

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

March 3, 2026

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**. A person intending to bid on behalf of a corporation or entity must provide documentation showing that the person is authorized to bid on behalf of that corporation or entity as an owner, manager, member or other duly authorized agent. The person intending to bid, or the corporation or entity on whose behalf the person is bidding, must not be prohibited from purchasing or acquiring an interest in real property in the state of Texas by Section 5.253 of the Texas Property Code due to an affiliation with a designated country as defined by Section 5.251 of the Texas Property Code. The grantee named in the deed must be the same person, or corporation or entity on whose behalf the person bid, as 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 3, 2026:

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|--|---------|---|---|-------------|
| 1 | T011062 | The County of Wharton, Texas v Mary M. Flores et al | 3.460 Acres, more or less, being Lot 7A, Block 76A to H, out of the A.B. Walker Survey, Wharton County, Texas, and a 1990, 28'x40' Palm Harbor Manufactured Home, Label #TEX0449687/3, Serial #PH072796A/B, Wharton County, Texas, Volume 341, Page 349 of the Deed Records, Wharton County, Texas, 94 ET RR Co., Wharton County, Texas Account #R025418 Judgment Through Tax Year: 2022 | \$5,100.00 |
| 2 | T011286 | The County of Wharton, Texas v Jim Wygal et al | 0.5160 Acres, more or less, part of Lot 2A, Wygal Part Subdivision, Wharton County, Texas (Part of Volume 476, Page 206 of the Deed Records, Wharton County, Texas), FM 1161, Egypt, Texas Account #R026904 Judgment Through Tax Year: 2024 | \$6,200.00 |
| 3 | T011319 | The County of Wharton, Texas v Andrew Phillips et al | Tract 14E-5, Abstract 1, Wharton County, Texas (Volume 341, Page 401 of the Deed Records, Wharton County Texas), N ALABAMA RD, Wharton, Texas Account #R026981 Judgment Through Tax Year: 2024 | \$3,600.00 |
| 4 | T011329 | The County of Wharton, Texas v Hector Javier Cerda et al | Lot 1, Block 2, Highland Addition to the City of El Campo, Wharton County, Texas (Volume 227, Page 572 of the Deed Records, Wharton County, Texas) Account #R016973 Judgment Through Tax Year: 2024 | \$7,600.00 |
| 5 | T011378 | The County of Wharton, Texas v Nannie Jackson et al | Lot 4, Mollie Ray Subdivision, City of Wharton, Wharton County, Texas, also described on the Wharton County tax roll as Lot 4, being Tract 14B, Abstract 1, Wharton County, Texas (Volume 222, Page 159 of the Deed Records, Wharton County, Texas), Everett Ln, Wharton, Texas Account #R027215 Judgment Through Tax Year: 2024 | \$3,800.00 |
| 6 | T011386 | The County of Wharton, Texas v Vasey Mitchell, Sr. et al | 2.0 Acres, more or less, out of Section 94 ET RR Co., Wharton County, Texas also described on the Wharton County tax roll as Tract 2A, Abstract 549, Wharton County, Texas (Volume 393, Page 217 of the Deed Records, Wharton County, Texas), CR 422 Account #R042672 Judgment Through Tax Year: 2024 | \$14,800.00 |
| 7 | T011405 | The County of Wharton, Texas v Barbara Hicks Wormley et al | Lot 11, Block 18, City of Wharton, Wharton County, Texas (Volume 227, Page 572 of the Deed Records, Wharton County, Texas), 713 E MILAM, Wharton, Texas Account #R026193 Judgment Through Tax Year: 2024 | \$4,900.00 |
| 8 | T011406 | The County of Wharton, Texas v Ferdinand Irving Moore, Jr. et al | 1.00 Acre, more or less, being all of Lot 30 of the H.A. Cline Subdivision of the Sarah Gilbert League, Abstract 24, Wharton County, Texas (Volume 46, Page 92 of the Deed Records, Wharton County, Texas), CR 121, Hungerford, Texas Account #R029598 Judgment Through Tax Year: 2024 | \$9,900.00 |
| 9 | T011444 | The County of Wharton, Texas v Mary Randle et al | 0.0911 Acre, more or less, Lot 24B, Block 61, Wharton County, Texas (Volume 444, Page 79 of the Deed Records, Wharton County, Texas), 301 N Ford St, Wharton, Texas Account #R026739 Judgment Through Tax Year: 2024 | \$5,500.00 |
| 10 | T011476 | The County of Wharton, Texas v Vernon Runnels, as trustee for Church of God of Prophecy | The West 20 feet of Lot 15, Block 2, Colored Addition and a part of Lot 15, Block 2, Colored Addition, to the City of El Campo, Wharton County, Texas also described on the Wharton County tax roll as 15B and 15A-1, Block 2, Wharton County, Texas (Tracts 3 and 4 of Volume 703, Page 349 of the Official Public Records, Wharton County, Texas), PALACIOS, El Campo, Texas Account #R012908 Judgment Through Tax Year: 2024 | \$2,400.00 |
| RESALES <u>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:</u> | | | | |
| 11 | T010985 | The County of Wharton, Texas v Progressive Baptist Church | 0.0689 Acre, more or less, being Lot 1G-1, Heights Addition to the City of El Campo, Wharton County, Texas (Volume 383, Page 434, Deed Records, Wharton County, Texas), W Monseratte, El Campo, Texas Account #R053111 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2021 | \$500.00 |

| TRACT | SUIT # | STYLE | PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT # | MIN BID |
|-------|---------|---|---|------------|
| 12 | T011363 | The County of Wharton, Texas v Nathaniel H. Ford et al | Lot 173B, Block 63, Out of the Wm. Kincheloe Survey, Wharton County, Texas (Volume 93, Page 377 of the Deed Records, Wharton County, Texas), S FORD, Wharton, Texas Account #R018558 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024 | \$1,000.00 |
| 13 | T011366 | The County of Wharton, Texas v Levan Marshall et al | Lot 33, Harlem Addition to the City of El Campo, Wharton County, Texas (Volume 432, Page 68 of the Deed Records, Wharton County, Texas), 312 Greely St, El Campo, Texas Account #R015946 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024 | \$2,500.00 |
| 14 | T09664 | Wharton County et al v Doris Jasper | 1.00 Acre, more or less, in the Francis Biggam League, Abstract No. 7, Wharton County, Texas; also described on the Wharton County Tax Roll as Lot 14, being Tracts 67, 68 & 69A, Abstract No. 7, Wharton County, Texas (Volume 53, Page 322, Deed Records, Wharton County, Texas), 3904 FM 1299, Wharton, Texas Account #R028431 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024; <u>AND</u> Manufactured Home Only, Label No. NTA1449520, Serial No. OC01019134 located on Lot 14, being Tracts 67, 68 & 69A, Abstract No. 7, Wharton County, Texas, 3904 FM 1299, Wharton, Texas Account #R068738 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024; <u>AND</u> Manufactured Home Only, Label No. TEX0454793/4, Serial No. TXFLM12A/B14568GH located on Lot 14, being Tracts 67, 68 & 69A, Abstract No. 7, Wharton County, Texas, 3904 FM 1299, Wharton, Texas Account #R068739 Bid in Trust 9/2/2025 Judgment Through Tax Year: 2024 | \$5,000.00 |