

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

**November 1, 2022 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 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: \_\_\_\_\_

<b>OFFICE USE ONLY:</b>		Bidder Purchased Property (listed below)	
Cause No: _____	Account: _____	Purchase Price: \$ _____	
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**PROPERTIES TO BE SOLD ON NOVEMBER 1, 2022:**

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T07518	Wharton County, et al v Carvel Spears, A/K/A Carvell Spears, ET AL	Lot 2, Block 9, Original Townsite of Hungerford, Wharton County, Texas (Volume I, Page 473, Deed Records of Wharton County, Texas), 7515 W BERNARD Account #R017576/10652-009-002-00 Judgment Through Tax Year: 2004	\$57,900.00
2	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
3	T09847	The County of Wharton, Texas v Malcolm C. Smith et al	0.63 Acre, more or less, out of Abstract 64, being Tract 86, and a Manufactured Home, Serial #PH171749A/B, Label #PFS0386091/2, located on Abstract 64, Tract 86, Wharton County, Texas (Volume 64, Page 5 of the Official Public Records, Wharton County, Texas), Account #R035094 Judgment Through Tax Year: 2014	\$37,000.00
4	T09961	The County of Wharton, Texas v John W. Dusek et al	A Manufactured Home Only, 1996 Redman Shadowridge, Serial #12527295A/B, Label #PFS0424659/60, Wharton County, Texas, 21502 COUNTY ROAD 270 Account #R053353 Judgment Through Tax Year: 2014	\$14,400.00
5	T09964	The County of Wharton, Texas v Janet Knight et al	A Manufactured Home Only, Serial #CLSO85639TN, Label #TEN0277930, located on Abstract 54, Tract 81D, Wharton County, Texas, FM 244 ELM ROAD Account #R061346 Judgment Through Tax Year: 2014	\$8,500.00
6	T010103	The County of Wharton, Texas v Alyssa D. Jacobs Navarro et al	An undivided 8.33% interest in Lots 11 & 12A, Block 9, City of El Campo, Wharton County, Texas, 413 E JACKSON Account #R061979 Judgment Through Tax Year: 2019	\$1,800.00
7	T010529	The County of Wharton, Texas v Laura Capelo Gomez et al	Undivided 50% interest in Lot 18, Block 3, Colored Addition, Abstract 142 also called ETRR Section 9, 302 Palacios, El Campo, Wharton County, Texas (Tract 2 in Volume 645, Page 164 of the Deed Records, Wharton County, Texas), PALACIOS, Account #R012932 Judgment Through Tax Year: 2020; and Undivided 50% interest in Lot 18, Block 3 of the Colored Addition to the City of El Campo, Wharton County, Texas and being the same land conveyed by Lilly Mae White and Leslie Mitchell to Leonard Stewart by Deed Records in Volume 363 on Page 331 of the Deed Records, Wharton County, Texas (Tract No. 2 in Volume 447, Page 83, Deed Records of Wharton County, Texas), PALACIOS, Account #R012931 Judgment Through Tax Year: 2020	\$7,900.00
8	T010529	The County of Wharton, Texas v Laura Capelo Gomez et al	Undivided 50% interest in Lot 23, Block 2, Correll, Abstract 522 aka John B. Morfrord Survey, Wharton County, Texas (Tract 1 in Volume 645, Page 164, Deed Records, Wharton County, Texas), 308 OLIVE, Account #R012997 Judgment Through Tax Year: 2020; and Undivided 50% interest in Lot 23 in the Correll Addition to the City of El Campo, Wharton County, Texas (Tract No. 3 in Volume 447, Page 83, Deed Records, Wharton County, Texas), 308 OLIVE, Account #R012996 Judgment Through Tax Year: 2020	\$7,100.00
9	T010834	The County of Wharton, Texas v Craig E. Roberts	Lot 33, Block 52, C. W. Wilson, City of Wharton, Wharton County, Texas (Volume 715, Page 690 of the Official Public Records, Wharton County, Texas), WILSON, WHARTON, TEXAS Account #R026871 Judgment Through Tax Year: 2019	\$1,607.00
10	T010888	The County of Wharton, Texas v Miguel Sanchez et al	0.2779 Acre, more or less, Lots 7A & 8A-2, Block 3, Fairview Addition to the City of El Campo, Wharton County, Texas (Volume 12, Page 503 of the Deed Records, Wharton County, Texas), 513 ROTH ST, EL CAMPO, TEXAS Account #R053138 Judgment Through Tax Year: 2020	\$2,100.00
11	T010914	The County of Wharton, Texas v Felipa Lara et al	0.8180 Acre, more or less, Section No 17, I&GNRR Company Survey, Abstract No 214, City of El Campo, Wharton County, Texas (Volume 341, Page 75 of the Deed Records, Wharton County, Texas), 192 DUCKETT, EL CAMPO, TEXAS Account #R037381 Judgment Through Tax Year: 2021	\$24,600.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
12	T010970	The County of Wharton, Texas v Grace Evelyn Vaclavick et al	0.4323 Acre, more or less, being Lot 51B, out of the Duson Addition to the City of El Campo, Wharton County, Texas (Volume 965, Page 715 A. E. & E. P. the property in re: article 150, Section 167, Page 66, Deed Records, Wharton County, Texas), 06 MAR 2017 E. C. M. TEXAS Account #R013712 Judgment Through Tax Year: 2021	\$20,700.00
13	T010973	The County of Wharton, Texas v Raymond Garcia et al	Undivided 75% interest in 0.1607 Acre, more or less, being Lots 7B, 8B & 9B, Block 17, City of El Campo, Wharton County, Texas (Volume 522, Page 326, Deed Records, Wharton County, Texas), 03 NOV 2016 E. C. M. TEXAS Account #R023843 Judgment Through Tax Year: 2021	n/a
14	T010977	The County of Wharton, Texas v Richard York et al	4.443 Acres, more or less, being Tracts 66, 67A & 67B, out of the B. Williams Survey, Abstract 54, Wharton County, Texas (Share No. 4 of Volume 522, Page 326, Deed Records, Wharton County, Texas), CR 269 Account #R033743 Judgment Through Tax Year: 2021	\$6,800.00
15	T010991	The County of Wharton, Texas v Parthina Bowden et al	5.810 Acres, more or less, out of the Edwards Survey, Abstract 3, Tract 8, Wharton County, Texas (Tract 8 in Volume 134, Page 146, Deed Records, Wharton County, Texas) Account #R027926 Judgment Through Tax Year: 2021	\$9,900.00
16	T010993	The County of Wharton, Texas v Carlos Gomez	Business Personal Property used in the operation of A & C Metal Buildings, City of El Campo, Wharton County, Texas, Account #P072254 Judgment Through Tax Year: 2021	\$4,000.00
<b>RESALES</b>				
<b>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:</b>				
17	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 Bid in Trust 9/6/2022 Judgment Through Tax Year: 2020	\$500.00
18	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 Bid in Trust 9/6/2022 Judgment Through Tax Year: 2020	\$1,500.00
19	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 Bid in Trust 9/6/2022 Judgment Through Tax Year: 2021	\$2,500.00
20	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 Bid in Trust 9/6/2022 Judgment Through Tax Year: 2021	\$2,500.00