

**DELINQUENT TAX RESALE
CALHOUN COUNTY APPRAISAL DISTRICT
CALHOUN COUNTY, TEXAS**

**July 6, 2021 at 10:00 AM
Calhoun County Courthouse Lobby**

GENERAL INFORMATION REGARDING THE TAX RESALE

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 for cash to the highest bidder, based on oral bids. Successful bidders must pay for their property with cash or a cashier's check payable to The Calhoun County Sheriff's Office. 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.
3. The minimum bid amount is set out beside each tract. The bidding must start at the minimum bid amount. 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 (Sec. 33.51 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.

If you have any questions, you may contact our office in Port Lavaca at (361) 552-4560, ext. 106.

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:**

15	2015-05-6656	Calhoun County Appraisal District v Reagan National Advertising of Austin, Inc.	Lot 601, Enchanted Harbor Section 2, Calhoun County, Texas (Volume 22, Page 966, of the Deed Records, Calhoun County, Texas) Account #000000023349 Bid in Trust 2/6/2018 Judgment Through Tax Year: 2016	\$6,480.16
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CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 23349 R
 Legal Description
 ENCHANTED HARBOR SEC 2, LOT 601

PROPERTY APPRAISAL INFORMATION 2020
 CALHOUN COUNTY (CCAD)
 (IN TRUST)
 426 W MAIN ST
 FORT LAVACA, TX 77979 US

OWNER ID
 51725
 OWNERSHIP
 100.00%

Ref ID1: SUNNILANDINGS
 S0390-00020-0601-00
 Map ID S0390-00020-0601-00
 Ref ID2: R23349
 ACRES:
 EFF. ACRES:

SITUS (ACROSS THE BAY),
 APPR VAL METHOD: Cost

GENERAL
 UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS

LAST APPR. MICHELLE
 LAST APPR. YR 2020
 LAST INSP. DATE 02/21/2020
 NEXT INSP. DATE

contact ANITA KOOP IF PROPERTY GOES UP
 FOR SALE FOR TAXES; +UNIT PRICE ON LAND
 FOR Y2000;

BUILDING PERMITS
 ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VAL

SALE DT PRICE GRANTOR DEED INFO
 12/22/2020 ***** RAMSEY JIM O QCNS / 2021-00390 /
 12/01/2020 ***** CALHOUN COUNTY (SH / 2020-04356 /
 02/06/2018 ***** REAGAN NATL ADVESH / 2018-00488 /

SUBD: S0390 NBHD: 2200 100.00%
 # TYPE DESCRIPTION MTHD CLASS/SUBCL AREA UNIT PRICE UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT INFORMATION
 IRR Wells: 0 Capacity: 0
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE
 18,820 NO 0.00 0

VALUES
 IMPROVEMENTS 0
 LAND MARKET + 18,820
 MARKET VALUE = 18,820
 PRODUCTIVITY LOSS - 0
 APPRAISED VALUE = 18,820
 HS CAP LOSS - 0
 ASSESSED VALUE = 18,820

EXEMPTIONS
 EX-XV Other Exemptions (including

SKETCH COMMANDS

LAND INFORMATION
 NBHD: 2200 100.00%
 CLS TABLE DA SC HS METH
 DIMENSIONS 7,840.8000 SQ C1 N SQ
 UNIT PRICE 3.00
 GROSS VALUE 23,520 0.80
 ADJ MASS ADJ VAL SRC 1.00 A
 IRR Wells: 0 Capacity: 0
 MKT VAL AG APPLY AG CLASS AG TABLE AG UNIT PRC AG VALUE
 18,820 NO 0.00 0

**23349
ENCHANTED HARBOR
SECT 2
LOT 601**



**** DISCLAIMER ****
Geospatial or any map data maintained by the Calhoun County Appraisal District is for informational purposes and may not have been prepared for or be suitable for legal, engineering or surveying purposes. It does not represent an on the ground survey and only represents the approximate relative location of property boundaries.

