

TAX

RESALE

3-5-2024

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

**March 5, 2024 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.

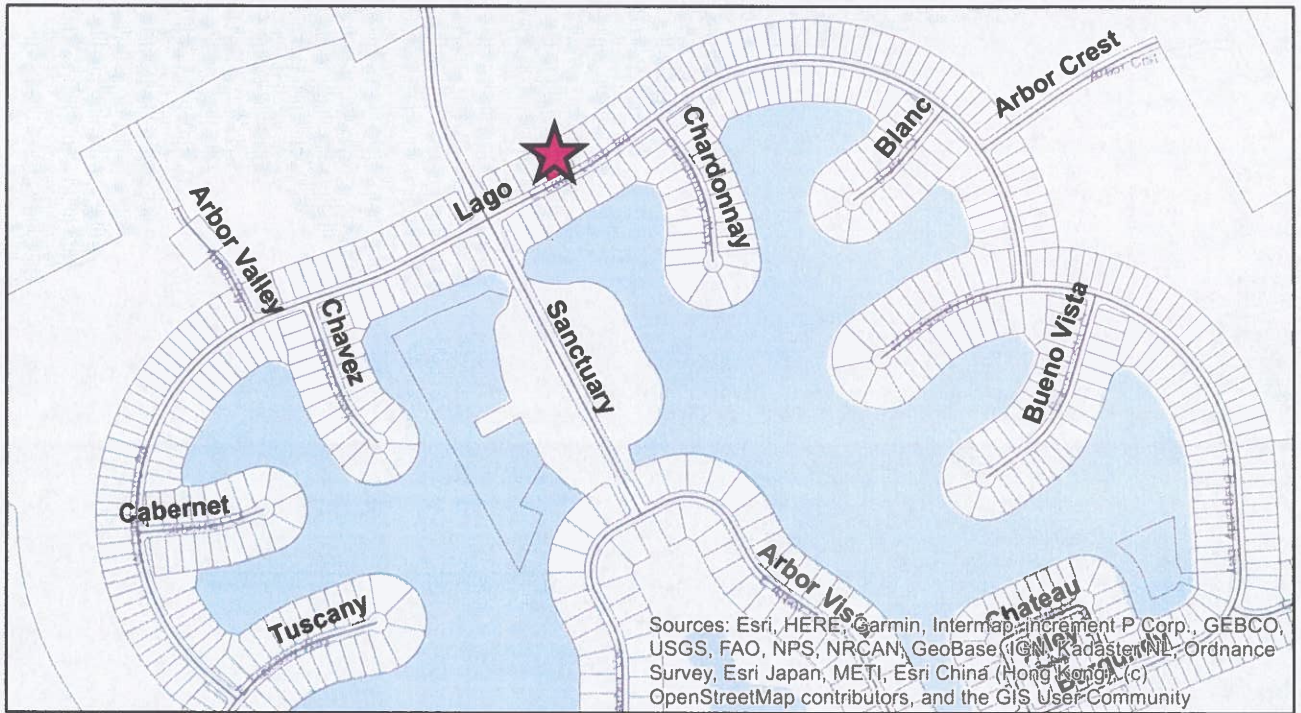
If you have any questions, please contact our office in Port Lavaca at (361) 552-4560 x206

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:**

8	2020-CV-7087-DC	Calhoun County Appraisal District v Anthony Holliday	Lot 5, The Sanctuary Subdivision, Phase 1, Calhoun County, Texas (Instrument #2023-04012 of the Official Public Records, Calhoun County, Texas), E Lago Loop Rd Account #73751 Bid in Trust 12/5/2023 Judgment Through Tax Year: 2022	\$3,394.50
9	2021-CV-7125-DC	Calhoun County Appraisal District v Michael Sharp Enterprises LLC	LOT 336, REDFISH RETREAT SUBDIVISION, PHASE 3, CITY OF PORT LAVACA, CALHOUN COUNTY, TEXAS (Instrument No. 2023-04011, of the Official Public Records, Calhoun County, Texas), Bayview Ln, Port Lavaca, Texas 77979 Account #000000090054 Bid in Trust 12/5/2023 Judgment Through Tax Year: 2022	\$12,710.73

73751
THE SANCTUARY SUBD PHASE 1 (POC), LOT 5
E LAGO LOOP RD, PORT OCONNOR



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.



12/9/22, 10:23:40 AM

73751

CALHOUN COUNTY APPRAISAL DISTRICT
 PROPERTY 90054 R 12/08/2017
 Legal Description
 REDFISH RETREAT SUBD PHASE 3 (PORT LAVACA), LOT 336

OWNER ID 110639
 OWNERSHIP 100.00%
 MICHAEL SHARP ENTERPRISES LLC
 4102 BRANNON BRANCH CT
 FULSHEAR, TX 77441 US

Map ID S0241.3-000000-0336-0
 ACRES: EFF. ACRES:
 APPR VAL METHOD: Cost

SITUS SEBASTES LN PORT LAVACA, TX 77979
GENERAL
 UTILITIES LAST APPR. CARISSA
 TOPOGRAPHY LAST APPR. YR 2022
 ROAD ACCESS LAST INSP. DATE 11/10/2021
 ZONING NEXT INSP. DATE
 BUILDER
 NEXT REASON
 REMARKS

BUILDING PERMITS

ISSUE DT	PERMIT TYPE	PERMIT AREA	ST	PERMIT VAL
06/16/2017	*****	GRAND TEJAS LANDV/L		2017-00151 /

SUBD: S0241.3 100.00% NBHD:1700 80.00%
 MTHD CLASS/SUBCL AREA UNIT PRICE/UNITS BUILT EFF YR COND. VALUE DEPR PHYS ECON FUNC COMP ADJ ADJ VALUE

IMPROVEMENT INFORMATION

#	TYPE	DESCRIPTION	IRR Wells: 0	Capacity: 0	MKT VAL	AG APPLY	AG TABLE	AG UNIT	PRC	AG VALUE
					38,400				0.00	0
					38,400					0

Oil Wells: 0
 IRR Acres: 0
 Oil Wells: 0

VALUES

Entities	Values
C04	IMPROVEMENTS
CAD	LAND MARKET
FML	MARKET VALUE
G05	PRODUCTIVITY LOSS
GWD	APPRAISED VALUE
NV6	HS CAP LOSS
S01	ASSESSED VALUE

0
 + 38,400
 = 38,400
 - 0
 = 38,400
 - 0
 = 38,400

EXEMPTIONS

SKETCH COMMANDS

IMPROVEMENT FEATURES

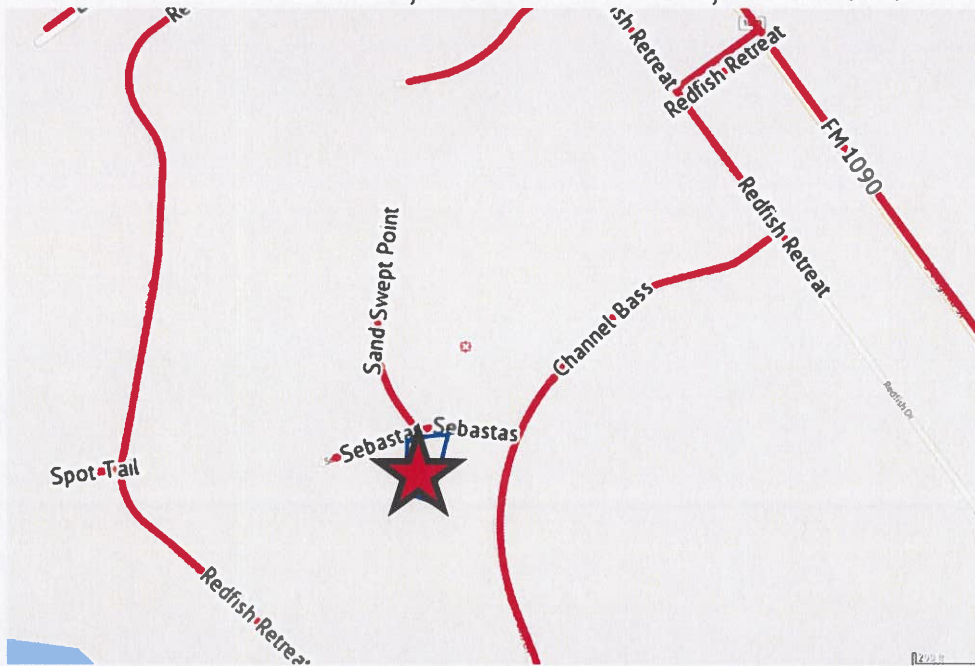
LAND INFORMATION

SUBD: S0241.3	100.00%	NBHD:1700	100.00%	IRR Wells: 0	Capacity: 0	MKT VAL	AG APPLY	AG TABLE	AG UNIT	PRC	AG VALUE
L# DESCRIPTION	CLS TABLE	SC HS	REDFISH-LAKE N	LOT	METH	0.0000 AC	38,400.00	38,400	1.00	A	0
1. RESIDENTIAL LOT											0

Effective Date of Appraisal: January 1
 Date Printed: 10/24/2023 12:45:19PM
 by DEEDEC

90054

REDFISH RETREAT SUBD PHASE 3 (PORT LAVACA), LOT 336
SEBASTES LN, PORT LAVACA, TX 77979



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