

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

September 3, 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. **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:

PROPERTIES TO BE SOLD ON SEPTEMBER 3, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T09612	The County of Wharton, Texas v Unknown Heirs to the Estate of Kipp J. Oliver, Deceased, Et AL	1.0 Acre, more or less, located in the John F. Stephenson Survey, Abstract 415, Wharton County, Texas (Volume 118, Page 614 of the Official Public Records, Wharton County, Texas), WITHHOLDING 9307 CR 273 Account #R040926 Judgment Through Tax Year: 2021	\$4,300.00
2	T010597	The County of Wharton, Texas v Nathaniel Bailey, Jr.	Being Lot 2 in Block A of the Town or Townsite of Roberts, Wharton County, Texas (Volume 674, Page 145 of the Deed Records, Wharton County, Texas), 3227 FM 1301, Wharton, Texas Account #R022851 Judgment Through Tax Year: 2023	\$3,400.00
3			Tract 9 of the Partition Deed known as Lot 12, Block 51 of the Pettit Subdivision, Wharton County, Texas (Volume 1162, Page 357 of the Deed Records, Wharton County, Texas), BAILEY, Wharton, Texas Account #R022108 Judgment Through Tax Year: 2023	\$1,900.00
4	T010658	The County of Wharton, Texas v Shelly J. Lewis et al	2.50 acres, more or less, in the David Hamilton League, Abstract No. 26, and being the South 2.50 acres as shown on an unrecorded plat and survey made on the ground May 11, 2017 as reflected in the Wharton Central Appraisal District records, Wharton County, Texas (Volume 584, Page 587 of the Deed Records, containing 5 1/3 acres, in the David Hamilton League, Abstract No. 26, and being off the North End of Lot No. 7 of the Partition of the 40 acre tract by deed dated December 12, 1906, recorded in Volume 17, Page 34, Wharton County Deed Records, SAVE AND EXCEPT, a 2.50 acre tract as shown on a plat and survey in the Wharton Central Appraisal District records for Property Account R070304, that being the North 2.50 acres of that 5 1/2 acre tract described in Volume 528, Page 633, Wharton County Deed Records), 4465 CR 125 Account #R030030 Judgment Through Tax Year: 2023	\$7,800.00
5	T010853	The County of Wharton, Texas v Stella Vargas et al	A Manufactured Home Only, 1998, 16' X 76', Palm Harbor Model Countyplace, Label #PFS0545885, Serial #PH078880, located on Lot 2, Block 7, Hungerford Subdivision, Wharton County, Texas, 7709 W Bernard Account #R073944 Judgment Through Tax Year: 2022	\$1,700.00
6	T010967	The County of Wharton, Texas v Sam Cunningham et al	0.850 Acre, more or less, being Lot 41, Tract 4, out of the J B Morford Survey, Abstract 521, City of El Campo, Wharton County, Texas (Volume 167, Page 505 Page SAVE & EXCEPT that property more particularly described in Volume 269, Page 242, Deed Records, Wharton County, Texas), E Alfred, El Campo, Texas Account #R042071 Judgment Through Tax Year: 2023; and	\$13,900.00
			0.150 Acre, more or less, being Lot 41A, Tract 4, out of the J B Morford Survey, Abstract 521, City of El Campo, Wharton County, Texas (Volume 269, Page 242, Deed Records, Wharton County, Texas), E Alfred, El Campo, Texas Account #R042072 Judgment Through Tax Year: 2023	
7	T010969	The County of Wharton, Texas v Feranada Garza et al	0.1625 Acre, more or less, being Lot 2B, Block 8, Fairview Addition to the El Campo, Wharton County Texas (Volume 412, Page 99, Deed Records, Wharton County, Texas), Wright, El Campo, Texas Account #R015187 Judgment Through Tax Year: 2023	\$2,500.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
8	T011048	The County of Wharton, Texas v Gladys Cloud	50% interest in Lots 9 & 10, Block 5, Correll Second Addition to the City of El Campo, Wharton County, Texas (Volume 374, Page 37 & Volume 393, Page 155 of the Deed Records, Wharton County, Texas), 1306 Short, El Campo, Texas Account #R059357 Judgment Through Tax Year: 2023; and	\$9,400.00
			25% interest in Lots 9 & 10, Block 5, Correll Second Addition to the City of El Campo, Wharton County, Texas (Volume 374, Page 37 & Volume 393, Page 155 of the Deed Records, Wharton County, Texas), 1306 Short, El Campo, Texas Account #R059358 NKA R059357-1 Judgment Through Tax Year: 2023; and	
			25% interest in Lots 9 & 10, Block 5, Correll Second Addition to the City of El Campo, Wharton County, Texas (Volume 374, Page 37 & Volume 393, Page 155 of the Deed Records, Wharton County, Texas), 1306 Short, El Campo, Texas Account #R059359 NKA R059357-2 Judgment Through Tax Year: 2023	
9	T011049	The County of Wharton, Texas v Vera McGrue et al	All that certain tract or parcel of land measuring 44 feet by 120 feet, more or less, located in the Section No. 10, E T R R Co. Survey, Abstract 523, in Wharton County, Texas; being more particularly described by metes and bounds in the deed from William Green to Irene Green dated October 24, 1952 and recorded in Volume 253, Page 15 of the Deed Records, Wharton County, Texas; being identified on the Plaintiff's tax rolls as Morford Abstract 523, Block 81N-1 under Account No. R020813 (Volume 280, Page 369 of the Deed Records, Wharton County, Texas), 1004 Harlem St, El Campo, Texas Account #R020813 Judgment Through Tax Year: 2022	\$6,400.00
10	T011052	The County of Wharton, Texas v Floyd Sanders et al	0.1148 Acre, more or less, being the West One-Half of Lots 2 & 11, Block B, Town of Roberts, a Subdivision situated in the John Dinsmore 1/4 League, Abstract 19, described on the Wharton County tax roll as Lots 2A & 11A, Block B, Town of Roberts, Wharton County, Texas (Volume 689, Page 410 of the Deed Records, Wharton County, Texas), Blackshear, Wharton, Texas Account #R022865 Judgment Through Tax Year: 2022	\$500.00
11			0.2296 Acre, more or less, being Lots 3 & 4, Block B, out of the John Dinsmore 1/4 League, Abstract 19, Wharton County, Texas (According to Plat Files At Volume 54, Page 482 of the Deed Records, Wharton County, Texas), 3207 Blackshear St, Wharton, Texas Account #R022866 Judgment Through Tax Year: 2022	\$2,400.00
12			0.1148 Acre, more or less, being Lot 10, Block B, out of the John Dinsmore 1/4 League, Abstract 19, Wharton County, Texas (According to Plat Files At Volume 54, Page 482 of the Deed Records, Wharton County, Texas), 3207 Blackshear St, Roberts, Texas Account #R022867 Judgment Through Tax Year: 2022	\$800.00
13			0.1148 Acre, more or less, being Lot 8, Block B, out of the John Dinsmore 1/4 League, Abstract 19, Wharton County, Texas (According to Plat Files At Volume 54, Page 482 of the Deed Records, Wharton County, Texas), Blackshear, Wharton, Texas Account #R022871 Judgment Through Tax Year: 2022	\$500.00
14			0.2296 Acre, more or less, being Lots 9 & 10, Block B, out of the John Dinsmore 1/4 League, Abstract 19, Wharton County, Texas (According to Plat Files At Volume 54, Page 482 of the Deed Records, Wharton County, Texas), Blackshear, Wharton, Texas Account #R022872 Judgment Through Tax Year: 2022	\$900.00
15			T011155	The County of Wharton, Texas v Gem Home Investments, LLC et al

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
16	T011259	The County of Wharton, Texas v Michael Moore et al	Lot 17B, Block 2, Colored Addition to the City of El Campo, Wharton County, Texas (Volume 752, Page 596, SAVE & EXCEPT that property more particularly described in Volume 1008, Page 398 of the Official Public Records, Wharton County, Texas), PALACIOS, El Campo, Texas Account #R012912 Judgment Through Tax Year: 2023	\$3,900.00
17	T011262	The County of Wharton, Texas v Willie Haynes, Jr. et al	Lots 4 and 5, Block 2, Smiths Garden Spot Addition to the City of Wharton, Wharton County, Texas (Volume 300, Page 87 and Volume 381, Page 487 of the Deed Records, Wharton County, Texas), 1523 Azalea Dr, Wharton, Texas Account #R023667 Judgment Through Tax Year: 2023	\$7,700.00
18	T011296	The County of Wharton, Texas v Ollie Whitmire	Lot 32, Block 4, Oakwood Addition, Wharton County, Texas (Part of Volume 725, Page 217 of the Deed Records, Wharton County, Texas), 1424 Shadyoak Dr, Wharton, Texas Account #R021195 Judgment Through Tax Year: 2023	\$6,000.00