

RESALE

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

**February 1, 2022 at 10:00 am
Calhoun County Courthouse**

GENERAL INFORMATION REGARDING THE TAX RESALE

You must **READ THE FOLLOWING IMPORTANT INFORMATION** regarding the property to be offered for resale.

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.
2. The property will be sold at public auction and will be sold 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 CALHOUN COUNTY APPRAISAL DISTRICT. 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 amount of the opening bid is set out below each tract, minimum bid amount will satisfy all amount included in the Judgment. This does not include the current tax year; the current year may not be prorated and buyer will be responsible for the amount in full.
4. Purchasers at this tax foreclosure sale will receive an ordinary type of Resale 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 commenced to run from the date the original "struck-off" deed was filed for record in the County Clerk's office. Purchasers have the right of possession during the redemption period. 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.
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 defined as the amount reasonably spent by the purchaser for the maintenance, preservation and safekeeping of the property as provided by Section 34.21 (g) of the TEXAS TAX CODE.
7. Property is sold by legal description. It will be necessary for the bidders to satisfy themselves concerning the location and condition of the property on the ground prior to sale. Property is sold "AS IS" with all faults. Deeds, maps and plats of the properties may be on file in the office of the County Clerk or the Appraisal District and all papers in the lawsuit(s) on which this sale is based are on file in the office of the District Clerk. The approximate property address reflected herein is the address on the tax records and may not be completely 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, please contact our office in Port Lavaca at (361) 552-4560 x106

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:

1	2015-05-6656	Calhoun County Appraisal District v Reagan National Advertising of Austin, Inc.	Lot 601, Enchanted Harbor Section 2, Calhoun County, Texas (Instrument #2021-00390 of the Official Public Records, Calhoun County, Texas) Account #000000023349 Bid in Trust 2/6/2018 Judgment Through Tax Year: 2016	\$6,879.29
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CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 23349 R
 Legal Description
 ENCHANTED HARBOR SEC 2, LOT 601

OWNER ID
 51725

OWNERSHIP
 100.00%

PROPERTY APPRAISAL INFORMATION 2021
 CALHOUN COUNTY (CCAD)
 (IN TRUST)
 426 W MAIN ST
 PORT LAVACA, TX 77979 US

Entitles
 CAD 100%
 FML 100%
 G05 100%
 GWD 100%
 NV6 100%
 S01 100%

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

Ref ID1: SUNNILANDINGS
 S0390-00020-0601-00

Ref ID2: R23349
 Map ID S0390-00020-0601-00

ACRES:
 EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS (ACROSS THE BAY)

GENERAL

UTILITIES
 TOPOGRAPHY
 ROAD ACCESS
 ZONING
 BUILDER
 NEXT REASON
 REMARKS

LAST APPR. MICHELLE
 LAST APPR. YR 2021
 LAST INSP. DATE 11/23/2020
 NEXT INSP. DATE

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

EXEMPTIONS
 EX-XV Other Exemptions (Including

SKETCH COMMANDS

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 /	

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
SUBD: S0390		NBHD:2200				102.00%											

LAND INFORMATION

IRR Acres: 0	Capacity: 0	Oil Wells: 0			
MKT VAL	AG APPLY	AG TABLE	AG UNIT	PRC	AG VALUE
18,820	NO			0.00	0
18,820					0

LAND INFORMATION

IRR Wells: 0	Capacity: 0	Oil Wells: 0				
UNIT PRICE	GROSS VALUE	ADJ MASS	ADJ VAL	SRC	VAL	SRC
3.00	23,520	0.80	1.00	A		
DIMENSIONS	7,840.8000	SQ				

Effective Date of Appraisal: January 1 Date Printed: 08/25/2021 09:36:19AM by DEEDEE

**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.





11/9/21, 10:30:40 AM

23349

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