

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

**June 4, 2019 at 10:00 am
front entrance of Courthouse Annex at 309 East Milam in the City of Wharton**

GENERAL INFORMATION REGARDING THE TAX SALE

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 and will be sold for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property **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.
3. The amount of the opening bid is set out beside each tract. The bidding must start at that figure or higher and sums less than the given figure cannot be accepted. 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 (Sec. 33.51 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.

If you have any questions, you may contact our office in Wharton at (979) 282-8089.

PROPERTIES TO BE SOLD ON JUNE 4, 2019:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|---------|--|--|-------------|
| 1 | T08012 | Wharton County et al v Quaker Home Financial Services, Inc., a Texas Corporation | Lot Eleven (11), Block Sixty-Five (65) adjoining the City of Wharton, Wharton County, Texas and being described in the Block Book Records of Wharton County, located in the County Tax Assessor's Office as being Lot One Hundred Twenty-Three (123), Block Sixty-Three (63), William Kincheloe League, Abstract 38, Wharton County, Texas (Volume 163, Page 3 of the Deed Records, Wharton County, Texas), 215 N SHEPPARD Account #R018492 | \$5470.00 |
| 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 | \$5,445.00 |
| 3 | T09961 | The County of Wharton, Texas v John W. Dusek et al | A Manufactured Home Only, out of Abstract 8, 1996 Redman Shadowridge, Serial #12527295A/B, Label #PFS0424659/60, Wharton County, Texas, 21502 County Road 270 Account #R053353 | \$7,100.00 |
| 4 | T010116 | The County of Wharton, Texas v Luis Chiesa, Individually & DBA Chiesa Cement Finishing et al | ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 7.095 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN MORRIS AND CUMMINGS SURVEY, OUT OF ABSTRACT 297, BEING TRACTS 1A & 1C-1, WHARTON COUNTY, TEXAS, BEING THE PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 922, PAGE 34, DEED RECORDS OF WHARTON COUNTY, TEXAS, AND BEING AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE WHARTON COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS: R039484 & R053808 AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY, TEXAS, AS FOLLOWS: 4.226 Acres, more or less, out of Abstract 297, being a part of Tracts 1A & 1C-1, Wharton County, Texas, FM 2674 Account #R039484 2.869 Acres, more or less, out of Abstract 297, being a part of Tracts 1A & 1C-1, Wharton County, Texas, FM 2674 Account #R053808 | \$5,440.00 |
| 5 | T010116 | The County of Wharton, Texas v Luis Chiesa, Individually & DBA Chiesa Cement Finishing et al | 2.760 Acres, more or less, H&TC RR Co Survey, out of Abstract 660, being part of Tract 1B-3, Wharton County, Texas (Volume 831, Page 10, Deed Records of Wharton County, Texas), 2656 CR 454 RD Account #R070124 | \$524.00 |
| 6 | T010222 | The County of Wharton, Texas v Norma L. Zavala et al | 50% Undivided Interest in 0.409 Acres, more or less, out of Abstract 37 of the William Kincheloe Survey, Wharton County, Texas (Volume 716, Page 948 of the Deed Records, Wharton County, Texas), 7918 FM 960 Account #R063227 | \$2,821.00 |
| 7 | T010282 | | Lot F, Dobson Resubdivision of Lots 2-5, Carlson Subdivision, Section 2, Wharton County, Texas (Slide 57A of the Plat Cabinet Records of the County Clerk of Wharton County, Texas), CARLSON CIR Account #R013277 | WITHDRAWN |
| 8 | T010282 | | Lot H, Dobson Resubdivision of Lots 2-5, Carlson Subdivision, Section 2, Wharton County, Texas (Slide 57A of the Plat Cabinet Records of the County Clerk of Wharton County, Texas), 513 CARLSON CIR Account #R013279 | WITHDRAWN |
| 9 | T010330 | The County of Wharton, Texas v John H. Mays et al | 0.155 Acres, more or less, being Lot 15 of the Correll Addition to the City of El Campo, Wharton County, Texas (Volume 535, Page 250 of the Deed Records, Wharton County, Texas), 320 OLIVE Account #R012988 | \$5,050.00 |
| 10 | T010375 | The County of Wharton, Texas v Derick D. Jones, et al | 1.244300 Acres, more or less, being Lot 30, 31 & 33, E. T. Isaacson Addition to the City of El Campo, Wharton County, Texas (Volume 1061, Page 834 of the Deed Records, Wharton County, Texas), 1015 N LIBERTY Account #R018005 | \$34,100.00 |
| 11 | T010385 | The County of Wharton, Texas v Fortunato Hernandez, Jr. | 0.24100 Acre, more or less, being Lots 7A, 8A and 9A, Block 1, Newton Subdivision, Wharton County, Texas (Volume 283, Page 50 of the Official Public Records, Wharton County, Texas), 113 Forrest St, El Campo, Texas Account #R020901 | \$6,430.00 |
| 12 | T010499 | The County of Wharton, Texas v Walter Simmons | Lot 6, Block 2, Phillips Subdivision being Tract 5 of the Fairview Addition to the City of El Campo, Wharton County, Texas (Volume 774, Page 528 of the Deed Records, Wharton County, Texas), DUNLAP Account #R022150 | \$4,960.00 |

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| 13 | T010499 | The County of Wharton, Texas v Walter Simmons | Lot 18, Blocks 3 and 4, Correll Second Subdivision, City of El Campo, Wharton County, Texas (Volume 774, Page 534 of the Deed Records, Wharton County, Texas), SHORT Account #R013023 | \$1,670.00 |
| 14 | T010499 | The County of Wharton, Texas v Walter Simmons | Lot 5, Block 2, J. W. Phillips Re-Subdivision, City of El Campo, Wharton County, Texas (Volume 774, Page 531 of the Deed Records, Wharton County, Texas), DUNLAP Account #R022149 | \$2,425.00 |
| 15 | T010505 | The County of Wharton, Texas v Ernest P. Anderson, et al | Lot 3 of the Clarence Bryant Subdivision of a 2.47 acre tract of land in the Martin Allen League, Abstract No. 1, Wharton County, Texas as same appears of record in Volume 165 Page 639 of the Wharton County Deed Records, being Lot No. 3 of said record Plat and described on the Wharton County Tax Roll as Abstract 1 Tract 14D-2, Lot 3, being 0.126 acre (Volume 970, Page 633 of the Deed Records, Wharton County, Texas), Holiness Lane Account #R027143 | \$4,570.00 |
| 16 | T010518 | The County of Wharton, Texas v Darlene Boatwright et al | Lots 16 and 17, Block 9, in the Town of Glen Flora, Wharton County, Texas (Volume 630, Page 780 of the Official Public Records, Wharton County, Texas), PECAN Account #R015678 | \$8,930.00 |

RESALES

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:

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|----|--------|--|--|-------------|
| 17 | T07937 | The County of Wharton, Texas v Luther L. Johnson, Jr. | 0.1722 Acre, more or less, being Lot 48, Elizabeth Brach Partition, City of Wharton, Wharton County, Texas (Volume 359, Page 432 of the Deed Records of Wharton County, Texas), Sanders Account #R011872 Bid in Trust 8/2/2016 (V1033, P646 Wharton County Deed Records) Judgment Through Tax Year: 2015 | \$1,000.00 |
| 18 | T08034 | Wharton County v Unknown Heirs to the Estate of R.C. Cater, Deceased et al | ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.172 ACRES, MORE OR LESS, LOCATED IN THE J.B. MORFORD SURVEY, ABSTRACT 521, IN WHARTON COUNTY, TEXAS; BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS IN THE DEED FROM BETSY CHARLESTON TO R.C. CARTER AND GRACE LEE JACKSON WHICH IS DATED JANUARY 3, 1978 AND RECORDED IN VOLUME 494, PAGE 537 IN THE DEED RECORDS OF WHARTON COUNTY, TEXAS, 111 LYNNER Account #R042044 Bid in Trust 9/4/2012 (V900, P1 Wharton County Deed Records) Judgment Through Tax Year: 2011 | \$1,000.00 |
| 19 | T08085 | Wharton County et al v C. H. Brown A/K/A Christopher O'Neil Brown et al | 50.00 feet by 150.00 feet, containing 0.172 acres, more or less, situated in the A. Jackson Timber Survey, Abstract 37, situated in the L.B. Outlar Subdivision, Wharton County, Texas (Volume 349, Page 243, Deed Records of Wharton County, Texas), 605 OUTLAR Account #R011819 Bid in Trust 3/1/2016 (V1018, P306 Wharton County Deed Records) Judgment Through Tax Year: 2014 | \$2,249.00 |
| 20 | T08158 | Wharton County, et al v James Alcorn, et al | All the certain tract or parcel of land as assessed on the Wharton County, Texas Tax Roll being Account Number R034984, shown as 2.898 acre tract, Wharton County, Texas (Volume 10, Page 495, for a 10.00 acre tract SAVE & EXCEPT Volumes/Pages: Volume 162, Page 644, Volume 1015, Page 167, Volume 866, Page 116, Volume 730, Page 111 & Volume 950, Page 98 of the Official Public Records, Wharton County, Texas and Volume 78, Page 587 of the Deed Records of Wharton County, Texas, leaving herein 2.898 acres), SANFORD Account #R034984 Bid in Trust 9/4/2018 (V1110, P583 Wharton County Deed Records) Judgment Through Tax Year: 2017 | \$10,000.00 |
| 21 | T08246 | Wharton County v Guy Ford, et al | An undivided 1/2 interest in and to 0.50 acres, more or less, situated in the Alexander Jackson Survey, Abstract 34, Wharton County, Texas; said 0.50 acres being more particularly described by metes and bounds in deed dated September 5, 1985 from Georgia Mae Lathon to Guy Ford, Recorded in Volume 682, Page 638, Official Public Records of Wharton County, Texas, Account #R030905 Bid in Trust 5/1/2012 (V886, P854 Wharton County Deed Records) Judgment Through Tax Year: 2010 | \$1,000.00 |

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| 22 | T08439 | Wharton County v Eloise McCullough AKA Eloise Shelton McCullough, as Administratrix of the Estate of Odis McCullough, Deceased | 0.21 Acres, more or less, located in the S.F. Austin Survey, Abstract 4, Wharton County, Texas, as described in deed dated September 1, 1982, from Beatrice Meyers to Odis McCullough, in Volume 594, Page 766, Deed Records of Wharton County, Texas Account #R028200 Bid in Trust 2/2/2010 (V810, P49 Wharton County Deed Records) Judgment Through Tax Year: 2008 | \$1,000.00 |
| 23 | T08461 | Wharton County, et al v Unknown Heirs to the Estate of Lillie Lewis, Deceased | ALL THAT CERTAIN TRACT OR LAND SITUATED IN THE S.F. AUSTIN 3 1/6 LEAGUE, ABSTRACT 2 IN WHARTON COUNTY, TEXAS DESCRIBED AS 9.36 ACRES, MORE OR LESS, AS THE SECOND PARTITION, IN THE DEED DATED SEPTEMBER 29, 1948, FROM RAYMOND OWENS ET AL TO SURPRISE LEWIS, IN VOLUME 218, PAGE 131, DEED RECORDS OF WHARTON COUNTY, TEXAS; SAVE & EXCEPT HOWEVER, THAT 9.2108 ACRE TRACT DESCRIBED, AS THE FIRST TRACT, IN VOLUME 474, PAGE 682, DEED RECORDS OF WHARTON COUNTY, TEXAS, LEAVING HEREIN A RESIDUE OF 0.1492 ACRES, MORE OR LESS, RAMON RD Account #R021366 Bid in Trust 8/3/2010 (V828, P156 Wharton County Deed Records) Judgment Through Tax Year: 2009 | \$500.00 |
| 24 | T08555 | WHARTON COUNTY, ET AL v UNKNOWN HEIRS TO THE ESTATE OF HELEN JONES A/K/A HELEN V. JONES, DECEASED | 60 feet off the East end of Lot 6, Block 3, Original Town of Glen Flora, Wharton County, Texas, according to the Map or Plat thereof recorded in Volume 2, Page 369, Deed Records of Wharton County, Texas, Account #R015594 Bid in Trust 5/3/2011 (V853, P255 Wharton County Deed Records) Judgment Through Tax Year: 2009 | \$1,000.00 |
| 25 | T08658 | The County of Wharton, Texas v Nelson C. Armstrong, et al | 0.265 Acre, more or less, situated in the David Hamilton Survey, Abstract 26, Wharton County, Texas (Volume 254, Page 265, Deed Records of Wharton County, Texas), CR 159 Account #R029860 Bid in Trust 10/6/2015 (V1003, P470 Wharton County Deed Records) Judgment Through Tax Year: 2014 | \$500.00 |
| 26 | T09514 | The County of Wharton, Texas v Unknown Heirs to the Estate of Brenk Ludwick aka Brenk Ludwik, deceased | A tract or parcel of land containing 0.1530 Acres, more or less, located in the A. Jackson Prairie League, Abstract 34, Wharton County, Texas (Volume 185, Page 612, Deed Records of Wharton County, Texas), HWY 59 Account #R030924 Bid in Trust 10/6/2015 (V1003, P478 Wharton County Deed Records) Judgment Through Tax Year: 2014 | \$1,000.00 |
| 27 | T09635 | Wharton County et al v Rosalinda Martinez A/K/A Rosalinda Duran et al | All that certain tract or parcel measuring 90 feet by 50 feet, more or less, located in the J. B. Monford Survey No. 10, Abstract 523, in Wharton County, Texas known as Heights Odd Block Lot 3C (Volume 53, Page 104, Official Records of Wharton County, Texas), W Monseratte Account #R053750 Bid in Trust 3/6/2018 (V1091, P21 Wharton County Deed Records) Judgment Through Tax Year: 2014 | \$1,000.00 |
| 28 | T010162 | The County of Wharton, Texas v Candelaria Garcia et al | Lot 22, Block 61, City of Wharton, Wharton County, Texas (Volume 836, Page 709, Deed Records, Wharton County, Texas), 307 N Ford, Wharton, Texas Account #R026735 Bid in Trust 6/6/2017 (V1063, P28 Wharton County Deed Records) Judgment Through Tax Year: 2015 | \$927.00 |