

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

June 4, 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 JUNE 4, 2024:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T08161	Wharton County et al v Arthur Holmes et al	25 acres in the D. Hamilton League, Abstract No. 26, Wharton County, Texas, being the South one-half (1/2) of Lot 6; being described in Volume 462, Page 221, Deed Records of Wharton County, Texas; SAVE & EXCEPT Volume 1017, Page 236, Volume 367, Page 804, Volume 364, Page 846 and Volume 205, Page 395, Deeds Records of Wharton County, Texas, leaving herein a residue of 0.399 acres, more or less, and being that same property as assessed as 1.00 acre on the Wharton County Tax Roll Account No. R029739., CR 227, Hungerford, Texas Account #R029739 Judgment Through Tax Year: 2023	\$21,900.00
2	T09413	The County of Wharton, Texas v J. W. Phillips, et al	0.5165 Acre, more or less, being Lots 7, 8 and 9, Block 13, Southland Addition, Wharton County, Texas (Volume 232, Page 233 of the Plat Records of Wharton County, Texas), 1504 PROSPERITY Account #R024279 Judgment Through Tax Year: 2023	\$19,700.00
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, 1996, Palm Harbor, 28X66, Wharton County, Texas (Volume 54, Page 715 of the Official Public Records, Wharton County, Texas), 6622 FM 1161 Account #R035094 Judgment Through Tax Year: 2014	\$13,400.00
4	T010835	The County of Wharton, Texas v U L Armstrong et al	1.0 Acre, more or less, out of the David Hamilton League, Abstract No. 26, Wharton County, Texas, also being described on the Wharton County Tax Roll as 1.00 Acres, more or less, Tract 49D-3, Abstract No. 26, Wharton County, Texas (Volume 1228, Page 850 of the Official Public Records of Wharton County, Texas), E FM 1161, Wharton, Texas Account #R053776/R078866 Judgment Through Tax Year: 2022	\$6,000.00
5	T010901	The County of Wharton, Texas v Ernest White et al	3.000 Acres, more or less, being Tract 101, out of the J. W. Jones League, Abstract No. 35, Wharton County, Texas (Volume 16, Page 71 of the Deed Records, Wharton County, Texas), County Road 255, Wharton, Texas Account #R070131 Judgment Through Tax Year: 2023	\$13,500.00
6	T010919	The County of Wharton, Texas v Lazara Miranda Fleites et al	0.5395 Acre, more or less, being Tract 17C-1, out of the I&GNRR Company Survey No. 17, Abstract No. 214, City of El Campo, Wharton County, Texas (Volume 486, Page 37, SAVE & EXCEPT that property more particularly described in Volume 957, Page 732, Deed Records, Wharton County, Texas), 2707 Hwy 71, El Campo, Texas Account #R037422 Judgment Through Tax Year: 2023	\$4,100.00
7	T010960	The County of Wharton, Texas v Maudelle Felton et al	Lot 29, Elizabeth Branch Subdivision, City of Wharton, and a Manufactured Home, 14' X 56', Label #RAD0890145, Serial #TXFLT12A75703FD11, City of Wharton, Wharton County, Texas (Volume 233, Page 307, Deed Records, Wharton County, Texas), 1607 Goode St, Wharton, Texas Account #R011848 Judgment Through Tax Year: 2022	\$4,100.00
8	T011065	The County of Wharton, Texas v Larry D Haynes et al	Lot 28A-2, Duson Addition to the City of El Campo, Wharton County, Texas (Volume 385, Page 245 of the Official Public Records, Wharton County, Texas), 812 Merchant St, El Campo, Texas Account #R013657 Judgment Through Tax Year: 2022	\$5,400.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
9	T011066	The County of Wharton, Texas v Jerry McDade et al	<p>ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 2.77 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE PECAN VALLEY ACRES SUBDIVISION IN THE T.J. RABB LEAGUE, ABSTRACT NO. 54, WHARTON COUNTY, TEXAS, BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 622, PAGE 555 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS AND BEING AN AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE WHARTON CENTRAL APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS: R052455, R053146 AND R052456 AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY, TEXAS, AS FOLLOWS:</p> <p>1.470 Acre, more or less, Blocks 2A & 14B, Being Tract 36, Pecan Valley Acres Subdivision, Wharton County, Texas (Part of Volume 622, Page 555 of the Official Public Records, Wharton County, Texas), 2212 Valley Dr, Eagle Lake, Texas Account #R052455 Judgment Through Tax Year: 2022; and</p> <p>0.120 Acres, more or less, out of the Pecan Valley Acres Subdivision in the T.J. Rabb League, Abstract No. 54, Wharton County, Texas, being described on the Wharton County tax roll as Lots 40A, Block 2A, 14B, Pecan Valley Acres (Part of Volume 622, Page 555, Official Public Records, Wharton County, Texas), S CR 267, Eagle Lake, Texas Account #R053146 Judgment Through Tax Year: 2022; and</p> <p>1.180 Acres, more or less, out of the Pecan Valley Acres Subdivision in the T.J. Rabb League, Abstract No. 54, Wharton County, Texas, being described on the Wharton County tax roll as Lot 37, Block 2A, 14B, Pecan Valley Acres (Part of Volume 622, Page 555, Official Public Records, Wharton County, Texas), 2208 Pecan Valley Dr, Eagle Lake, Texas Account #R052456 Judgment Through Tax Year: 2022</p>	\$4,100.00
10	T011082	The County of Wharton, Texas v Sonny W. Smith et al	<p>1.000 Acre, more or less, out of the David Wade Survey, Abstract 64, Tract 82A, Wharton County, Texas (Volume 514, Page 875 of the Deed Records, Wharton County, Texas), 6748 W FM 1161 Rd, Wharton, Texas Account #R059453 Judgment Through Tax Year: 2023</p>	\$5,500.00
11	T011085	The County of Wharton, Texas v Forrest Meyers et al	<p>12.13 Acres, more or less, being Lot 10, out of the S. F. Austin League No. 1, Abstract No. 4, Tract 7, Wharton County, Texas (Volume 130, Page 386 of the Deed Records, Wharton County, Texas), W FM 1161, Wharton, Texas Account #R028195 Judgment Through Tax Year: 2023</p>	\$17,900.00
12	T011106	The County of Wharton, Texas v Jake Bryant et al	<p>2.830 Acres, more or less, being Lot 1D-1-1, Tract 41, D.D.D. Baker Survey, Abstract No. 71, Wharton County, Texas (Volume 221, Page 464 & Volume 187, Page 313, Deed Records, Wharton County, Texas), S Highway 60, Lane City, Texas Account #R035421 Judgment Through Tax Year: 2023</p>	\$12,800.00
13	T011150	The County of Wharton, Texas v Wharton Praise Tabernacle, Inc.	<p>Lots 13 and 14, Gallaher's First Addition to the City of Wharton, Wharton County, Texas (Volume 274, Page 223 of the Official Public Records, Wharton County, Texas), 559 W Milam St, Wharton, Texas Account #R015507 Judgment Through Tax Year: 2022</p>	\$12,300.00
14	T011163	The County of Wharton, Texas v Jorge A. Olmedo et al	<p>Lot 18, Block 24, City of Wharton, Wharton County, Texas (Volume 674, Page 683 of the Official Public Records, Wharton County, Texas), 411 Davis St, Wharton, Texas Account #R026275 Judgment Through Tax Year: 2022</p>	\$4,900.00
15	T011208	The County of Wharton, Texas v Bertha Gordoia	<p>2.00 Acres, more or less, out of the Thomas J. Rabb League, Abstract 54, Wharton County, Texas also being described on the Wharton County Tax Roll as Lot 12A, Tracts 53 to 64, Wharton County, Texas (Volume 1127, Page 661 of the Official Public Records, Wharton County, Texas), S CR 267, Elm Grove, Texas Account #R033729 Judgment Through Tax Year: 2022</p>	\$2,100.00
16	T011258	The County of Wharton, Texas v Kenneth Berndt	<p>0.398 Acres, more or less, out of the A.T. Smith Survey No. 96, Abstract No. 550, Wharton County, Texas; also being described on the Wharton County Tax Roll as Tract 4A-2, Abstract No. 550, Wharton County, Texas (Volume 673, Page 592 of the Official Public Records, Wharton County, Texas), CR 405, Danevang, Texas Account #R062003 Judgment Through Tax Year: 2023</p>	\$3,800.00