

Wharton County Tax Sale Information

Tax Sales:

- Tax Sales are generally held quarterly and are always on the first Tuesday of the month.
- The list for the upcoming Tax Sale will be available online at www.mvbalaw.com approximately 2-3 weeks before the sale.
- All sales are published in the Wharton Journal-Spectator and El Campo Leader-News three consecutive weeks before the sale.
- **Any and all research or information not found on the list must be obtained by the purchaser.** We strongly suggest you view the GENERAL INFORMATION page found at www.mvbalaw.com.

Tax Re-Sales - Trust Property:

- Tax Re-Sales are held periodically and are always on the first Tuesday of the month.
- The list for the upcoming Tax Re-Sale will be available online at www.mvbalaw.com approximately 2-3 weeks before the sale.
- All Re-Sales are published in the Wharton Journal-Spectator and El Campo Leader-News 3 consecutive weeks before the sale.
- **Any and all research or information not found on the list must be obtained by the purchaser.** We strongly suggest you view the GENERAL INFORMATION page found at www.mvbalaw.com.

Over the Counter Purchases - Trust Property:

- You may purchase these properties by paying: the market value specified in the judgment of foreclosure; **OR** the total amount of the judgments against the property pursuant to section 34.05 Subsection "H" of the Property Tax Code.
- **Any and all research totals or information not found on the list must be obtained by the purchaser.** We strongly suggest you view the GENERAL INFORMATION page found at www.mvbalaw.com.

Helpful Links and Phone Numbers:

Central Appraisal District of Wharton County (For market values): Phone – (979) 532-8931 Website – www.whartoncad.net
Wharton County Tax Office (To obtain tax amounts): Website - www.co.wharton.tx.us
Wharton County Clerk (To obtain deed information): Phone – (979) 532-2381 Website - www.co.wharton.tx.us
Wharton County District Clerk (To obtain court cost amounts/view tax suit information): (979) 532-5542
Wharton County 911/GIS (To obtain sites address and location): 309 E. Milam, Wharton, TX

2024 Tax Sale Schedule

(The below schedule is tentative and subject to change.)

Sales begin at 10:00 A.M. in the Commissioner's Court Room of the County Annex Building at 309 E. Milam, Wharton, TX

Registration for the Sale begins at 9: 00 the morning of the sale.

If you intend to bid for a corporation or business, you must provide proper documentation.

Registration requires a valid form of identification.

YOU MUST REGISTER IN ORDER TO BID.

2024 Sale Schedule

March 5th - Original & Re-Sale

June 4th - Original & Re-Sale

September 3rd - Original & Re-Sale

November 5th - Original & Re-Sale

If you have any questions, please contact:

MVBA

(P) 979-282-8089

309 E Milam St

Suite 400

Wharton, TX 77488

The following is important information regarding property offered at delinquent tax sales. You must carefully read this information and evaluate these facts in light of your anticipated use of the property.

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 Department**. 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. 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 (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
9. Property Owners Association in which the property is located. Purchasers may have to pay for these liens.

Subject properties may be withdrawn from the sale at any time prior to the sale, or at the sale, without notification to prospective purchasers.

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