

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

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

GENERAL INFORMATION REGARDING THE TAX SALE

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 **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.

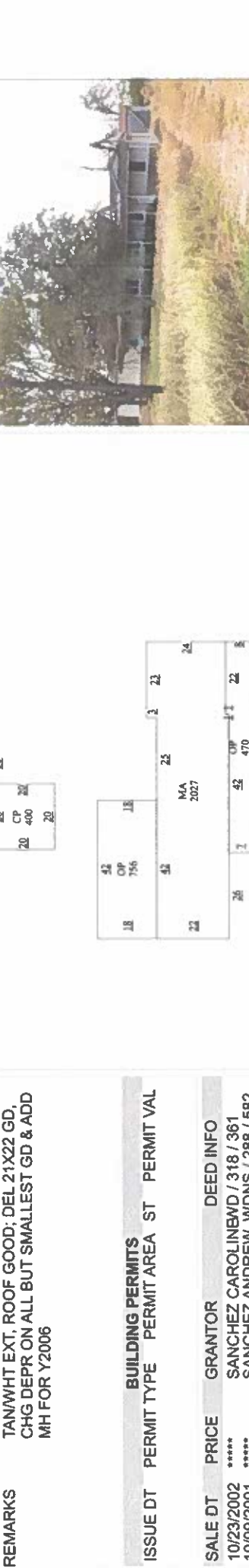
If you have any questions, you may contact our office in Port Lavaca at (361) 552-4560, ext. 106.

PROPERTIES TO BE SOLD ON FEBRUARY 1, 2022:

TRACT	SUIT #	STYLE	PROPERTY DESCRIPTION, APPROXIMATE ADDRESS, ACCT #	MIN BID
1	2013-11-6428	Calhoun County Appraisal District v Martin Jay Amador	1.0 Acre, more or less, out of Abstract 22 of the Samuel Houston Survey, being Part of Tract 1, Block 5, Calhoun County, Texas (Volume 183, Page 34 of the Deed Records, Calhoun County, Texas 77411 FM 2143, Port Lavaca, Texas 77979-6112 Account #000000028324 Judgment Through Tax Year: 2020	\$1,660.46
2	16-10-6769	Calhoun County Appraisal District v Douglas R. Wagner et al	5.00 Acres, more or less, out of Abstract 6 of the E. Cantu Survey, Tract 1505, Calhoun County, Texas (Part of Volume 393, Page 775 of the Deed Records, Calhoun County, Texas), 826 Minnebert, Seadrift, Texas 77983-4121 Account #00000022502 Judgment Through Tax Year: 2020	\$34,017.66
3	16-10-6769	Calhoun County Appraisal District v Douglas R. Wagner et al	5.00 Acres, more or less, out of Abstract 6 of the E. Cantu Survey, Tract 1506, Calhoun County, Texas (Part of volume 393, Page 777 of the Deed Records of Calhoun County, Texas), 282 Wittmber Rd, Seadrift, Texas 77983 Account #00000022486 Judgment Through Tax Year: 2020	\$7069.11
	2018-CV-6966-DC	Calhoun County Appraisal District v Noel Galvan et al	A Manufactured Home Only, 1999 Oakwood, 28 feet x 56 feet Label #NTA0927820/21, Serial #HOTX10A04550A/B, located on 36.8 Acres, more or less, out of Abstract 123, Block 2, part of Tract 7, Calhoun County, Texas, 5613 State Highway 218, Port Lavaca, Texas 77979-5889 Account #67847 Judgment Through Tax Year: 2020	\$1,919.48
4	2019-CV-7023-DC	Calhoun County Appraisal District v Troy Roberts	Lot 8, Block 10, Point Comfort Village Subdivision, Calhoun County, Texas (Instrument #11614 of the Official Public Records, Calhoun County, Texas), 25 Henderson St, Point Comfort, Texas 77978 Account #00000027385 Judgment Through Tax Year: 2019	\$5,921.28
5	2019-CV-7060-DC	Calhoun County Appraisal District v Jairo Cain Ruiz	Lot 5, Block 1, Hillside Terrace Subdivision, City of Port Lavaca, Calhoun County, Texas (Volume 371, Page 393 of the Deed Records, Calhoun County, Texas), 2109 Leon Dr, Port Lavaca, Texas 77979-4511 Account #000000017983 Judgment Through Tax Year: 2020	\$2,837.42
6	2019-CV-7062-DC	Calhoun County Appraisal District v City of Eugene Hamilton et al	Lot 1, Block 17, First Addition to the City of Point Comfort, Calhoun County, Texas (Instrument #116070 of the Official Public Records, Calhoun County, Texas), 63 Alamo St, Point Comfort, Texas 77978 Account #00000022146 Judgment Through Tax Year: 2020	\$7,530.26
7	2021-CV-7121-DC	Calhoun County Appraisal District v Donald F McGrew AKA Donald Fredrick McGrew et al	0.7 Acres more or less, out of the Maximo Sanchez Survey, Abstract 35, a Portion of Tract 11, Calhoun County, Texas (Volume 318, Page 361, of the Official Public Records, Calhoun County, Texas), 3606 FM 3084, Port Lavaca, Texas 77979-5164 Account #000000037494 Judgment Through Tax Year: 2020	\$15,111.78

CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 37494 R
 Legal Description
 A0035 MAXIMO SANCHEZ, TRACT PT 11, ACRES .7
 OWNERSHIP
 100.00%
 Ref ID: R37494
 Map ID: A0035-00050-0005-00
 A0035-00000-0052-00
 SITES 3606 FM 3084 PORT LAVACA, TX 77979
 GENERAL
 UTILITIES 1,2,6,7 LAST APPR. CARISSA
 TOPOGRAPHY 3 LAST APPR. YR 2021
 ROAD ACCESS 4 LAST INSP. DATE 11/25/2020
 ZONING 95-339 NEXT INSP. DATE 01/01/2022
 BUILDER
 NEXT REASON RRCK2022 STORM DAMAGE REPAIRS DONE? Non
 REMARKS TAN/WHIT EXT, ROOF GOOD; DEL 21X22 GD,
 CHG DEPR ON ALL BUT SMALLEST GD & ADD
 MH FOR Y2006

PROPERTY APPRAISAL INFORMATION 2021
 OWNER ID 110333
 MCGREW DONALD F (ESTATE)
 MCGREW MARION O (ESTATE)
 C/O DONALD MCGREW JR
 143 S BENAVIDES
 PORT LAVACA, TX 77979 US
 ACRES: .7000
 EFF. ACRES:
 APPR VAL METHOD: Cost
 SKETCH for Improvement #1 (RESIDENTIAL)



ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
10/23/2002	*****	SANCHEZ CAROLINBWD / 318 / 361		
10/09/2001	*****	SANCHEZ ANDREW WDNS / 288 / 582		
04/01/1999	*****	CUNNINGHAM JESSIVL / 225 / 12		

SALE DT	PRICE	GRANTOR	DEED INFO
10/23/2002	*****	SANCHEZ CAROLINBWD / 318 / 361	
10/09/2001	*****	SANCHEZ ANDREW WDNS / 288 / 582	
04/01/1999	*****	CUNNINGHAM JESSIVL / 225 / 12	

#	TYPE	DESCRIPTION	MTHD	CLASS/SUBCL	AREA	UNIT PRICE	UNITS	BUILT	EFF YR	COND. VALUE	DEPR	PHYS	ECON	FUNC	COMP	ADJ	ADJ VALUE
1.	RESIDENTIAL	DEL 21X22 GD & CHG DEPR ON ALL BUT SMALLER GD FOR Y2006. CL FROM 111 TO 211 ON MA, -%GD ON ALL BUT SEG-4 & SEG-6 GA FOR Y2002. CORRECTED MEASUREMENTS FOR 98, ABOVE GROUND POOL-ADJ CLASS%/GD '97	STCD: A1		4,973.0			1954	1954	3	167,460	50%	90%	100%	100%	0.45	75,360
					2,027.0			1954	1954	3	7,760	50%	100%	100%	100%	0.50	3,880
					470.0			1954	1954	3	12,490	50%	100%	100%	100%	0.50	6,250
					796.0			1954	1954	3	25,820	50%	70%	100%	100%	0.35	9,040
					1,200.0			1954	1954	3	3,200	50%	100%	100%	100%	0.50	1,600
					400.0			1954	1954	3	500	55%	100%	100%	100%	0.55	500
					120.0			1954	1954	3	217,230						96,630

IMPROVEMENT FEATURES									
T-Fireplace	1	A	1,775						
Construction Style	1	WFR	0						
Foundation	1	CNP	0						
Exterior Wall	1	WDS, BRV	0						
Flooring	1	IPIN, VIN	0						
Number of Bedrooms	1	3	0						
Heating/Cooling	1	A	0						
T-Roof Covering	1	A	0						
T-Plumbing	1	2	1,775						

VALUES		ENTITIES	
IMPROVEMENTS	100.500	CAD	100%
LAND MARKET	14,980	DD11	100%
MARKET VALUE	115,480	FML	100%
PRODUCTIVITY LOSS	0	G05	100%
APPRAISED VALUE	115,480	GWD	100%
HS CAP LOSS	0	NV6	100%
ASSESSED VALUE	115,480	S01	100%

LAND INFORMATION									
IRR Acres:	0	Oil Wells:	0						
MKT VAL	14,980	AG APPLY	NO						
AG CLASS	1.00	AG TABLE	1.00						
AG UNIT	1.00	AG VALUE	14,980						
AG PRC	0.00								

GENERAL									
SUBD:	A0035	NBHD:	80250	104.00%					
CLS	L12A	TABLE	A1	Y (100%) A					
SC	A1	HS	A1	Y (100%) A					
METH									
DIMENSIONS	0.7000 AC	21,400.00	14,980	1.00					
ADJ MASS	1.00	1.00	A						
VAL SRC	1.00	A							
Capacity:	0								

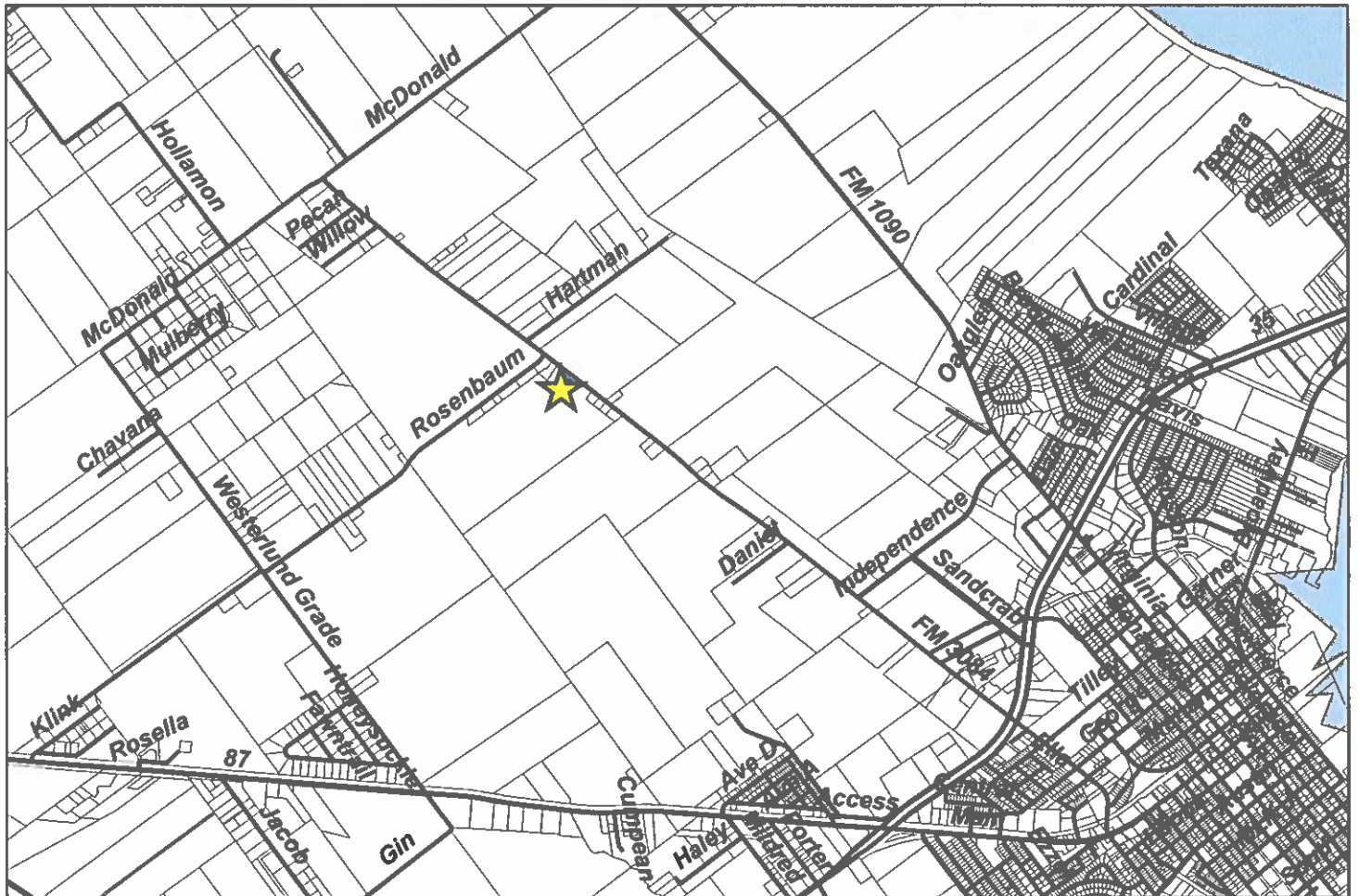


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37494

37494

A0035 MAXIMO SANCHEZ, TRACT PT 11, ACRES .7
3606 FM 3084, PORT LAVACA



**** 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