

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

**September 4, 2018 at 10:00 am
Courthouse Annex at 309 E. Milam St., Wharton, Texas 77488**

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 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.
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 SEPTEMBER 4, 2018:

PROP #	CAUSE #	STYLE	PROP DESCRIPTION, ADDRESS, ACCT #	MINIMUM BID
1	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 . Official Public Records, Wharton County, Texas and Volume 78, Page 587, Deed Records of Wharton County, Texas, leaving herein 2.898 acres), SANFORD, Account #R034984	\$ 21,400.00
2	T09656	The County of Wharton, Texas v Earnestine Jefferson	A tract or parcel of land containing 2.337 Acres, more or less, located in the J. W. Jones Survey, Abstract 35, Wharton County, Texas (Volume 513, Page 44, Deed Records of Wharton County, Texas), 522 RODEO DR, Account #R031374	\$ 6,625.00
3	T010021	The County of Wharton, Texas v Cheryl Barnes Hampton	Lots 18, 19 & 20, Block 5, Glen Flora, Wharton County, Texas (Volume 763, Page 61, Deed Records, Wharton County, Texas), 131 BRIDGE AVE, Account #R015634	\$ 10,195.00
4	T010109	The County of Wharton, Texas v Alma Garcia	Lots 15 & 16B, Block 3, Colored Addition to the City of El Campo, Wharton County, Texas (Volume 709, Page 22, Deed Records, Wharton County, Texas), PALACIOS, Account #R012928	\$ 1,670.00
5	T010170	The County of Wharton, Texas v Ada Dickerson et al	Lot 17, Block 1, Colored Addition, Town of Iago, Wharton County, Texas (Volume 44, Page 243, Deed Records, Wharton County, Texas), LINCOLN, Account #R012941	\$ 2,520.00
6	T010212	The County of Wharton, Texas v Kevin Johnson	Lot 5A, Wygal Part, Wharton County, Texas (Volume 519, Page 689, Deed Records, Wharton County, Texas), 8525 FM 1161, Account #R026911	\$ 2,435.00
7	T010261	The County of Wharton, Texas v Leonard Chiesa	Lot 21H, Block 21, Sunnyside Gardens Addition, City of El Campo, Wharton County, Texas (Volume 357, Page 450, Deed Records, Wharton County, Texas), 407 MARION AVENUE, Account #R024536	\$ 6,965.00
8	T010263	The County of Wharton, Texas v Mack O. Gordon et al	3.75 Acres, more or less, Lot 6, Abstract 64, Tract 59, Wharton County, Texas (Tract 6 of Volume 779, Page 369, Deed Records, Wharton County, Texas), HATTON RD, Account #R051037	\$ 5,630.00
9	T010329	The County of Wharton, Texas v Wayne Jurek et al	1.916 Acres, more or less, out of Abstract 27 being Tract 30B-6 of the J. F. Hamilton League, City of East Bernard, Wharton County, Texas (Volume 410, Page 951, Deed Records, Wharton County, Texas), FM 1164, Account #R059217	\$ 5,850.00

RESALES

THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE PURSUANT TO § 34.05 OF THE TEXAS PROPERTY TAX CODE:

10	T09236	The County of Wharton, Texas v Crespín Guerrero, et al	0.05165 Acre, more or less, being a Part of Lot 36, Block 36, Sunnyside Gardens, a subdivision in Wharton County, Texas (Volume 441, Page 19, Deed Records, Wharton County, Texas), WRIGHT, Account #R024580 (Bid in Trust 10/6/2015)	\$ 500.00
11	T09384	Wharton County et al v Tom Graves et al	40 feet by 180 feet, being Lot 9, C. W. Wilson Subdivision, a subdivision in Wharton County, Texas (Volume 155, Page 120, Deed Records, Wharton County, Texas), BRANCH, Account #R026846 (Bid in Trust 8/2/2016)	\$ 500.00
12	T09384	Wharton County et al v Tom Graves et al	40 feet by 180 feet, being Lot 10, C. W. Wilson Subdivision, a subdivision in Wharton County, Texas (Volume 137, Page 432, Deed Records, Wharton County, Texas), BRANCH, Account #R026847 (Bid in Trust 8/2/2016)	\$ 500.00
13	T010031	The County of Wharton, Texas v Ora Lee Hunter	0.290 Acre, more or less, out of Abstract 1, being Tracts 14-11 and 14-12, Wharton County, Texas (Volume 165, Page 28, Deed Records (Tract 14-11) and Volume 182, Page 465, Deed Records (Tract 14-12), Wharton County, Texas), JACKSON, Account #R027171 (Bid in Trust 3/1/2016)	\$ 1,500.00
14	T010267	The County of Wharton, Texas v George F. Henry Sr. et al	Lots 3B and 4, Block 2, Chandler Subdivision, City of El Campo, Wharton County, Texas (Volume 659, Page 257, Deed Records, Wharton County, Texas), PALACIOS, Account #R012615 (Bid in Trust 6/5/2018)	\$ 1,500.00