

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

March 4, 2025 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 MARCH 4, 2025:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	T07518	Wharton County, et al v Carvel Spears, A/K/A Carvell Spears, ET AL	Lot 2, Block 9, Original Townsite of Hungerford, Wharton County, Texas (Volume I, Page 473, Plat Records, and Volume 632, Page 196 Deeds Records of Wharton County, Texas), 7515 W BERNARD Account #R017576/10652-009-002-00 Judgment Through Tax Year: 2023	\$79,900.00
2	T011041	The County of Wharton, Texas v Steven R. Robinson	0.330 Acre, more or less, being Lots 12 & 13, Block 1, Phillips Addition to the City of El Campo, Wharton County, Texas (Volume 930, Page 530, Official Public Records, Wharton County, Texas), 811 Palacios St, El Campo, Texas Account #R022130 Judgment Through Tax Year: 2023	\$3,300.00
3	T011173	The County of Wharton, Texas v Lorene Johnson et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING, 15.00 ACRES, MORE OR LESS, LYING AND BEING SITUATED IN THE GC & SF RR COMPANY SURVEY NO. 1, ABSTRACT 638, AS SHOWN BY SUBDIVISION PLAT OF SAID SURVEY RECORDED IN VOLUME 26, PAGE 525 OF THE WHARTON COUNTY DEED RECORDS; PROPERTY BEING FURTHER DESCRIBED ON THE WHARTON COUNTY APPRAISAL DISTRICT RECORDS AS: TRACTS 86, 87 & 95, OUT OF THE GC & SF RR COMPANY SURVEY NO. 1, ABSTRACT 638; ASSESSED TO INTEREST OWNERS: JOHNSON LORENE EST, KATHERINE J MCDONALD, AND GEORGIA STINSON EST; AND SHOWN ON THE WHARTON COUNTY TAX ROLL AS FOLLOWS: Undivided interest in 15.00 Acres, more or less, being Tracts 86, 87 and 95, of land out of the GC & SF RR Company Survey No. 1, Abstract 638, as shown by subdivision plat of said survey recorded in Volume 26, Page 525 of the Deed Records, Wharton County, Texas, FM 1300 Account #R043580/40159 Judgment Through Tax Year: 2023; <u>AND</u> Undivided interest in 15.00 Acres, more or less, being Tracts 86, 87 and 95, of land out of the GC & SF RR Company Survey No. 1, Abstract 638, as shown by subdivision plat of said survey recorded in Volume 26, Page 525 of the Deed Records, Wharton County, Texas, FM 1300 Account #R043581 NKA R043580-1/40160 Judgment Through Tax Year: 2023; <u>AND</u> Undivided interest in 15.00 Acres, more or less, being Tracts 86, 87 and 95, of land out of the GC & SF RR Company Survey No. 1, Abstract 638, as shown by subdivision plat of said survey recorded in Volume 26, Page 525 of the Deed Records, Wharton County, Texas, FM 1300 Account #R043582 NKA R043580-2/40161 Judgment Through Tax Year: 2023	\$63,400.00
4	T011232	The County of Wharton, Texas v Alethea Taylor	Lot 6, Block 4, Original Lago Townsite, Wharton County, Texas (Volume 966, Page 872 of the Official Public Records, Wharton County, Texas), 206 MICK, Iago	\$6,700.00
5			5.58 acres, more or less, being Lots 12 & 13, Block 1, Phillips Addition to the City of El Campo, Wharton County, Texas also being described on the Wharton County Tax Roll as Lot 137B, Abstract 35, Wharton County, Texas (Volume 1100, Page 882, Official Public Records, Wharton County, Texas), 229 County Road 253, Egypt, Texas Account #R031602 Judgment Through Tax Year: 2023	\$9,400.00
6	T011324	The County of Wharton, Texas v Miguel Velarde et al	Lot 4 of the 442 Properties Subdivision, Out of the D.D.D. Baker Survey, A-1, Wharton County, Texas (Volume 955, Page 693, Official Public Records, Wharton County, Texas), 615 FM 442 Rd, Wharton, Texas Account #R072030 Judgment Through Tax Year: 2023	\$5,700.00
7	T011337	The County of Wharton, Texas v Gary Lewis, Jr.	Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 5, Town of Roberts, Wharton County, Texas (Tract 1 in Volume 1038, Page 463, Official Public Records, Wharton County, Texas), 3303 Blackshear St, Wharton, Texas Account #R022910 Judgment Through Tax Year: 2023	\$4,500.00
8			Lot 8A, Block 2 of the Town of Roberts, Wharton County, Texas (Tract 2 in Volume 1038, Page 463, Official Public Records, Wharton County, Texas), FM 1301 Account #R070111 Judgment Through Tax Year: 2023	\$1,100.00
9	T011394	The County of Wharton, Texas v Charlotte S. Blazek	Lots 14, 15, 48 and 49, Block 1, Oakwood Addition, Wharton County, Texas (Volume 618, Page 597, Deed Records, Wharton County, Texas), 1623 Forrest Dr, Wharton, Texas Account #R021016 Judgment Through Tax Year: 2023	\$9,900.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
<u>RESALES</u> <u>THE FOLLOWING PROPERTIES HELD IN TRUST BY THE TAXING UNITS LISTED BELOW ARE OFFERED FOR SALE</u> <u>PURSUANT TO SECTION 34.05 OF THE TEXAS PROPERTY TAX CODE:</u>				
10	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 Bid in Trust 11/5/2024 Judgment Through Tax Year: 2023	\$1,500.00
11	T010597	The County of Wharton, Texas v Nathaniel Bailey, Jr.	Tract 9 of the Partition Deed known as Lot 12, Block 51 of the Pettit Subdivision, Wharton County, Texas (Volume 1162, Page 357, Deed Records, Wharton County, Texas), BAILEY, Wharton, Texas Account #R022108 Bid in Trust 9/3/2024 Judgment Through Tax Year: 2023	\$1,000.00