

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

September 6, 2022 at 10:00 am

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 SEPTEMBER 6, 2022:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T010351	The County of Wharton, Texas v Herman Ephran et al	Lot 2 and Part of Lot 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	\$4,800.00
2	T010531	The County of Wharton, Texas v Ted William Schoenfield	Being South Half of Lot 16 and all of Lot 17, Block 9, Duson Addition to the City of El Campo, Wharton County, Texas (Volume 985, Page 67 of the Deed Records, Wharton County, Texas), 708 N WASHINGTON Account #R013823 Judgment Through Tax Year: 2020	\$5,900.00
3	T010532	The County of Wharton, Texas v Lucinda D. Battle, ET AL	50% interest in Lot 1 containing 7.378 acres in the partition of the William Thomas Estate, Wharton County, Texas (Volume 457, Page 645 of the Deed Records, Wharton County, Texas), CR 220 Account #R027939 Judgment Through Tax Year: 2020	\$10,300.00
4	T010778	The County of Wharton, Texas v Pearl D. Zamora	2.0699 Acres, more or less, being Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 & 12, Block 2, South El Campo Subdivision, City of El Campo, Wharton County, Texas (Volume 799, Page 10 of the Deed Records, Wharton County, Texas), S Fifth, El Campo, Texas Account #R023789 Judgment Through Tax Year: 2019	\$14,000.00
5	T010785	The County of Wharton, Texas v Miguel Ortiz et al	Lot 26, Block 2, Vaclavick Addition to the City of El Campo, Wharton County, Texas (Volume 799, Page 10 of the Deed Records, Wharton County, Texas), at St. Wharton, Texas Account #R023789 Judgment Through Tax Year: 2020	\$4,100.00
6	T010802	The County of Wharton, Texas v Charley Pink et al	Lot 3, A. O. Branch Subdivision, out of the A. Jackson Timber League, Wharton County, Texas (Volume 799, Page 10 of the Deed Records, Wharton County, Texas), C. N. St. Wharton, Texas Account #R023789 Judgment Through Tax Year: 2020	\$3,100.00
7	T010849	The County of Wharton, Texas v Grand Central Texas Development Corporation	Lots 2, 3, 5, 6, 7, 8, 9, 10, 11, 13, Block 24, North El Campo Addition to the City of El Campo, Wharton County, Texas (Volume 478, Page 701 of the Deed Records, Wharton County, Texas) Account #R059700 Judgment Through Tax Year: 2020	\$11,200.00
8	T010860	The County of Wharton, Texas v Patricia Dawson	80.00 Acres, more or less, out of the E.T.R.R. Co. Survey, Abstract 117, Tract T-2-4, Wharton County, Texas (Volume 478, Page 701 of the Deed Records, Wharton County, Texas) CR 407 Account #R056240 Judgment Through Tax Year: 2021	\$30,400.00
9	T010885	The County of Wharton, Texas v Louis Wade Long et al	0.190 Acre, more or less, being Tract T-2-4, Abstract No. 688, Wharton County, Texas (Volume 478, Page 701 of the Deed Records, Wharton County, Texas) Judgment Through Tax Year: 2020	\$4,700.00
10	T010885	The County of Wharton, Texas v Louis Wade Long et al	0.270 Acre, more or less, being Tract T-2-5, Abstract No. 456, Wharton County, Texas (Volume 478, Page 701 of the Deed Records, Wharton County, Texas) Judgment Through Tax Year: 2020	\$1,500.00
11	T010922	The County of Wharton, Texas v Wallace Earlie Edwards et al	5.060 Acres, more or less, out of the S.F. Austin Survey No 2, Abstract 3, being Lot 6, Partition Survey of the James Edwards Estate, Wharton County, Texas (Sixth Lot described in Volume 134, Page 146, Deed Records, Wharton County, Texas) Account #R027924 Judgment Through Tax Year: 2021	\$10,200.00
12	T010937	The County of Wharton, Texas v Doris Robinson et al	0.1159 Acre, more or less, being Lot 8, Block 42, Branch Addition to the City of Wharton, Wharton County, Texas (Volume 837, Page 400, Deed Records, Wharton County, Texas), 1600 Connie St, Wharton, Texas Account #R011814 Judgment Through Tax Year: 2021	\$26,034.00
13	T010964	The County of Wharton, Texas v George W. Hughes	0.2500 Acre, more or less, being Lot 10, Block 2, Harrison Odd Subdivision, Wharton County, Texas (Volume 137, Page 137, Deed Records, Wharton County, Texas), Outlar, Wharton, Texas Account #R016140 Judgment Through Tax Year: 2021	\$2,940.00
14	T010965	The County of Wharton, Texas v Lurline Johnson et al	0.166 Acre, more or less being Lot 8, Block 3, Cline Addition to the City of Wharton, Wharton County, Texas (Volume 257, Page 609, Deed Records, Wharton County, Texas), 1024 Kearney St, Wharton, Texas Account #R012825 Judgment Through Tax Year: 2021	\$1,958.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
15	T09010	Wharton County, et al v Ruth Andrews AKA Ruth Miriam Andrews, et al	Lot 3, Block 55, City of Wharton, Wharton County, Texas (Volume 163, Page 3, Deed Records of Wharton County, Texas), 502 E MILAM Account #R026510 Bid in Trust 3/1/2022 Judgment Through Tax Year: 2020	\$500.00
16	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 Bid in Trust 11/2/2021 Judgment Through Tax Year: 2020	\$500.00