

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

September 2, 2025 at 10:00 a.m.

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 SEPTEMBER 2, 2025:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	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 Judgment Through Tax Year: 2024	\$12,700.00
2			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 Judgment Through Tax Year: 2024	\$28,600.00
3			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 Judgment Through Tax Year: 2024	\$20,000.00
4	T010772	The County of Wharton, Texas v Micah Howser et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.349 ACRES, MORE OR LESS LYING AND BEING SITUATED IN THE S.F. AUSTIN LEAGUE, WHARTON COUNTY, TEXAS, BEING THAT PROPERTY MORE PARTICULARLY DESCRIBED AT VOLUME 576, PAGE 66 OF THE DEED RECOTDS OF WHARTON COUNTY, TEXAS, AND BEING AN AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE WHARTON COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS: R018393 & R018397 AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY, TEXAS, AS FOLLOWS: 0.232 Acre, more or less, being Lot 3A-7 & 3A-8, Kemp Block 3, Wharton County, Texas (Volume 576, Page 66, Deed Records, Wharton County, Texas), 514 Rycade Account #R018393 Judgment Through Tax Year: 2022; AND 0.117 Acre, more or less, being Lot 3A-11, Kemp Block 3, Wharton County, Texas (Volume 576, Page 66, Deed Records, Wharton County, Texas), 514 Rycade Account #R018397 Judgment Through Tax Year: 2022	\$7,100.00
5	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 Judgment Through Tax Year: 2021	\$5,400.00
6	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, Official Public Records, Wharton County, Texas), 812 Merchant St, El Campo, Texas Account #R013657 Judgment Through Tax Year: 2022	\$2,900.00
7	T011135	The County of Wharton, Texas v Sipriana Garcia	1.0 Acre, more or less, out of the Morris & Cummings Survey #35, Abstract #293, Wharton County, Texas also being described on the Wharton County Tax Roll as Lot 19, Block 19, Wharton County, Texas (Volume 735, Page 6, Official Public Records, Wharton County, Texas), Account #R063055 Judgment Through Tax Year: 2022	\$2,600.00
8	T011155	The County of Wharton, Texas v Gem Home Investments, LLC et al	0.502 Acre, more or less, out of the Randal Jones V League, Abstract 36, Wharton County, Texas also described on the Wharton County Tax Roll as Stavena Block 25M-1, Wharton County, Texas (Volume 1211, Page 36, Official Public Records, Wharton County, Texas), 206 Stavena Rd, Wharton, Texas Account #R024454 Judgment Through Tax Year: 2023	\$6,600.00
9	T011213	The County of Wharton, Texas v Casey Carmack DBA Coastal Expanse Oil & Gas	BEING A 0.793670 WORKING INTEREST IN THE MARTHA GAS UNIT, RRC# 01-166778, API# 42-481-34008 OPERATED BY COASTAL EXPANSE OIL & GAS, WHARTON COUNTY, TEXAS. Account #G556315 Judgment Through Tax Year: 2022	\$2,400.00

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
10	T011233	The County of Wharton, Texas v 2 Dre 2 Realty, LLC	1.25 Acres, more or less, in the S.F. Austin Survey, Abstract No. 4, Wharton County, Texas; also being described on the Wharton County Tax Roll as Tract 17 pt., Abstract No. 4, Wharton County, Texas (Volume 815, Page 70, Official Public Records, Wharton County, Texas) Account #R028126 Judgment Through Tax Year: 2024	\$9,900.00
11	T011272	The County of Wharton, Texas v Benita Garcia et al	0.409 Acres, more or less, out of Abstract 37 of the William Kincheloe Survey, Wharton County, Texas also being described on the Wharton County Tax Roll as Tract 32A-2, Abstract 37, Wharton County, Texas (Volume 716, Page 948, Official Public Records, Wharton County, Texas), 7918 FM 960 Account #R050294/R063227 Judgment Through Tax Year: 2023	\$7,400.00
12	T011274	The County of Wharton, Texas v Ed Jarmon et al	Lot 9, Block 3, in the town of Hungerford, Wharton County, Texas (Volume 246, Page 610, Deed Records, Wharton County, Texas), 7814 HABERMACHER, Hungerford, Texas Account #R017533 Judgment Through Tax Year: 2023	\$3,800.00
13	T011336	The County of Wharton, Texas v Christopher Lee Garza et al	Lots 9 and 10, Block 21, of the Oil City Addition to the Town of Boling, Wharton County, Texas (Volume 347, Page 454, Official Public Records, Wharton County, Texas), 511 Texas Ave, Boling, Texas Account #R011701 Judgment Through Tax Year: 2024	\$5,400.00
14	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, Deed Records, Wharton County, Texas), S FORD, Wharton, Texas Account #R018558 Judgment Through Tax Year: 2024	\$8,900.00
15	T011365	The County of Wharton, Texas v Yolanda Simms et al	ALL THAT CERTAIN TRACT OR PARCEL OF LAND, BEING PROPERTY MORE PARTICULARLY DESCRIBED AS A 100' x 140', CALLED LOT 11, AND LOT 12, OUT OF THE SOUTHEAST CORNER OF RESERVE BLOCK 21, IN VOLUME 861, PAGE 472 OF THE DEED RECORDS OF WHARTON COUNTY, TEXAS AND BEING AN AGGREGATE OF THE TRACTS OR PARCELS LISTED BY THE WHARTON COUNTY APPRAISAL DISTRICT UNDER ACCOUNT NUMBERS R023870 AND R023871 AND SHOWN ON THE TAX ROLLS OF WHARTON COUNTY, TEXAS AS FOLLOWS: Lot 11, Block 21, South El Campo, Wharton County, Texas, Lincoln, El Campo, Texas Account #R023870 Judgment Through Tax Year: 2024; <u>AND</u> 0.3214 Acres, more or less, being Lots 11 & 12, Block 21, AKA a 100' X 140' tract called Lots 11 & 12 out of the Southeast corner of Reserve Block 21, South El Campo, Wharton County, Texas, 310 Lincoln, El Campo, Texas Account #R023871 Judgment Through Tax Year: 2024	\$3,000.00
16	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, Deed Records, Wharton County, Texas), 312 Greely St, El Campo, Texas Account #R015946 Judgment Through Tax Year: 2024	\$9,500.00
17	T011395	The County of Wharton, Texas v Joe Biondo et al	Lot 1, Block B, Rosemont Addition to the City of Wharton, Wharton County, Texas (Volume 401, Page 50, Deed Records, Wharton County, Texas), 601 Bell St, Wharton, Texas Account #R022993 Judgment Through Tax Year: 2024	\$11,200.00
18	T011402	The County of Wharton, Texas v Victoria Hernandez	0.2060 Acres, more or less, out of Abstract 54, Wharton County, Texas; also described on the Wharton County tax roll as Tract 81B-4, Abstract 54, Wharton County, Texas (Volume 1063, Page 14, Official Public Records, Wharton County, Texas), FM 2614 Account #R033686 Judgment Through Tax Year: 2024	\$3,800.00
19	T011427	The County of Wharton, Texas v Lena Mabry Johnson	Lots 34 and 35, Correll Addition to the City of El Campo, Wharton County, Texas (Volume 1028, Page 35, Official Public Records, Wharton County, Texas), 307 Eleanor St, El Campo, Texas Account #R013007 Judgment Through Tax Year: 2024	\$5,000.00

RESALES
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:

20	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, Wharton County, Texas), 7515 W BERNARD Account #R017576/10652-009-002-00 Bid in Trust 3/4/2025 Judgment Through Tax Year: 2023	\$2,500.00
21	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, 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 50% 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, Deed Records, Wharton County, Texas, FM 1300 Account #R043580/40159 Bid in Trust 3/4/2025 Judgment Through Tax Year: 2023; <u>AND</u> Undivided 25% 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, Deed Records, Wharton County, Texas, FM 1300 Account #R043581 NKA R043580-1/40160 Bid in Trust 3/4/2025 Judgment Through Tax Year: 2023; <u>AND</u> Undivided 25% 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, Deed Records, Wharton County, Texas, FM 1300 Account #R043582 NKA R043580-2/40161 Bid in Trust 3/4/2025 Judgment Through Tax Year: 2023	\$1,500.00