

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

November 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. **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 NOVEMBER 5, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T010989	The County of Wharton, Texas v Joe L. Vavrecka et al	Lot 10C-2, Otell First Addition AKA Lot 10C out of Lot 10, Otell Addition to the City of El Campo, Wharton County, Texas (Volume 413, Page 496, Deed Records, Wharton County, Texas), 404 N Wharton, El Campo, Texas / Account #R050568 Judgment Through Tax Year: 2023	\$12,100.00
2	T011025	The County of Wharton, Texas v Rene H. Garcia	Lots 37 & 38, Block 37, Hawes 3rd Addition to the City of Wharton, Wharton County, Texas (Volume 686, Page 392, Official Public Records, Wharton County, Texas), WITHDRAWN 216 E Wayside Ave, Wharton, Texas / Account #R054806 Judgment Through Tax Year: 2022	\$3,600.00
3			Lot 34, Nelson Subdivision, Section II, Wharton County, Texas (Volume 962, Page 176, Official Public Records, Wharton County, Texas), Pecan Valley Dr, Wharton County, Texas / Account #R020889 Judgment Through Tax Year: 2022	\$5,100.00
4	T011087	The County of Wharton, Texas v Annie G. Heimann et al	1.0343 Acre, more or less, Block 25T, Stavena Subdivision, City of Wharton, Wharton County, Texas (Volume 220, Page 626 of the Deed Records, Wharton County, Texas), 305 Stavena Rd, Wharton, Texas / Account #R024462 Judgment Through Tax Year: 2023	\$13,300.00
5	T011167	The County of Wharton, Texas v La Ray Glover et al	Lot 3, Park Addition to the City of Wharton, Wharton County, Texas (Volume 916, Page 622 of the Official Public Records, Wharton County, Texas), 2121 West Wharton, Wharton, Texas / Account #R021376 WITHDRAWN Judgment Through Tax Year: 2023	\$11,700.00
6	T011239	The County of Wharton, Texas v Ruben Martinez	A Manufactured Home Only, Label #NTA1248781, Serial #BM03MS04450030, Wharton County, Texas, 852 County Road 310, El Campo, Texas / Account #R070348 Judgment Through Tax Year: 2023	\$10,000.00
7	T011249	The County of Wharton, Texas v Joann Smith Griffin	Lots 15 and 16, Block 3, Less the North 39 feet of Lot 16, Colored Addition to the City of El Campo, Wharton County, Texas also described on the Wharton County Tax Roll as Lots 15, 16B, Block 3, Colored EC, Wharton County, Texas (Volume 1194, Page 743 of the Official Public Records, Wharton County, Texas), Palacios, El Campo, Texas / Account #R012928 Judgment Through Tax Year: 2023	\$4,700.00
8	T011260	The County of Wharton, Texas v Eric Stewart	A Manufactured Home Only, Label #LOU0027355, Serial #KBLASN422551, Wharton County, Texas, 822 WALLACE, East Bernard, Texas / Account #R018310 Judgment Through Tax Year: 2023	\$4,500.00
9	T011282	The County of Wharton, Texas v Guillermo Cruz, Jr. et al	Lot 4, Block 2, McGrew Addition, City of El Campo, Wharton County, Texas (Volume 907, Page 480 of the Official Public Records, Wharton County, Texas), 803 MCGREW, El Campo, Texas / Account #R020294 Judgment Through Tax Year: 2023	\$1,700.00
10	T011290	The County of Wharton, Texas v Melvin Moses et al	Lot 10, Block 18, Of the Out Lot of Wharton, Wharton County, Texas (Volume 79, Page 636 of the Deed Records, Wharton County, Texas), E ELM, Wharton, Texas / Account #R026168 Judgment Through Tax Year: 2023	\$3,300.00
11	T011294	The County of Wharton, Texas v Chester Boone et al	Lot 6, Block 56, in the City of Wharton, Wharton County, Texas (Tract 4 of Volume 447, Page 403 of the Deed Records, Wharton County, Texas), E ELM / Account #R026534 Judgment Through Tax Year: 2023	\$3,400.00
12	T011306	The County of Wharton, Texas v David L. Stewart et al	4 Acres, more or less, out of the A. Jackson Timber League, Abstract #34, Wharton County, Texas also described on the Wharton County Tax Roll as Tract 28B-1, Abstract 34, as described by metes and bounds in Volume 384, Page 601, Deed Records, Wharton County, Texas, as follows: BEGINNING at an axle making the lower Northwest corner of the above described 58.12 acre tract, said axle being in the East right of way line of the 70 ft public road locally known as the Owen Road; THENCE S. 20 Deg. 19' W., with said right of way line 417.42 feet to point for Corner; THENCE S. 70 Deg. E., 417.42 feet to point for corner; THENCE N. 20 Deg. 19' E., 417.42 feet to point for corner in lower North line of said tract; THENCE N. 70 Deg. W., 417.42 feet to the Place of Beginning and containing 4 acres of land, more or less., 1536 County Road 235, Wharton, Texas / Account #R031128 Judgment Through Tax Year: 2023	\$25,100.00