

Date of Board Meeting: October 24, 2025

Subject: Disposal of Foreclosed Property

Recommendation: Recommend approval of the resolution conveying title of properties to the County of Wharton

Background and Rationale:

The two (2) tracts of land mentioned in the resolution have been foreclosed due to non-payment of property taxes. These properties are currently a burden to Wharton County Junior College, along with all of the current taxing entities. The County of Wharton is working closely with the City of El Campo and the Tres Palacios Project to acquire these properties located in the area of the project. Tex. Tax Code §34.05 provides that in lieu of a public auction, property may be resold at any time through a private sale and for any amount with the consent of each Taxing Unit entitled to proceeds of the sale under the judgement. For this purpose, the City of El Campo, Texas desires to acquire the properties and plans to use the awarded fund to improve roadside ditches, replace culverts, and install an underground storm sewer to prevent deterioration of the south side of El Campo, Texas. Current value of these properties is \$118,905.00 and the back taxes due to WCJC are \$26,112.77.

Budgetary Implications: N/A

Strategic Priority Alignment:

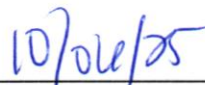
☐ Student Success	☒ Community Impact
☐ Resource Optimization	☐ Institutional Excellence

Resource Personnel: Amanda A. Allen, Ed.D., President

Approval:



President



Date

STATE OF TEXAS

COUNTY OF WHARTON

**RESOLUTION AUTHORIZING PRIVATE SALE OF PROPERTY
HELD IN TRUST BY THE COUNTY OF WHARTON, TEXAS**

WHEREAS, pursuant to judgments of the District Court of Wharton County, Texas, for the foreclosure of the tax liens securing payment of delinquent property taxes, accrued penalties and interest owed to taxing entities and court costs owed to the District Clerk in the causes referenced below, tax liens on the properties described herein were foreclosed on and at a public auction the properties were offered for sale by the Sheriff of Wharton County, Texas; and

WHEREAS, as set by law, the properties did not receive a sufficient bid at the auction and, as a result, the properties were struck off to The County of Wharton, Texas, as Trustee, for the use and benefit of itself and The City of El Campo, Texas, El Campo Independent School District, Coastal Bend Ground Water Conservation District, Wharton County Emergency Services District No. 4, Wharton County Emergency Services District No. 1, Wharton County Fire District No. 1, Wharton County Junior College District and West Wharton County Hospital District (Taxing Units); and

WHEREAS, Sheriff's Deeds conveying the properties to the Taxing Units were recorded in the Official Public Records of Wharton County, Texas; and

WHEREAS, TEX. TAX CODE §34.05 provides that in lieu of a public auction property may be resold at any time through a private sale and for any amount with the consent of each Taxing Unit entitled to proceeds of the sale under the judgment; and

WHEREAS, the Texas General Land Office Regional Mitigation Program awarded funds to The City of El Campo, Texas, for various projects that will improve drainage and repair drainage infrastructure in El Campo, Texas, and surrounding areas; and

WHEREAS, the properties identified in this Resolution are located in the area of the projects. For this purpose, The City of El Campo, Texas, desires to acquire the properties and plans to use the awarded funds to improve roadside ditches, replace culverts, and install an underground storm sewer to prevent further deterioration of the south side of El Campo, Texas; and

THEREFORE, BE IT HEREBY RESOLVED, Wharton County Junior College District is in support of these projects and authorizes The County of Wharton, Texas, to convey the properties described herein to The City of El Campo, Texas, for its sole benefit and use for the projects as stated herein; and

THEREFORE, BE IT HEREBY FURTHER RESOLVED, pursuant to this Resolution, and as authorized by the Resolutions of the other Taxing Units, The County of Wharton, Texas, shall execute deeds conveying the right, title and interest of the properties described herein to The City of El Campo, Texas. This Resolution shall take effect immediately from and after its passage in accordance with the provisions of the law.

Cause No., Property Description, Deed Reference, Tax Account No., Bid in Trust Date
Cause No. T09339 - Wharton County et al vs. Lorenzo Terrazas A/K/A Lorenzo N. Terrazas et al Property Description: Lots 1, 2, 3, 4, 5, 6, 7A, 8A, 10A, 11A and 12A, Block 3, South El Campo, Wharton County, Texas (The Map or Plat recorded in Volume P, Page 74 of the Deed Records of Wharton County, Texas) Tax Account No. R055114, Bid in Trust on May 1, 2012

Cause No. T09339 - Wharton County et al vs. Lorenzo Terrazas A/K/A Lorenzo N. Terrazas et al
Property Description: 3.35 Acre, more or less, out of the E.T. R.R. Co. Survey, Abstract 523,
being Tract 83A, Morford, Wharton County, Texas
(Tract 1 in Volume 122, Page 276 of the Deed Records of Wharton County, Texas)
Tax Account No. R055112, Bid in Trust on May 1, 2012

Cause No. T010086 – The County of Wharton, Texas vs. Lorenzo Terrazas et al
Property Description: Lots 1A & 2A, Block 4, South El Campo, Wharton County, Texas
(Tract 4 in Volume 122, Page 276 of the Deed Records of Wharton County, Texas)
Tax Account No. R054632, Bid in Trust on March 7, 2017

THIS RESOLUTION WAS PASSED, APPROVED AND ADOPTED on this the ____ day of _____, 2025 by the Board of Trustees of the Wharton County Junior College District.

**WHARTON COUNTY JUNIOR COLLEGE
DISTRICT**

BY: _____
J. Paul Pope
Board Chair

ATTEST:

BY: _____
Bret Macha
Board Secretary