4,300.00 |
| 7 | T010602 | The County of Wharton, Texas v Henry Jetelina et al | A Manufactured Home, Label #NTA1408273/4, Serial #HTM0K5671FP, Wharton County, Texas, 43101 Rt 101 Account #R020481 Judgment Through Tax Year: 2020 | \$2,100.00 |
| 8 | 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, (Volume 8, Page 587 of the Deed Records, Wharton County, Texas), 465 CR 113 Account #R030030 Judgment Through Tax Year: 2020 | \$5,700.00 |
| 9 | T010699 | The County of Wharton, Texas v Antonio Cano | Lot 21E, Block 21, Sunnyside Gardens Addition to the City of El Campo, Wharton County, Texas (Tract 1, Volume 352, Page 817 of the Deed Records, Wharton County, Texas), 904 Franklin, El Campo, Texas Account #R024533 Judgment Through Tax Year: 2020 | \$4,600.00 |
| 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 1, Page 2 of the Deed Records, Wharton County, Texas), 220 H St, El Campo, Texas Account #R020481 Judgment Through Tax Year: 2019 | \$26,300.00 |
| 11 | T010743 | The County of Wharton, Texas v Ricardo A. Flores et al | 0.138 Acre, more or less, out of Abstract 523, being Block 81M, City of El Campo, Wharton County, Texas and a Manufactured Home, Label #HTM0K5671FP, Wharton County, Texas, 43101 Rt 101, Block 63, Page 40 of the Deed Records, Wharton County, Texas), 1017 W 2nd St, El Campo, Texas Account #R020811 Judgment Through Tax Year: 2019 | \$1,500.00 |

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|---------|---|---|-------------|
| 12 | T010743 | The County of Wharton, Texas v Ricardo A. Flores et al | Lots 1 & 2, Block 1, J.W. Phillips Re-subdivision to the City of El Campo, Wharton County, Texas and a Manufactured Home, (Volume 54, Page 54 of the Deed Records, Wharton County, Texas), 701 Palacios, El Campo, Texas Account #R022119 Judgment Through Tax Year: 2019 | \$1,200.00 |
| 13 | 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 | \$7,100.00 |
| 14 | T010887 | The County of Wharton, Texas v Pablo Damian Sanchez | 0.1607 Acre, more or less, being Northwest Seventy Feet of Lots 5 & 6, Block 6, Lundy Central Addition to the City of El Campo, Wharton County, Texas (Volume 50, Page 50 of the Deed Records, Wharton County, Texas), 512 Main Street, El Campo, Texas Account #R019845 Judgment Through Tax Year: 2021 | \$4,700.00 |
| 15 | T010909 | The County of Wharton, Texas v Elizabeth Galo et al | 3.850 Acres, more or less, out of the Joseph Newman Survey, Abstract 48, being the Northwest corner of the C. E. Carter called 570 Acre Tract, and which 3.850 Acres herein conveyed, Wharton County, Texas (Volume 393, Page 289 of the Deed Records, Wharton County, Texas), FM 102 Account #R070634 Judgment Through Tax Year: 2021 | \$5,700.00 |
| 16 | T010943 | The County of Wharton, Texas v L S W Properties et al | 83.5 feet X 170 feet lot in the William Kinchloe League, Abstract No 38, City of Wharton, Wharton County, Texas, described on the Wharton County Tax Roll as 0.3259 Acre, more or less, being Lot 31A, Block 31, Ahldag Subdivision (Volume 489, Page 84, Deed Records, Wharton County, Texas), 2302 N Richmond Rd, Wharton, Texas Account #R010824 Judgment Through Tax Year: 2021 | \$19,400.00 |
| 17 | T010963 | The County of Wharton, Texas v Petrol Operating Company, Inc. | ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 22.93 ACRES, MORE OR LESS LYING AND BEING SITUATED IN THE I&GNRR CO SURVEY NO 1, ABSTRACT 215, WHARTON COUNTY, TEXAS, BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 198, PAGE 555 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: R58439, R7814 AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY, TEXAS, AS FOLLOWS: 13.010 Acres, more or less, being Tract 7F, out of the I.&G.N.R.R. Co. Survey No 1, Abstract No 215, Wharton County Texas, FM 2546, El Campo, Texas Account #R037505 Judgment Through Tax Year: 202; and 9.920 Acres, more or less, being Tract 7F, out of the I.&G.N.R.R. Co. Survey No 1, Abstract No 215, Wharton County Texas, 5816 FM 2546, El Campo, Texas Account #R037506 Judgment Through Tax Year: 2021 | \$37,600.00 |
| 18 | T010971 | The County of Wharton, Texas v Kendrick Riggins | Business Personal Property consisting of Trucks used in the operation of Riggins & Sons Trucking, City of El Campo, Wharton County, Texas, 2412 Point West Dr, El Campo, Texas Account #P075874 Judgment Through Tax Year: 2021 | \$3,200.00 |

