

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

March 5, 2024 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. 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: _____

PROPERTIES TO BE SOLD ON MARCH 5, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T09790	The County of Wharton, Texas v Sally Garza et al	A Manufactured Home, Serial #TXFLW12A79735FD21, Label #RAD1052876, City of Wharton, Wharton County, Texas, 305 Franklin Road Account #R057777 Judgment Through Tax Year: 2019	\$5,300.00
2	T010290	The County of Wharton, Texas v Mildred Nelson et al	Lot 7B-1, Outlar Subdivision, City of Wharton, Wharton County, Texas (Volume 122, Page 97 of the Deed Records, Wharton County, Texas), 217 OUTLAR, Wharton, Texas Account #R021320 Judgment Through Tax Year: 2021	\$8,000.00
3	T010772	The County of Wharton, Texas v Micah Howser et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.349 ACRES, MORE OR LESS LYING AND BEING SITUATED IN THE S.F. AUSTIN LEAGUE, WHARTON COUNTY, TEXAS, BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 576, PAGE 66 OF THE DEED RECOTDS OF WHARTON COUNTY, TEXAS, AND BEING AN AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE WHARTON COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS: R018393 & R018397 AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY, TEXAS, AS FOLLOWS: 0.232 Acre, more or less, being Lot 3A-7 & 3A-8, Kemp Block 3, Wharton County, Texas (Volume 576, Page 66 of the Deed Records, Wharton County, Texas), 514 Rycade Account #R018393 Judgment Through Tax Year: 2022; and 0.117 Acre, more or less, being Lot 3A-11, Kemp Block 3, Wharton County, Texas (Volume 576, Page 66 of the Deed Records, Wharton County, Texas), 514 Rycade Account #R018397 Judgment Through Tax Year: 2022	\$4,700.00
4	T010804	The County of Wharton, Texas v Clarence Williams et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING AN UNDIVIDED 1/2 INTEREST IN 8.929 ACRES, MORE OF LESS, OUT OF THE FRANCIS BIGGAM LEAGUE, ABSTRACT NO. 7, WHARTON COUNTY, TEXAS, BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 645, PAGE 445 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 ACCOUNTS: R061570 & R061572 (TAX YEARS 2022 & PRIOR YEARS) & NKA 61570 (TAX YEARS 2023 & SUBSEQUENT YEARS); AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY, TEXAS, AS FOLLOWS: An undivided 1/3 interest in 8.929 Acres, more or less, out of the Francis Biggam League, Abstract No. 7, Wharton County, Texas, further described on the Wharton Central Appraisal District records as Lot A-2, Jackson (Tract B-2 in Volume 645, Page 445 of the Deed Records, Wharton County, Texas), CR 136, Wharton, Texas Account #R061571 (NKA R061570-1) Judgment Through Tax Year: 2022; and An undivided 1/6 interest in 8.929 Acres, more or less, out of the Francis Biggam League, Abstract No. 7, Wharton County, Texas, further described on the Wharton Central Appraisal District records as Lot A-2, Jackson (Tract B-2 in Volume 645, Page 445 of the Deed Records, Wharton County, Texas), CR 136, Wharton, Texas Account #R061572 (NKA R061570-2) Judgment Through Tax Year: 2022	\$12,500.00
5	T010849	The County of Wharton, Texas v Grand Central Texas Development Corporation	Calhoun Park Common Area in Block 24, North El Campo Addition, City of El Campo, Wharton County, Texas (Volume 478, Page 701, SAVE & EXCEPT, Volume 559, Page 119 and Volume 541, Page 225 and Volume 1211, Page 446 and Volume 1099, Page 633 and Volume 668, Page 298 and Volume 522, Page 540 and Volume 1210, Page 890 and Volume 595, Page 966 and Volume 992, Page 692 and Volume 555, Page 450 of the Deed Records, Wharton County, Texas) Account #R059700 Judgment Through Tax Year: 2022	\$14,400.00
6	T010869	The County of Wharton, Texas v Marcus Garcia et al	0.3214 Acre, more or less, being Lots 2A, 2B, 3A & 3B, Block 2, Town of Louise, Wharton County, Texas (Volume 422, Page 385 of the Deed Records, Wharton County, Texas), 1ST, Louise, Texas Account #R019652 Judgment Through Tax Year: 2021	\$8,200.00
7	T010921	The County of Wharton, Texas v John M. Mason	0.11480 Acre, more or less, being Lot 11, Block 3, Smith Garden Spot Addition to the City of Wharton, Wharton County, Texas (Volume 14, Page 153 of the Official Public Records, Wharton County, Texas), Columbine Ave, Wharton, Texas Account #R023693 Judgment Through Tax Year: 2022	\$2,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	T010961	The County of Wharton, Texas v Queen Esther Tisdale et al	16.000 Acres, more or less, being Tract 60B-1, out of the Martin Allen League, Abstract No 1, Wharton County, Texas (Volume 437, Page 681 SAVE & EXCEPT that property more particularly described in Volume 413, Page 549, Deed Records, Wharton County, Texas), 1410 CR 129, Wharton, Texas Account #R058165 Judgment Through Tax Year: 2022	\$39,500.00
9	T011047	The County of Wharton, Texas v Charlene Edwards et al	All of Lot 6A, containing 4.023 Acre, more or less, out of the J.W. Jones League, Abstract No. 35, Tract 121, Wharton County, Texas (Tract 3 in Volume 397, Page 544 of the Deed Records, Wharton County, Texas), County Road 255, Wharton, Texas Account #R031561 Judgment Through Tax Year: 2022	\$9,600.00
10	T011063	The County of Wharton, Texas v Macario Deleon	1.106 Acre, more or less, out of the I.R.R. Co. Survey #9, Abstract #261, Wharton County, Texas and Assessed as Tract 1, Lot 3B on the Wharton County Tax Roll, Wharton County, Texas (Volume 783, Page 731 of the Deed Records, Wharton County, Texas), 509 S VICTORIA, Louise, Texas Account #R053539 Judgment Through Tax Year: 2022	\$5,300.00
11	T011183	The County of Wharton, Texas v Torrance Boston et al	Lot 7, Harlem Addition to the City of El Campo, Wharton County, Texas (Volume 997, Page 483 of the Official Public Records, Wharton County, Texas), GIBSON, El Campo Account #R015928 Judgment Through Tax Year: 2022	\$3,000.00
12	T011187	The County of Wharton, Texas v Muzaffar A. Khan	1.000 Acre, more or less, out of the D.D.D. Baker Survey, Abstract #71, Wharton County, Texas also being described on the Wharton County Tax Roll as Tract 11A, Abstract 71, Wharton County, Texas (Volume 1099, Page 447 of the Official Public Records, Wharton County, Texas), 344 BAUMGARTEN, Lane City, Texas Account #R035370 Judgment Through Tax Year: 2022	\$4,600.00
13	T011199	The County of Wharton, Texas v Creasy Strather et al	Tract 14-0, Abstract 1, Wharton County, Texas (Volume 149, Page 120 of the Deed Records, Wharton County, Texas), JACKSON, Wharton, Texas Account #R027200 Judgment Through Tax Year: 2022	\$3,400.00
14			Tract 14-U, Abstract 1, Wharton County, Texas (Volume 153, Page 512 of the Deed Records, Wharton County, Texas), JACKSON, Wharton, Texas Account #R027205 Judgment Through Tax Year: 2022	\$3,100.00
RESALES				
<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	T08390	Wharton County et al v Unknown Heirs to the Estate of Will Axel AKA William B. Axel, Deceased, et al	Lot 8, Harlem Addition, City of El Campo, Texas (Tract 1 in Volume 176, Page 1 of the Deed Records, Wharton County, Texas), GIBSON, El Campo, Texas Account #R015929 Bid in Trust 7/5/2011 Judgment Through Tax Year: 2010	\$2,000.00
16	T08390	Wharton County et al v Unknown Heirs to the Estate of Will Axel AKA William B. Axel, Deceased, et al	Lots 12 and 13, Harlem Addition, City of El Campo, Wharton County, Texas (Tract 2 in Volume 176, Page 1 of the Deeds Records, Wharton County, Texas), GIBSON, El Campo, Texas Account #R015931 Bid in Trust 7/5/2011 Judgment Through Tax Year: 2010	\$2,700.00
17	T08411	Wharton County et al v Unknown Heirs to the Estate of Gracie Lee Jackson, Deceased	Lot 21, Harlem Addition, an addition to the City of El Campo, Wharton County, Texas (Volume 176, Page 1 of the Deed Records, Wharton County, Texas), GIBSON, EL CAMPO, Texas Account #R015937 Bid in Trust 8/3/2010 Judgment Through Tax Year: 2009	\$700.00